Creekview Ranch Project

SCH# 2021070362

Draft Environmental Impact Report

Prepared for

Placer County

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Creekview Ranch Project
Draft Environmental Impact Report

SCH# 2021070362

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1. Introduction

1. INTRODUCTION

1.1 TYPE AND PURPOSE OF THE EIR

The Creekview Ranch 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 Creekview Ranch Project (proposed project) evaluated herein and has the principal responsibility for reviewing the impacts 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 development is a *project* within the definition of CEQA, which has the potential for resulting in significant environmental effects.

The lead agency is required to consider the information in the EIR along with any other available information in deciding whether to approve the application. 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 *project-level EIR* pursuant to CEQA Guidelines Section 15161, which is an analysis that examines the environmental impacts of a specific development project. A *project-level EIR* focuses primarily on the changes in the environment that would result from the development of the project, and examines all phases of the project, including planning, construction, and operation.

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. The

Central Valley Regional Water Quality Control Board (RWQCB), Placer Conservation Authority, and 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. The only known possible trustee agency is the California Department of Fish and Wildlife (CDFW).

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), U.S. Fish and Wildlife Service (USFWS), and Federal Emergency Management Agency (FEMA) will also be called upon to grant approvals — under federal law — necessary for the development of the project site. 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 following sections include summaries of the project location, setting and project description.

Project Location and Setting

The project site consists of approximately 186 acres within unincorporated Placer County, just outside of the southwestern limits of the City of Roseville. The project site is located at the southeastern corner of the Dry Creek-West Placer Community Plan (DCWPCP) area. The project site is comprised of a 141.07-acre parcel identified by Assessor's Parcel Number (APN) 474-100-001-000, known as the "Schellhous parcel," and a 44.53-acre parcel identified by APN 474-120-017-000, known as the "Placer Greens parcel". The Schellhous parcel is located on the north side of PFE Road, at the northern terminus of Antelope Road, and is bound to the north by Dry Creek. The Placer Greens parcel is located on the south side of PFE Road, east of Antelope Road. The Union Pacific Railroad (UPRR) and Interstate-80 (I-80) are located approximately 0.6-mile and two miles to the east of the project site, respectively. Additionally, the southernmost boundary of the project site is located approximately 0.09-mile from the Placer County/Sacramento County line.

Currently, the Schellhous parcel consists primarily of undeveloped annual grassland with rolling topography interspersed with swales and streams, including Dry Creek tributaries, and generally slopes downhill from south to north. Dry Creek, its riparian corridor, tributaries, and the 100-year floodplain comprise approximately 47.5 acres of the Schellhous parcel. Along Dry Creek, which flows from east to west along the northern portion of the Schellhous parcel, is a large band of mature riparian woodland. In addition, what remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, is located in the northern portion of the project site, with the remnants of an orchard located just west of the homestead. The Schellhous parcel is somewhat disturbed, and evidence indicates that the parcel was historically farmed.

The Placer Greens parcel currently consists of undeveloped annual grassland and oak woodland, and does not contain any existing structures or other notable development. The Antelope Road Northeast Tributary and an unnamed tributary, which bound the eastern border of the Placer Greens parcel, enter the parcel from the south and merge in the northern third of the parcel. Additionally, a riparian corridor that lies adjacent to the eastern boundary of the Placer Greens



parcel parallels the two tributaries, which flow northward through a box culvert under PFE Road and through the Schellhous parcel into Dry Creek. The two tributaries and riparian corridor consist of approximately 14 acres of open space within the Placer Greens parcel. The Placer Greens parcel is somewhat disturbed, as evidence indicates that the parcel was historically farmed and, most recently, grazed.

It should be noted that existing industrial structures are located along the eastern and southern property lines of the Placer Greens parcel; however, the existing structures are not included within the project site boundaries. As discussed in further detail in Chapter 3, Project Description, of this EIR, the proposed project would include a Minor Boundary Line Adjustment (MBLA) to convey to the adjacent landowners additional industrial land to the east (Lot 6, 1.05 acres) and south (Lots 7A and B, 0.91-ac).

Project Description

The proposed project would include the subdivision of the project site to develop a total of 597 single-family lots, as well as various associated improvements, including, but not limited to, parks, trails, landscaping, utility installation, and a number of on- and off-site roadway improvements. In addition, the proposed project would include the construction of a sewer lift station and force main to serve the southeast DCWPCP area. The proposed project would require County approval of a General Plan/DCWPCP Amendment, Rezone, Vesting Large Lot Tentative Map, Vesting Phased Tentative Subdivision Map, Conditional Use Permit, Variance, MBLA, and three service area annexations.

The single-family residential lots would be located within four neighborhoods that would consist of 10 villages comprised of different lot sizes. Access to the proposed project would be provided by three gated entries from PFE Road and one from Antelope Road. In addition, the proposed project would include a total of five private parks and a trail system that would connect the tributaries and Dry Creek with the PFE frontage trail, and would become part of a Class I public trail system that could eventually connect to the Regional Dry Creek Greenway Trail.

In addition to the 597 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for a minimum of 60 Accessory Dwelling Units (ADUs) on-site to be included in the project in order to meet Placer County's affordable housing regulations. Although ADUs are allowed by right within the project site's proposed land use and zoning designations, pursuant to State and County regulations, this EIR evaluates the potential environmental impacts associated with the total number of anticipated units (i.e., 597 single-family residences and 60 ADUs).

The details of the proposed project, including required approvals, are described in further detail in Chapter 3, Project Description, of this EIR.

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. The NOP completed for the proposed project was circulated to the public, local, State and federal agencies, and other known interested parties for a 30-day review period from July 19, 2021 to August 17, 2021 (see Appendix A).

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 where copies of the Draft EIR are 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 public review period for this Draft EIR is from ***December 19, 2022*** to ***February 1, 2023***. 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 must 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 must 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

An Initial Study has not been prepared for the proposed project, as the EIR addresses all CEQA-required environmental topics identified in the CEQA Guidelines. The following environmental issue areas are addressed in the EIR:

- Aesthetics;
- Agricultural Resources;
- Air Quality and Greenhouse Gas Emissions;
- Biological Resources;
- Cultural Resources;
- Energy;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;

- Land Use and Planning/Population and Housing;
- Noise;
- Public Services and Utilities;
- Transportation;
- Tribal Cultural Resources; and
- Wildfire.

In addition to the foregoing resource areas, Chapter 19, Effects Not Found to be Significant, has been prepared to present information regarding resource areas that do not have the potential to be affected by the proposed project.

The evaluation of effects is presented on a resource-by-resource basis in Chapters 4 through 18 of the EIR. Each chapter is divided into the following four sections: Introduction, Existing Environmental Setting, Regulatory Context, and Impacts and Mitigation Measures. Impacts that are determined to be significant in Chapters 4 through 18, 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 19 of the EIR presents a discussion of the environmental effects not found to be significant. Chapter 20 of the EIR presents a discussion of growth-inducing impacts, summary of cumulative impacts, and significant irreversible environmental changes associated with the project. Alternatives to the proposed project are discussed in Chapter 21 of the EIR.

1.6 DEFINITION OF 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 could be 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 July 19, 2021. 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 both direct and indirect physical changes to the baseline condition. 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 standards 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 Impact: 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 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 July 19, 2021 to August 17, 2021 (see Appendix A). 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, Placer County held an NOP scoping meeting for the EIR during the 30-day review period, on August 5, 2021, 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 July 19, 2021 to August 17, 2021, Placer County received 10 comment letters. One additional letter was received after the close of the public review period, for a total of 11 comment letters. In addition, one verbal comment was received at the public scoping meeting held on August 5, 2021. A copy of each letter is provided in Appendix B of this EIR. The comment letters and verbal comment received were issued by the following representatives of public agencies and groups, as well as individual members of the general public:

Public Agencies

- California Department of Transportation (Caltrans) – Kevin Yount;
- California Department of Fish and Wildlife – Kelley Barker;
- Central Valley Regional Water Quality Control Board (CVRWQB) – Greg Hendricks (late letter);
- Department of Toxic Substances Control (DTSC) – Gavin McCreary;
- City of Roseville – Terri Shirhall;
- Native American Heritage Commission – Sarah Fonesca;
- Placer County Air Pollution Control District (APCD) – Ann Hobbs;

Groups

- United Auburn Indian Community (UAIC) – Anna Starkey (2);

Individuals

- Amanda Buccina;
- Doug Rue (Rue & Associates, LLC); and
- Scott Espinosa (verbal comment).

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

Aesthetics *(c.f. Chapter 4)*	Concerns related to: • Change from natural landscape to development. • Lighting and light pollution. • Changes to character of neighborhood. • Effects on views from adjacent land.
Air Quality and GHG Emissions *(c.f. Chapter 6)*	Concerns related to: • Fugitive dust emissions. • Odors from construction and operation. • Emission of carbon monoxide at nearby intersections. • Increase in paved, impervious surfaces causing increased temperatures.
Biological Resources *(c.f. Chapter 7)*	Concerns related to: • Effects on special-status wildlife and habitat. • Effects of future landscaping, such as potential invasive and non-native plant species. • Impacts to Dry Creek vegetation and wetlands. • Impedance of the Placer County Conservation Plan's (PCCP's) ability to meet its biological goals and objectives. • Inclusion of adequate avoidance, minimization, and/or mitigation measures for all potential impacts. • Potential direct, indirect, and cumulative impacts to biological resources. • Potential wildlife-human interactions created by project activities.
Hazards and Hazardous Materials *(c.f. Chapter 11)*	Concerns related to: • Potential for historic or future activities on/near project site to release hazardous wastes/substances, including aerially deposited lead-contaminated soil, mining waste, lead-based paint, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. • Potential presence of fertilizers/pesticides resulting from former agricultural uses at site.
Hydrology and Water Quality *(c.f. Chapter 12)*	Concerns related to: • Potential runoff of pesticides and/or fertilizers into Dry Creek. • Compliance with all permitting requirements. • Project-related changes to drainage patterns. • Flood risk at the project site. • Potential impacts to surface and groundwater quality during construction and operation.
Public Services and Utilities *(c.f. Chapter 15)*	Concerns related to: • Increased demand for wastewater conveyance infrastructure and treatment capacity of the Dry Creek Wastewater Treatment Plant. • Improvements to the City of Roseville-owned wastewater facilities. • Increased demand for police services, including City of Roseville Police Department. • Adequacy of proposed parks to meet demand for active park use and programmable space and facilities. • Increased use of City of Roseville park facilities and demand for City recreation programs. • Cumulative impacts on recreation facilities and programs. • Sufficient provision of parks and trails.
Transportation *(c.f. Chapter 16)*	Concerns related to: • Increased traffic.

	• Increase in vehicle miles travelled (VMT). • Effects of increased traffic on freeways. • Sufficient provision of trails.
Tribal Cultural Resources *(c.f. Chapter 17)*	Concerns related to: • Potential presence of tribal cultural resources (TCR) at project site. • The provision of an analysis of TCRs that is separate and distinct from analysis of other cultural resources. • Referring to United Auburn Indian Community (UAIC) tribes and their ancestors as "prehistoric."
Wildfire *(c.f. Chapter 18)*	Concerns related to: • Vegetation maintenance for fire resiliency.

All of these issues are addressed in this EIR, in the relevant sections identified in the first column.

1.10 PROJECT CHANGES SINCE PUBLICATION OF THE NOP

Since the NOP was published, relatively minor changes to the proposed project have been made, including the following:

- The existing Pacific Gas & Electric (PG&E) gas transmission line that runs north/south through the western portion of the Schellhous parcel is no longer being proposed to be realigned. Rather, the pipeline would remain in place as is with implementation of the proposed project.
- As a result of the PG&E gas transmission line remaining in its current alignment, the layout of the proposed single-family lots within West Village has been modified in order to avoid development of any residences within the gas transmission line easement. Accordingly, the proposed number of single-family residential lots has been reduced from 617 to 597.
- For the purposes of the analysis included in this EIR, three different locations for the proposed sewer lift station are considered and evaluated, as compared to the single location identified in the NOP. In addition, three different sewer pipeline alignment options are considered and evaluated for each of the three lift station alternatives.
- The proposed project would be required to include improvements to the PFE Road/Cook Riolo Road intersection to install a 65-foot, free right-turn lane onto Cook Riolo Road from westbound PFE Road. The intersection improvements would include a separate free right-turn lane from the westbound through lane along PFE Road. The final design of all improvements would be subject to approval by the County.

The above changes have been evaluated throughout this EIR.

1.11 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:

http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir

or at 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 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

1.12 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, objectives, and technical characteristics.

Chapter 4 – Aesthetics

The Aesthetics chapter of the EIR describes existing aesthetic resources for the project area and the region, and evaluates potential aesthetic impacts of the project. In addition, the DCWPCP goals and policies pertaining to aesthetics are described. According to CEQA, the concept of aesthetic resources refers to scenic vistas, scenic resources (such as trees, rock outcroppings, and historic buildings within a State Scenic Highway), the existing visual character or quality of the project area, and light and glare impacts.

Chapter 5 – Agricultural Resources

The Agricultural Resources chapter of the EIR summarizes the status of the existing agricultural resources within the boundaries of the project site, using the current State model and data, including identification of any Prime/Unique Farmland or Farmland of Statewide Importance within the project boundaries. If Prime/Unique Farmland or Farmland of Statewide Importance is determined to be on-site, the analysis will address the conversion of said lands to residential uses. In addition, any conflicts with existing zoning for agricultural use or right-to-farm ordinances applicable to the proposed project will be identified.

Chapter 6 – Air Quality and Greenhouse Gas Emissions

The Air Quality and GHG Emissions chapter of the EIR describes the impacts of construction and operation 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 Placer County Sustainability Plan (PCSP).

Chapter 7 – Biological Resources

The Biological Resources chapter of the EIR evaluates the biological resources known to occur or potentially occur within the project area. The chapter uses information from the Placer County Conservation Plan (PCCP), describes potential impacts to biological resources and identifies measures to eliminate or substantially reduce those impacts to the maximum extent feasible.

Chapter 8 – Cultural Resources

The Cultural Resources chapter of the EIR evaluates archaeological and historical resources known to be located within the project area. 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 9 – Energy

The Energy chapter of the EIR discusses the potential impacts of the proposed project related to wasteful, inefficient, or unnecessary consumption of energy resources during project construction and operation. The chapter also evaluates the project consistency with applicable State or local plans for renewable energy, including the PCSP. The chapter includes a discussion of the existing energy setting, impacts associated with energy use, and mitigation measures warranted to reduce or eliminate any identified significant impacts.

Chapter 10 – Geology and Soils

The Geology and Soils chapter of the EIR describes the geologic and soil characteristics of the project site and evaluates the extent to which implementation of the proposed project could be affected by seismic hazards such as ground shaking, liquefaction, and expansive/unstable soils. In addition, the chapter identifies any known paleontological resources or unique geologic features within the project area and evaluates any potential adverse effects of the proposed project on such resources.

Chapter 11 – Hazards and Hazardous Materials

The Hazards and Hazardous Materials chapter of the EIR describes existing and potential hazards and hazardous materials within the project area. The chapter discusses potential impacts

posed by these hazards to the environment, as well as to workers, visitors, and residents within and adjacent to the project area.

Chapter 12 – Hydrology and Water Quality

The Hydrology and Water Quality chapter of the EIR describes existing drainage and stormwater conditions for the project site, as well as current stormwater flows and stormwater infrastructure, and potential for flooding. The chapter evaluates potential impacts of the proposed project with respect to increases in impervious surface area and associated stormwater flows, degradation of water quality, groundwater recharge, and on- and off-site flooding.

Chapter 13 – Land Use and Planning/Population and Housing

The Land Use and Planning/Population and Housing chapter of the EIR examines the proposed project's compatibility with existing and planned land uses in the area, and current General Plan and DCWPCP policies adopted for the purpose of avoiding or mitigating an environmental effect. The chapter further evaluates the potential of the proposed project to induce substantial population growth within the area, either directly or indirectly.

Chapter 14 – 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 the proposed project, as well as potential impacts of construction vibration. 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 15 – Public Services and Utilities

The Public Services and Utilities chapter of the EIR addresses fire and law enforcement services, schools, parks, and recreation facilities, and other public facilities such as libraries. Potential impacts related to the removal of the on-site fire station designation are also analyzed within the chapter. In addition, the chapter evaluates the proposed project's increase in water supply demand and wastewater generation in comparison to the capacity of the existing water and sewer infrastructure systems. The chapter also evaluates the proposed project's increase in solid waste disposal needs, as well as electricity and natural gas services.

Chapter 16 – Transportation

The Transportation chapter of the EIR discusses existing transportation and circulation conditions within the project area and the effects to the roadway network as a result of the proposed project and future, projected growth. 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 17 – 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 project site. The chapter summarizes the existing setting with respect to tribal cultural resources, identifies thresholds of significance, discusses the results of Assembly Bill (AB) 52 consultation, evaluates project impacts to such resources, and sets forth mitigation measures designed to reduce impacts to the maximum extent feasible.

Chapter 18 – Wildfire
The Wildfire chapter of the EIR includes an evaluation of whether the proposed project would exacerbate the risk for wildfires, expose people and/or structures to significant wildfire risks, substantially impair an adopted emergency response plan or emergency evacuation plan, or expose people or structures to significant risks, including downslope flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The chapter offers mitigation measures to eliminate or substantially reduce impacts, as necessary.

Chapter 19 – Effects Not Found to be Significant
The Effects Not Found to be Significant chapter of the EIR addresses the project's effects that were determined not to be significant. CEQA Guidelines Section 15128 requires a brief discussion explaining why these effects were not found to be significant.

Chapter 20 – 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 21 – Alternatives Analysis
The Alternatives Analysis chapter of the EIR describes and evaluates a reasonable range of alternatives to the proposed project. 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 22 – References
The References chapter of the EIR provides bibliographic information for all references and resources cited.

Chapter 23 – 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.

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

1.13 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-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 extent of mitigation 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 9, Statutorily Required Sections, of the EIR, the cumulative setting for the proposed project is generally considered to be development anticipated to occur upon buildout of the Creekview Ranch Project, as well as buildout of a number of approved or reasonably foreseeable projects within the DCWPCP area (i.e., the Placer Vineyards Specific Plan, Riolo Vineyard Specific Plan, etc.).

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.*

1.14 FINAL EIR AND EIR CERTIFICATION

Upon completion of the Draft EIR public review period, a Final EIR will be prepared that will include written and verbal comments on the Draft EIR received during the public review period and responses to those comments. The Final EIR will also include the Mitigation Monitoring and Reporting Plan (MMRP) prepared in accordance with PRC Section 21081.6. The Final EIR will include 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 will also 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 18. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 21, 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 approximately 186 acres within unincorporated Placer County, just outside of the southwestern limits of the City of Roseville. The project site is located at the southeastern corner of the Dry Creek-West Placer Community Plan (DCWPCP) area. The project site is comprised of a 141.07-acre parcel identified by Assessor's Parcel Number (APN) 474-100-001-000, known as the "Schellhous parcel," and a 44.53-acre parcel identified by APN 474-120-017-000, known as the "Placer Greens parcel."

Currently, the Schellhous parcel consists primarily of undeveloped annual grassland with rolling topography interspersed with swales and streams, including Dry Creek and associated tributaries, and generally slopes downhill from south to north. The Schellhous parcel is somewhat disturbed, and evidence indicates that the parcel was historically farmed. In addition, what remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, is located in the northern portion of the project site, with the remnants of an orchard located just west of the homestead. The Schellhous parcel has a Placer County General Plan/DCWPCP land use designation of Low Density Residential (LDR) in the western area of the parcel, High Density Residential (HDR) in the south-central area of the parcel, Greenbelt and Open Space (OS) in the northern area of the parcel and within the tributaries that divide the parcel, and Industrial (IND) in the eastern area of the parcel. The Schellhous parcel is currently zoned Farm-Development Reserve (F-DR), 4.6 acre minimum in the southern and western portions of the site, and Open Space (O) over the areas generally including Dry Creek and associated on-site tributaries, and Industrial Park with a Design Scenic Corridor and Special Purpose combining district overlay (INP-Dc-SP) parcel.

The Placer Greens parcel currently consists of undeveloped annual grassland and oak woodland, and does not contain any existing structures or other notable development. The Antelope Road Northeast Tributary and an unnamed tributary, which bound the eastern border of the Placer Greens parcel, enter the parcel from the south and merge in the northern third of the parcel. The Placer Greens parcel is somewhat disturbed, as evidence indicates that the parcel was historically farmed and, most recently, grazed. The Placer Greens parcel has a Placer County General Plan/DCWPCP land use designation of Commercial (COMM) in the northern portion of the parcel, IND in the southern portion of the parcel, and OS in the eastern portion of the parcel, along the tributaries. The Placer Greens parcel is currently zoned Office-Professional with a Design Scenic

Corridor combining district overlay (OP-Dc) in the northern portion of the parcel, and Industrial Park with a Design Scenic Corridor combining district overlay (INP-Dc) in the southern portion of the parcel.

The proposed project would include the subdivision of the project site to develop a total of 597 single-family lots, as well as various associated improvements, including, but not limited to, parks, trails, landscaping, utility installation, and a number of on- and off-site roadway improvements. In addition, the proposed project would include the construction of a sewer lift station and force main to serve the southeast DCWPCP area. As discussed in further detail in Chapter 3, Project Description, of this EIR, the proposed project would include a Minor Boundary Line Adjustment (MBLA) to convey to the adjacent landowners additional industrial land separated from the proposed project by the on-site tributaries to the east (Lot 6, 1.05 acres) and south (Lots 7A and B, 0.91-ac).

The proposed project would also include a Vesting Large Lot Tentative Map to subdivide the 186-acre project site into 10 villages, and a Vesting Phased Tentative Subdivision Map that would subdivide the project site into 597 single-family residential lots. The single-family residential lots would be located within four neighborhoods that would consist of the 10 villages comprised of different lot sizes ranging from 45-by-85-foot (minimum 3,800 square foot [sf]) to 60-by-105-foot (minimum 6,300 sf), and alley-loaded residences on lots from 40-by-75-foot (minimum 3,000sf) to 40-by-100-foot (minimum 4,000 sf). In addition, the proposed project would comply with Placer County's affordable housing requirements by providing a minimum of 60 Accessory Dwelling Units (ADUs) on-site. The villages in which the ADUs would be located are currently unknown. While multiple options are available to meet the County's current affordable housing requirements, and a specific approach to meeting the affordable housing requirement has not been selected at this time for the proposed project, this EIR evaluates the potential for up to 60 ADUs to be constructed on-site, in addition to the proposed 597 single-family residential units. A total of 79.7 acres of green space, including proposed parks, landscape corridors, and open space areas would exist on-site following development of the proposed project. Access to the proposed project would be provided by three gated entries from PFE Road and one from Antelope Road. In addition, the proposed project would include landscape buffers along the PFE Road and Antelope Road frontages. The proposed project would also include roadway improvements to PFE Road and Antelope Road, as well as improvements to the PFE Road/Cook Riolo Road intersection.

The proposed project would also include the construction of a new sewer lift station within the Schellhous parcel, which would serve the local DCWPCP shed area, with gravity lines from adjacent parcels connecting through the proposed project to the lift station. Three different locations for the sewer lift station are considered and evaluated within this EIR.

The proposed project would require County approval of the following:

- General Plan/DCWPCP Map Amendment from LDR, HDR, OS, IND, and COMM to MDR and OS;
- General Plan/DCWPCP Map Amendment to remove future fire station designation from the Placer Greens parcel in DCWPCP;
- General Plan Text Amendment to reduce residential/industrial buffering standards;
- Rezone from F-DR, O, OP-Dc, and INP-Dc to RS-B-3 and O;
- Vesting Large Lot Tentative Map;
- Vesting Phased Tentative Subdivision Map;

- Conditional Use Permit (CUP) to allow parks/recreational amenities within the O zoning district;
- Variance to increase the maximum allowable building coverage, minimum lot width, setback requirements, and parking requirements;
- Annexation into Placer County Service Area 28, Zone 173, for sanitary sewer service;
- Annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services; and
- Annexation into Placer County Service Area 28, Zone of Benefit 169, for the purposes of generating funds for the maintenance of public park and open space facilities in the Dry Creek area.

In addition to the above approvals, the proposed project may also request County approval of Minor Boundary Line Adjustments (MBLAs). For example, the project may include MBLAs along the eastern boundary of the Placer Greens parcel to convey to the adjacent landowner additional land located outside the 100-year floodplain and currently zoned industrial (IN-UP-Dc).

The proposed project would also require the following approvals/permits from other responsible agencies:

- Certificate of PCCP Authorization for the Schellhous parcel (Placer Conservation Authority);
- Authority to Construct and Permit to Operate (Placer County Air Pollution Control District [PCAPCD]);
- Section 404 Nationwide Permit (or Letter of Permission) (USACE);
- Conditional Letter of Map Revision (CLOMR) or a CLOMR based on Fill (CLOMR-F) (Federal Emergency Management Agency);
- Section 401 Water Quality Certification (RWQCB – Central Valley Region);
- Section 1602 Permit (CDFW); and
- NPDES Construction General Permit (RWQCB – Central Valley Region).

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: Aesthetics; Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Transportation; Tribal Cultural Resources; 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 18) of the EIR. 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;
- Buildout at Existing Community Plan Alternative;
- Planned Development Alternative; and
- Reduced Density Alternative.

For a more thorough discussion of project alternatives, please refer to Chapter 21, Alternatives Analysis.

No Project (No Build) Alternative

The No Project (No Build) Alternative assumes that the project site would remain in its current condition and would not be developed. As described in this EIR, the project site consists primarily of undeveloped annual grassland interspersed with swales and streams, and mature riparian woodland. In addition, what remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, is located in the northern portion of the project site, with the remnants of an orchard located just west of the homestead. The No Project (No Build) Alternative would not meet any of the project objectives and would not meet the overall intent of the DCWPCP's land use designation for this site. Because changes would not occur to the project site in the No Project (No Build) Alternative, environmental impacts would not occur.

Buildout at Existing Community Plan Alternative

The Buildout at Existing Community Plan Alternative would consist of buildout of the project site pursuant to the current DCWPCP land use designations at the maximum allowable density. The DCWPCP land use designations for the site include: HDR (11.7 acres), LDR (34.8 acres), COMM (14.0 acres), IND (52.9 acres), OS (69.0 acres), and Streets (3.6 acres).

Under the Buildout at Existing Community Plan Alternative, 69.0 acres of the project site would be retained as open space, which is a decrease of 7.5 acres compared to the proposed project. In addition, the Buildout at Existing Community Plan Alternative would develop a total of 921,730 sf of industrial uses and 152,460 sf of commercial uses on-site. The Alternative would also allow for the development of 11.7 acres of high-density residential uses and 34.8 acres of low-density residential uses, for a total of 206 dwelling units. Thus, the Buildout at Existing Community Plan Alternative would result in the development of 391 less residential units than the proposed project.

Off-site improvements required under the Buildout at Existing Community Plan Alternative, including widening portions of PFE Road and Antelope Road, and sewer system improvements, would be identical to the proposed project.

Because the Buildout at Existing Community Plan Alternative would include development of the project site with uses consistent with the County's General Plan and DCWPCP, Objective #1 would be met. In addition, because the Buildout at Existing Community Plan Alternative would include the development of 206 residential units, most of the remaining project objectives would be fully or partially met. However, new industrial development could result in land use conflicts

with the existing residential uses located to the east, on the west side of Antelope Road. The Buildout at Existing Community Plan Alternative would result in greater impacts than the proposed project related to nine of the 10 issue areas, and would result in similar impacts as the proposed project for the remaining issue areas for which project impacts were identified. Significant and unavoidable impacts to aesthetic resources that were identified for the proposed project would remain under the Alternative.

Planned Development Alternative

The DCWPCD encourages areas within the RLDR district that include significant habitat features, such as Dry Creek, to develop at a greater density under a Planned Unit Development (PUD) to preserve these natural features. As such, the Planned Development Alternative would consist of buildout of the project site pursuant to the current DCWPCP land use designations with an increased density, as allowed by the DCWPCP. However, the Planned Development Alternative would require a Rezone of the project site to include a Planned Development (-PD) combining district, as defined by Section 17.52.120 of the Placer County Code, to allow for an increased density on-site.

Similar to the Buildout at Existing Community Plan Alternative, the Planned Development Alternative would include 69.0 acres of open space, as well as the development of a total of 921,730 sf of industrial uses and 152,460 sf of commercial uses on-site. However, the Planned Development Alternative would also allow for the development of 11.7 acres of high-density residential uses, and 34.8 acres of low-density residential uses, with an allowed increased density for a total of 407 dwelling units. Thus, the Planned Development Alternative would result in the development of 190 less residential units than the proposed project.

Off-site improvements required under the proposed project, including widening portions of PFE Road and Antelope Road, and sewer system improvements, would also be required under the Planned Development Alternative.

Because the Planned Development Alternative would include development of the project site with uses consistent with the County's General Plan and DCWPCP, Objective #1 would be met. In addition, because the Planned Development Alternative would include the development of 407 residential units, most of the remaining project objectives would be fully or partially met. However, the development of portions of the project site with commercial and industrial uses would conflict with current land use trends in the area, and thus would be inconsistent with Objective #7. The Planned Development Alternative would result in greater impacts than the proposed project related to nine of the 10 issue areas, and would result in similar impacts as the proposed project for the remaining issue areas for which project impacts were identified. Significant and unavoidable impacts to aesthetic resources that were identified for the proposed project would remain under the Alternative.

Reduced Density Alternative

The Reduced Density Alternative would consist of buildout of the project site at a reduced intensity, as shown in Figure 21-3 in Chapter 21, Alternatives Analysis. At 364 single-family units, the Alternative would have 233 fewer units than the proposed project. The proposed DCWPCP land use designation across the project site would be Low Density Residential in order to accommodate the proposed densities. Thus, a DCWPCP map amendment and Rezone would be required for the Reduced Density Alternative, similar to the proposed project.

Under the Reduced Density Alternative, a slightly increased amount of open space would be preserved under the Reduced Density Alternative as compared to the proposed project (77.6 for the Alternative and 76.5 for the proposed project).

The Reduced Density Alternative would require roadway improvements to PFE Road and Antelope Road in order to accommodate increased traffic volumes and provide access to the developed areas of the site. In addition, the Reduced Density Alternative would include off-site storm drainage and sewer improvements similar to the improvements considered for the proposed project.

The Reduced Density Alternative would generally meet most of the project objectives; however, because a fewer number of residential units would be constructed across the project site, Objective #4, Objective #5, and Objective #9 would be only partly met. The Reduced Density Alternative would result in fewer impacts than the proposed project related to seven of the 10 issue areas, and would result in similar impacts as the proposed project for the remaining issue areas for which project impacts were identified. Significant and unavoidable impacts related to aesthetic resources 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 project site is assumed to remain in its current condition under the alternative. Consequently, many of the 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 meet the overall intent of the DCWPCP's land use designation for this site. Because the Buildout at Existing Community Plan Alternative and the Planned Development Alternative would include development of the project site with uses consistent with the County's General Plan and DCWPCP, Objective #1 would be met by both Alternatives. In addition, because the Alternatives would include the development of residential uses on-site, most of the remaining project objectives would be fully or partially met. However, the development of portions of the project site with commercial and industrial uses in both Alternatives would conflict with current land use trends in the area. More specifically, new industrial development could result in land use conflicts with the existing residential uses on the west side of Antelope Road. The Reduced Density Alternative would generally meet most of the project objectives; however, because a fewer number of residential units would be constructed at a low density across the project site, Objective #4, Objective #5, and Objective #9 would be only partly met.

Both the Buildout at Existing Community Plan Alternative and the Planned Development Alternative would result in greater impacts than the proposed project related to seven of the 10 issue areas for which project impacts were identified, and similar impacts as the proposed project for the remaining three issue areas. The Reduced Density Alternative would result in fewer impacts than the proposed project related to seven of the 10 issue areas, and would result in similar impacts as the proposed project for the remaining issue areas for which project impacts

were identified. However, none of the alternatives would avoid the significant and unavoidable impact related to aesthetic resources that would occur under the proposed project.

Based on the above, the Reduced Density Alternative would be considered the Environmentally Superior Alternative to the proposed project.

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:

- Changes to the natural landscape and the character of the neighborhood;
- Increases in light and light pollution;
- Increases in air quality emissions, including odor emissions, and impacts to climate change;
- Increase in paved, impervious surfaces causing increased temperatures;
- Biological impacts associated with wildlife and plant habitats;
- Impacts to Dry Creek;
- Potential for historic or future activities on/near project site to release hazardous materials;
- Potential runoff of contaminants into Dry Creek;
- Flood risks;
- Wildfire prevention/vegetation maintenance;
- Potential impacts upon tribal cultural resources;
- Ability of fire, police, school, and park resources to accommodate the proposed project;
- Traffic increases along existing surrounding roadways;
- Pedestrian and cyclist safety;
- Impacts on and capacity of the Dry Creek WWTP;
- Increased utility service demand; and
- Incompatibility with surrounding land uses due to small lot sizes.

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation		Mitigation Measures	Level of Significance After Mitigation
	4. Aesthetics				
4-1	**Have a substantial adverse effect on a scenic vista.**	LS	*None required.*		N/A
4-2	**In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.**	S	*4-2*	*In conjunction with submittal of improvement plans, the project applicant shall submit a Final Landscape Plan. As part of the Final Landscape Plan, primary trees at project entries buffers shall be a minimum of 24-inch box size. Vine plantings shall be required on all concrete masonry unit (CMU) wall facades within the landscape buffers. The Final Landscape Plan shall be subject to review and approval by Placer County.*	SU
4-3	**Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.**	S	*4-3*	*Prior to Improvement Plan approval, 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 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*	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
				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.*	
4-4	**Long-term changes in visual character associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP.**	CC	*4-4*	*Implement Mitigation Measure 4-2.*	SU
4-5	**Creation of new sources of light or glare associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP.**	CC	*4-5*	*Implement Mitigation Measure 4-3.*	LCC
5. Agricultural Resources					
5-1	**Convert Prime Farmland, Unique Farmland, or Farmland**	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
	of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, 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.			
5-2	**Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm policy.**	LS	*None required.*	N/A
5-3	**Conflict with General Plan or other policies regarding land use buffers for agricultural operations.**	LS	*None required.*	N/A
5-4	**Involve changes in the existing environment which, due to their location or nature, could cumulatively result in loss of Farmland to non-agricultural use.**	LCC	*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
6. Air Quality and Greenhouse Gas Emissions			
6-1 Conflict with or obstruct implementation of the applicable air quality plan during project construction.	S	*6-1 Prior to approval of any Improvement Plans, the project applicant shall provide proof of compliance with the following to the satisfaction of the Placer County Community Development Resource Agency:* • *Prior to the approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the PCAPCD 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 of NOx and 45 percent of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include 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 PCAPCD as described above: http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation.*	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
6-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation.	S	*6-2 Prior to issuance of building permits for the proposed project, the project applicant shall demonstrate via project design and/or notation included on project design that only natural gas hearths (fireplaces) shall be installed in the proposed residences and wood-burning hearths shall be prohibited.* *Conformance with the foregoing requirements shall be confirmed through review and approval of building permit plans by the Placer County Community Development Resource Agency.*	LS
6-3 Expose sensitive receptors to substantial pollutant concentrations.	LS	*None required.*	N/A
6-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	LS	*None required.*	N/A
6-5 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).	LCC	*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
6-6	**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.**	LCC	*None required.*		N/A
	7. Biological Resources				
7-1	**Impacts to special-status plant species either directly (e.g., threaten to eliminate a plant community) or through substantial habitat modifications.**	S	*7-1*	*If construction has not commenced prior to the first day of spring 2024 (March 19, 2024), a new round of special-status plant surveys shall be conducted in areas proposed for disturbance, prior to the commencement of construction.* *The surveys shall be conducted in accordance with the USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants, the CNPS 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. If special-status plant species are not found, further mitigation shall not be required.* *If special-status plants are found within the proposed impact area and they are perennials such as Sanford's arrowhead or big-scale balsamroot, then*	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
		mitigation shall consist of digging up the plants and transplanting them into a suitable avoided area on-site 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 it into a suitable constructed wetland at a mitigation site. If special-status plants are impacted, a mitigation plan shall be developed and approved by the Placer County Community Development Resource Agency. The Mitigation Plan shall describe the proposed mitigation for impacts to the plant species, and include (at minimum) details regarding success criteria, monitoring, reporting, and contingency in case of failure. Mitigation for the transplantation/establishment of rare plants shall not result in the net loss of individual plants after a five-year monitoring period.	
7-2 Impacts to special-status branchiopods 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.	S	*7-2* *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*	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
		for the Listed Large Branchiopods (Guidelines), as approved by 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: 1. *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.* 2. *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.* 3. *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.*	

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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
		4. 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. *5. 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.* *6. Voucher specimens shall not be collected during wet season surveys unless the identity*	

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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
		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. *7. The surveys must be conducted far enough in advance of development that the pools can dry out sufficiently for inoculum to be salvaged.* *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.* *The results of the wet-season surveys shall be submitted to the Placer County Community Development Resource Agency and PCA.*	

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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
7-3 Impacts to VELB 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.	S	*7-3* *Potential impacts that could occur to VELB in portions of the project site and off-site areas within the PCCP shall be addressed through compliance with applicable requirements set forth by the PCCP, including AMMs set forth in Chapter 6 of the PCCP and payment of impact fees.* *If construction does not commence prior to February 2025 within non-PCCP areas, then prior to the commencement of construction activities, a qualified biologist shall conduct comprehensive VELB surveys within the areas proposed for disturbance, no more than three years prior to commencement of construction. Surveys may be conducted at any time of the year, but elderberry shrubs tend to be most visible in spring. Surveys shall be conducted in accordance with the USFWS Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle, or the most recent USFWS VELB guidance at the time. The results of the survey shall be submitted to the Placer County Community Development Resource Agency.* *If VELB are not identified, further mitigation shall not be required. If VELB are located, prior to the start of construction, the following provisions shall be implemented:* *1. All occupied elderberry shrubs (which are defined for the purposes of this section as*	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
		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, except as permitted under paragraph 2 below, 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 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 dripline;* • *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 noncompliance;*	

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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
		• *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;* • *Elderberry shrubs shall not be trimmed;* • *Herbicides shall not be used within the dripline of the shrub. Insecticides shall not be used within 100 feet of an elderberry shrub; and* • *Mechanical weed removal within the dripline of the shrub shall be limited to the season when adults are not active (August to February) and shall avoid damaging the elderberry.* 2. *If an elderberry shrub occupied with VELB must be removed to accommodate construction, then the applicant shall notify the Placer County Community Development Resource Agency and consult with USFWS, which could issue a Biological Opinion. At a minimum, the removal of elderberry shrubs found to be occupied with VELB shall 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
		mitigated through the purchase of one (1) VELB mitigation credit from an agency-approved mitigation bank for each occupied shrub removed or through the planting of five (5) elderberry seedlings and five (5) native California trees or shrubs at a USFWS-approved location for each shrub removed. If the latter option is selected, then the seedlings and associated natives shall achieve an 80 percent survival rate measured at the end of a five-year monitoring period.	
7-4 Impacts to special-status salmonids 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.	S	*Placer County Conservation Program Plan Area* *7-4(a)* *PCCP General Condition 1: Prior to improvement plan approval, the proposed 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*	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
		improvement/grading plans and shall be shown on the plans: *1. When possible, vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site shall 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 shall be promptly and properly removed from the site.* *3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) shall be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.* *(a) Erosion control measures shall be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets shall be used as a last resort because of their*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		tendency to biodegrade slowly and trap reptiles and amphibians. *(b) Erosion control measures shall 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 shall 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 shall not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but shall 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*	

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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
		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.* *7-4(b) <u>PCCP Stream System Condition 1</u>: The project shall be designed to minimize development activities within the stream system to the maximum extent possible.* *7-4(c) Work adjacent to Dry Creek associated with the sewer alternatives or the potential future East trail could result in water quality impacts if appropriate runoff, erosion, and sediment control Best Management Practices (BMPs) are not implemented. Therefore, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for the proposed project prior to issuance of the grading permit 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*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		SWPPP include silt fencing between any areas of ground disturbance and Dry Creek, 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 Dry Creek. The SWPPP shall be submitted for review and approval to the Placer County Department of Public Works. *If off-site sewer pipeline alignment Options 1A or 1B are selected, the jack and bore or horizontal directional drilling (HDD) under Dry Creek has a very small potential to result in a "frac-out". Frac-out, or inadvertent return of drilling lubricant, is a potential concern when the HDD is used under sensitive habitats and waterways. If one of the foregoing alternatives is selected, then prior to construction, the contractor shall be required to develop a Frac-Out Contingency Plan. The Frac-Out Contingency Plan shall be prepared to ensure that preventive and responsive measures can be implemented by the contractor. To minimize the potential for a frac-out, the Frac-Out Contingency Plan shall include design protocols to be implemented for the protection of sensitive biological resources and design protocols to require a geotechnical engineer or qualified geologist to make recommendations regarding the suitability of the formations to be bored to minimize the potential for frac-out conditions. In addition, the*	

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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
		jack and bore may only be conducted between June 15 and October 15 to avoid any impacts to salmonid upstream or downstream migration in the unlikely event that a frac-out should occur. The Frac-Out Contingency Plan shall be submitted for review and approval to the Placer County Department of Public Works.	
7-5 Impacts to western spadefoot 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.	S	*7-5 During the spring prior to the commencement of construction activities, the project applicant shall ensure that a qualified biologist surveys all suitable aquatic habitat within the project site (including features proposed for avoidance) by sampling the features thoroughly with dipnets during March or early April, when spadefoot tadpoles could 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 shall 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. The results of the surveys shall be submitted to the Placer County Community Development Resource Agency.* *If both the aquatic survey and the nocturnal acoustic survey are negative, further mitigation shall not be*	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		necessary. If western spadefoots 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 overall project site. If western spadefoots are observed within aquatic habitat proposed for avoidance, then the project applicant 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 overall project site, or install silt fence along the edge of the proposed area of disturbance within 300 feet of the occupied aquatic habitat to prevent metamorphosed individuals from dispersing into the construction area.	
7-6 Impacts to western pond turtle 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.	S	*Placer County Conservation Program Plan Area* *7-6(a) Implement the following Mitigation Measures set forth in this EIR:* • *7-4(a) [PCCP General Condition 1]: Prior to improvement plan approval, the proposed 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*	LS

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		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 shall be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site shall 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 shall be promptly and properly removed from the site.*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) shall be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation. *a. Erosion control measures shall be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets shall be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.* *b. Erosion control measures shall 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*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		is completed and the soils have been stabilized. *c. Fiber rolls used for erosion control shall 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 shall not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but shall 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.* *If the runoff from the development will flow within 100 feet of a wetland or pond,*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		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. • *7-12(c) [PCCP Community Condition 1.1]: Prior to land conversion authorization approval, the unavoidable effects to 1.334 acres of vernal pool type wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid to the PCA shall be that in effect at the time of land conversion authorization issuance.* • *7-11(b) [PCCP Community Condition 2.1]: To the maximum extent possible, the proposed 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.* • *7-11(c) [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)*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		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 shall be incorporated into the project's Land Conversion Authorization letter. *Prior to land conversion authorization approval, the unavoidable effects to 1.00 to 1.48 acres0.50 to 1.65 acres riverine and 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.* • *7-4(b) [PCCP Stream System Condition 1]: The project shall be designed to minimize development activities within the stream system to the maximum extent possible.* • *7-10(a) [PCCP Species Condition 4]: Prior to initiation of PCCP Covered Activities associated with the proposed project, the qualified biologist(s) shall conduct preconstruction surveys to evaluate the presence of tricolored blackbird nesting colonies for each phase of the project. In instances where an adjacent parcel is not accessible to survey because the qualified*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		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 USFWS and CDFW 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.*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		If an active 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. *Construction activity or other covered activities that may disturb an occupied nest colony site, as determined by a qualified biologist, shall 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*	

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		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 shall 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., Himalayan 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 USFWS and CDFW, 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 USFWS and CDFW 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	

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		screens, as determined in consultation with the USFWS, CDFW, and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. *Active nesting colonies that occur within the non-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 shall 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 shall 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*	

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		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 USFWS and CDFW within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work with the USFWS and CDFW to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and USFWS and CDFW shall be via telephone or email,*	

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		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 shall 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 shall 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*	

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		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. *No additional avoidance and minimization measures specific to these species are required by the PCCP. If individual western pond turtle are identified on-site, the project proponent shall obtain an incidental take permit from CDFW and/or USFWS before relocating or otherwise impacting the species.* *Areas Outside of the Placer County Conservation Program* *7-6(b)* *A western pond turtle survey shall be conducted by a qualified biologist no more than 48 hours prior to construction in the non-PCCP portion of the Overall Project where construction activities overlap with Dry Creek, intermittent drainages, and woodlands within 150 feet of these aquatic resources.*	

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		The results of the survey shall be submitted to the Placer County Community Development Resource Agency. *If western pond turtles or nests are not found, further mitigation is not necessary. If a western 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 western 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 no less than 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.*	
7-7 Impacts to roosting bats 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.	S	*7-7 Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the*	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Placer County Community Development Resource Agency. • *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 the presence of roosting bats. The surveys are recommended to 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 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*	

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		on the first day, and then the next day cutting down the remaining portion of the tree. • *Additionally, it is recommended that all other tree removal 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. The plan shall be approved by the Placer County Community Development Resource Agency and CDFW and shall be implemented prior to the start of construction.*	
7-8 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 Swainson's hawk.	S	*Placer County Conservation Program Plan Area* *7-8(a)* *PCCP Species Condition 1: If construction must occur during the nesting season (approximately February 1 to September 15), planning-level Swainson's hawk surveys shall be required a year in advance of construction using the survey guidelines developed for the PCCP. Planning-level surveys are intended to identify nest trees to guide avoidance during project tree removal and construction.* *Additionally, year of construction (starting in February) and pre-construction (no more than 15*	LS

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		days prior to ground disturbance) surveys shall be conducted within a 1,320-foot radius of the project. Surveys shall be conducted consistent with PCCP guidelines (based on Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to a 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 typically required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). The applicant shall contact the PCA for assistance with survey timing. If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required. *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*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		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, PCCP Covered Activities can proceed normally. *Construction monitoring shall be conducted by a qualified biologist if work is to continue outside of the nest buffer, 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, all construction activities shall cease until the young have fledged from the nest (as confirmed by a qualified biologist).* *The frequency of monitoring shall 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 shall 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*	

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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
		construction personnel on the avoidance procedures and buffer zones. *Areas Outside of the Placer County Conservation Program* *7-8(b) A targeted Swainson's hawk nest survey shall be conducted throughout the non-PCCP portion of the overall project area and all accessible areas within a 0.25-mile radius of the proposed construction area, at most, 15 days prior to construction activities. 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 project biologist determines that the young have fledged or it is determined that the nesting attempt has failed. The 0.25-mile buffer may be reduced if a smaller, sufficiently protective buffer is proposed by the project 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 there are visual or acoustic barriers between the proposed activity and the nest), and what (if any) nest monitoring is proposed. The results of the Swainson's hawk nest survey shall be submitted to the Placer County Community Development Resource Agency.* *7-8(c) Approximately 33.57 acres of annual brome grassland that represents suitable foraging habitat*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		for Swainson's hawks will be permanently impacted during construction of the portion of the proposed project outside of the PCCP plan area, and as much as an additional 1.27 acres could be impacted, depending on which sewer alternative is selected. Swainson's hawk foraging habitat outside of the PCCP does not exist for either of the potential future trails. The aforementioned impacts shall be mitigated through purchase and conservation of similar habitat as follows: *Two Swainson's hawk nests have been documented approximately 2.5 miles west of the study area; one south of PFE Road, and one west of Walerga Road. Prior to project construction, 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 aforementioned nests to determine if they are still present. The biologist shall provide the Placer County Community Development Resource Agency with a summary of the findings.* *If it has been determined that a portion of the overall project site is 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*	

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Table 2-1
Summary of Impacts and Mitigation Measures

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		five years), the applicant shall mitigate for the loss of suitable Swainson's hawk foraging habitat by implementing the following measures: • *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 by way of 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 by way of 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 by way of purchase of mitigation bank credits or other land protection mechanism acceptable to the County.* • *If the proposed project is built in phases, the purchase of this foraging habitat mitigation*	

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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
		may be phased as well, such that all areas are mitigated prior to impact.	
7-9 Impacts to burrowing owl 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.	S	*Placer County Conservation Program Plan Area* *7-9(a)* *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 results of the burrowing owl surveys shall be submitted to the Placer County Community Development Resource Agency and PCA.* *The qualified biologist shall survey the proposed footprint of disturbance and a 250-foot radius from the perimeter of the proposed footprint to determine*	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		the presence or absence of burrowing owls. The site shall 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 shall 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 (three hours total) or begin two hours before sunset and*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		continue until one hour after sunset. Additional time may be required for large project sites. *If burrowing owls are 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 shall 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 shall 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 CDFW approval and*	

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		provided a biological monitor confirms that such measures do not cause agitated behavior. *If burrowing owls are 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 CDFW 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 CDFW, 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 USFWS and/or CDFW and submitted to and approved by the PCA and the USFWS and CDFW. Burrow exclusion shall 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. The qualified biologist performing the construction monitoring shall ensure that effects on burrowing owls are minimized. If monitoring*	

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		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.* *Areas Outside of the Placer County Conservation Program* *7-9(b) If project construction begins during the nesting season (February 15 to August 31), a qualified biologist shall conduct a targeted burrowing owl nest survey of all accessible areas within 500 feet of the non-PCCP portion of the proposed construction footprint within 14 days prior to construction activities, utilizing 60-foot transects as outlined in the Staff Report on Burrowing Owl Mitigation (Staff Report). The results of the survey shall be submitted to the Placer County Community Development Resource Agency.* *If an active burrowing owl nest burrow (i.e., occupied by more than one adult owl and/or juvenile owls are*	

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		observed) is found within 250 feet of a construction area, construction shall cease within 250 feet of the nest burrow until a qualified biologist determines that the young have fledged or the biologist determines that the nesting attempt has failed. If the project applicant desires to work within 250 feet of the nest burrow, the applicant shall consult with CDFW and the Placer County Community Development Resource Agency to determine if the nest buffer can be reduced. *If construction begins during the non-nesting season, (September 1 through the 14 February), a qualified biologist shall conduct a survey for burrows or debris that represent suitable nesting habitat for burrowing owls within areas of proposed ground disturbance. The results of the survey shall be submitted to the Placer County Community Development Resource Agency. If overwintering owls are located, the biologist may exclude any burrowing owls observed, and collapse any burrows or remove the debris in accordance with the methodology outlined in the Staff Report.* *7-9(c) If any nesting burrowing owls are found during the breeding season preconstruction survey, 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*	

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		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 7-8[c]), if burrowing owls have been documented utilizing that area, or if the qualified biologist and the Placer County Community Development Resource Agency determine that the area is suitable. The Staff Report recommendations for mitigation land for burrowing owls are as follows: 1. *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 there is the potential 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.* 2. *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. Note: A minimum habitat replacement recommendation is not provided here as it has*	

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		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. *3. 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 (Fisher et al. 2007).* *4. Permanently protect mitigation land through a conservation easement deeded to a nonprofit conservation organization or public agency with a conservation mission, for the purpose*	

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		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. *5. 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).* *6. Fund the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment.* *7. 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.* *8. Mitigation lands should be on, adjacent or proximate to the impact site where possible and where habitat is sufficient to support*	

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		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. Offsite 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. 9. *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*	

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		outside of a lead agency's jurisdictional boundary, particularly if the lead agency is a city or special district. 10. *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).* 11. *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 onsite. 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 (Wesemann and Rowe 1985, Millsap and Bear 2000, Lincer and Bloom 2007). Items 4, 5 and 6 also still apply to this mitigation approach.*	

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		12. 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.	
7-10 Impacts to other nesting birds and raptors protected under the MBTA and CFGC 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.	S	*Placer County Conservation Program Plan Area* *7-10(a) <u>PCCP Species Condition 4 (Tricolored Blackbird)</u>: Prior to initiation of PCCP Covered Activities associated with the proposed project, the qualified biologist(s) shall conduct preconstruction surveys to evaluate the presence of tricolored blackbird nesting colonies for each phase of the project. 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*	LS

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		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 USFWS and CDFW 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 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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		Construction activity or other covered activities that may disturb an occupied nest colony site, as determined by a qualified biologist, shall 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 shall 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., Himalayan 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 USFWS and CDFW, 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	

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		developed in consultation with the USFWS and CDFW 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 USFWS, CDFW, and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. *Active nesting colonies that occur within the non-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 shall 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 shall 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*	

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		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 USFWS and CDFW within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work with the USFWS and CDFW to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and USFWS and CDFW shall be via telephone or*	

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		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 shall 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 shall 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*	

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		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.	
		7-10(b) A preconstruction nesting bird survey shall be conducted by the qualified biologist (project biologist) throughout the portion of the project proposed for construction and all accessible areas within a 500-foot radius of proposed construction areas for each phase, no more than three days prior to the initiation of construction. If there is a break in construction activity of more than three days, then subsequent surveys shall be conducted. *A report summarizing the survey(s) shall be provided to the Placer County Community Development Resource Agency and the PCA within 30 days of the completed survey and is valid for one construction season, assuming that a break in construction activities of more than three days does not occur. If nests are not found, further mitigation is not required.* *If an active raptor nest is found, construction activities shall not take place within 500 feet of the*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		nest until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established. The non-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is proposed by the project 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 there are visual or acoustic barriers between the proposed activity and the nest). The project 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. *7-10(c) When it is determined that the size of the non-disturbance buffer requires the project biologist to monitor the nest, that monitoring shall include observations about the bird's 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, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop the following agitated behavior: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest. The revised non-disturbance buffer shall*	

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		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 project biologist has been conducted and a report has been prepared indicating that the nest (or nests) is no longer active, and that no new nests have been identified.* *Areas Outside of the Placer County Conservation Program* *7-10(d) A preconstruction nesting bird survey shall be conducted by the project biologist throughout the project area and all accessible areas within a 500-foot radius of proposed construction areas for each phase, at most, three days prior to the initiation of construction. If there is a break in construction activity of more than three days, then subsequent surveys shall be conducted.* *A report summarizing the survey(s) shall be provided to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season, assuming that a break in construction activities of more than three days does not occur. If nests are not found, further mitigation is not required.*	

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			If active raptor or a tricolored blackbird nesting colony are found, construction activities shall not take place within 500 feet of the nest/colony until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established. The non-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is proposed by the project biologist and approved by the County (and CDFW if it is a tricolored blackbird nesting colony) 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 there are visual or acoustic barriers between the proposed activity and the nest). The project 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.	
		7-10(e)	*When it has been determined that the size of the non-disturbance buffer requires the project biologist to monitor the nest, that monitoring shall include observations about the bird's 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, then the exclusionary buffer shall be increased such that activities are far*	

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		enough from the nest to stop the following agitated behavior(s): vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest. 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 project biologist has been conducted and a report has been prepared indicating that the nest (or nests) is no longer active, and that new nests have not been identified.*	
7-11 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 Plan Area* *7-11(a) Implement Mitigation Measures 7-12(a) and (b).* *7-11(b) PCCP Community Condition 2.1: To the maximum extent possible, the proposed 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.* *7-11(c) 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*	LS

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		identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs shall be incorporated into the project's Land Conversion Authorization letter. *Prior to land conversion authorization approval, the unavoidable effects to 1.00 to 1.48 acres riverine and 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.* *7-11(d) Prior to the commencement of ground-disturbing activities, the applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW for the entire Project or by phase as needed. 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 information provided shall include a description of all of the activities associated with the Project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this document. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary*	

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		and permanent. Information regarding Project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: 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 shall be determined by CDFW and result in no net loss of riparian habitat. *Areas Outside of the Placer County Conservation Program* *7-11(e) Prior to the commencement of ground-disturbing activities, the applicant shall apply for a Section 1600 LSAA from CDFW. The information provided shall include a description of all of the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in the BRA prepared for the Creekview Ranch Project by Madrone Ecological Consulting. Impacts for each activity shall be broken down by temporary and permanent impacts, and a description of the proposed mitigation for biological*	

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		resource impacts shall be outlined per activity, and then by temporary and permanent impacts. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided, as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: 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 woodland may include restoration or enhancement of resources on- or off-site, purchase habitat credits from an agency-approved mitigation/conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable to CDFW. Mitigation shall not result in a net loss of riparian woodland. Written verification of the Section 1600 LSAA shall be submitted to the Placer County Community Development Resource Agency.	
7-12 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,	S	*Placer County Conservation Program Plan Area* *7-12(a)* *The Permittee shall apply for coverage under the PCCP to mitigate for all impacts to Covered Species, land cover, and sensitive natural communities. Prior to application approval, additional species surveys may be necessary, and prior to construction land*	LS

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hydrological interruption, or other means.		*cover and special habitat fees shall be paid. The Permittee shall comply with the terms of the PCCP Coverage Certificate, including compliance with all avoidance and minimization measures, which may include pre-construction surveys, construction monitoring, and BMPs.* *PCCP General Condition 3: The proposed project shall pay a land conversion fee or dedicate land in lieu of fee or a combination thereof for the permanent conversion of 0.322-acre of Riparian/Riverine land cover (an additional 0.215-acre if the East Trail and West Trail are developed). If fees are paid, they shall be those in effect at the time of ground disturbance authorization for each project phase and shall be the per-acre fee based on the amount of land disturbance resulting from the activity.* *In addition to land conversion, the project would result in permanent direct effects and temporary effects to PCCP Special Habitats as detailed in Table 11 of the Biological Resources Assessment (BRA) prepared for the proposed project. The total 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.* *7-12(b) PCCP General Condition 4: The applicant shall restore all temporarily disturbed areas and, one year*	

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		after project groundbreaking, provide the County with a written assessment of how the performance standards were met. The project would result in 10.90 to 12.08 acres of temporary effects to special habitats. Prior to issuance of land conversion authorization, the project shall pay a fee based on the acres of 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 PCCP 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. *7-12(c) PCCP Community Condition 1.1: Prior to land conversion authorization approval, the unavoidable effects to 1.334 acres of vernal pool type wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid to the PCA shall be that in effect at the time of land conversion authorization issuance.* *7-12(d) 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*	

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		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.	
		7-12(e) <u>PCCP Stream System Condition 2</u>: The project's development footprint is directly impacting the Stream System. The area of encroachment (9.88 to 10.18 acres of permanent impact and 10.88 to 11.32 acres of temporary impact) is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees shall be paid to the PCA prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System.	
		7-12(f) Implement Mitigation Measure 7-11(d) regarding LSAA.	
		7-12(g) The Project applicant shall apply for coverage under the streamlined PCCP Letter of Permission (LOP) process directly with the USACE using avoidance and minimization guidance from the CARP, a component of the PCCP.	
		7-12(h) The applicant shall submit an application to the RWQCB for water quality certification of the PCCP LOP, and adhere to the certification conditions.	

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		7-12(i) *PCCP CARP Authorization Conditions: The project applicant shall comply with the PCCP CARP Authorization Conditions, which are as follows:* *All work within the PCCP 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, Waste Discharge Requirements (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.*	

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		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 shall have a valid CARP authorization or waiver notice. In order to obtain a permit, the project applicant shall 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 Community Development Resource Agency shall be reported to Placer County Community Development Resource Agency 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*	

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		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 required setbacks shall be implemented according to the HCP/NCCP Condition 4 (HCP/NCCP Section 6.1.2).* *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 the Placer County Community Development Resource Agency 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 project applicant shall provide Placer County Community Development Resource Agency 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*	

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		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 the Placer County Community Development Resource Agency's discretion and shall 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 the Placer County Community Development Resource Agency.* *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*	

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		permitted by the Placer County Community Development Resource Agency 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. *Vehicles other than necessary earthmoving and construction equipment shall not 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 shall be positioned over drip-pans. Equipment entering the Stream System shall be inspected daily for leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to the Placer County Community Development Resource Agency. The Placer County Community Development Resource Agency shall then immediately notify the appropriate state and federal agencies.*	

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		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 the Placer County Community Development Resource Agency. The Placer County Community Development Resource Agency shall then immediately notify the appropriate State and federal agencies. *During construction, litter or construction debris shall not 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 the Placer County Community Development Resource Agency before use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity.*	

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		The Placer County Community Development Resource Agency shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. Placer County Community Development Resource Agency shall suspend work and notify the USFWS, National Marine Fisheries Service (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 the Placer County Community Development Resource Agency immediately. Work shall not continue in the area until the County*	

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		Coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations are completed. *Areas Outside of the Placer County Conservation Program* *7-12(j) To address potential impacts to federally or State-protected wetlands in non-PCCP portions of the study area, prior to the issuance of grading permits, the project applicant shall complete the following requirements:* • *The project applicant shall apply for a Section 404 permit from the USACE. Waters that would be 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 a Section 401 water quality certification from the RWQCB and adhere to the certification conditions therein; and* • *Implement Mitigation Measure 7.11-(e) regarding LSAA.*	
7-13 Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	LS	*None required.*	N/A

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	established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.			
7-14	**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 Plan Area* *7-14(a)* *PCCP General Condition 2: The project shall minimize effects on adjacent conservation lands through implementation of the following design requirements:* 1. *Signage shall be posted to notify of any usage restrictions and to educate the public on the sensitivity of the area and usage restrictions.* 2. *Fencing shall 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 shall be suitable to the conditions in the adjacent reserve. The type of fence required shall be at the discretion of the County or City, as permitted by County and City codes. Fences shall have limited gates and be designed with consideration to not allowing movement of people and their pets. Access shall be limited to maintenance and monitoring activities unless a habitat management plan specifies otherwise.*	LS

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		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 shall 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 shall be fenced to restrict unauthorized public access. Through the conditional approval process, the permittee shall only approve fencing that is appropriate (e.g., chain link, post and cable, barbwire) to allow movement of wildlife between reserves.* *5. Development shall 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*	

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		improvement standards near reserves shall be avoided. Low-glare, no-glare, or shielded lighting shall 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), shall 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 shall be*	

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		required, and the use of native plants will be highly encouraged, consistent with County Landscape Design Guidelines 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 shall be located within the development footprint. The foregoing project features shall 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 shall be applied and may include code enforcement, use of securities, revocation or modification of entitlement. Violations will be reported to the PCA, USFWS, NMFS, CDFW, and applicable local jurisdiction for potential enforcement.* *7-14(b)* *PCCP General Condition 3: The project shall pay a land conversion fee or dedicate land in lieu of fee or a combination thereof for the permanent conversion of 89.24 acres of the following natural land cover types: VPC Low, VPC Intermediate, VPC High, Blue Oak Woodland, Orchard, and Rural Residential (an additional 0.58-acre if both potential trails are*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		developed and the most impactful sewer alternative) (for Riparian/Riverine, see Mitigation Measure 7-12(a)). If fees are paid, they shall be those in effect at the time of ground disturbance authorization for each project phase and shall be the per acre fee based on the amount of land disturbance resulting from the activity. *7-14(c)* *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. The signed documentation of training completion by all construction workers shall be submitted to the Placer County Resource Development Agency and the PCA.* *City of Roseville* *7-14(d)* *If Sewer Pipeline Alignment Option 1A, 1B, and/or the East Trail alignment are chosen, the project*	

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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
		applicant shall obtain a Tree Permit in accordance with the requirements set forth in Chapter 19.66 of the Roseville Municipal Code. The City of Roseville Tree Ordinance requires a Tree Permit for any activity affecting 20 percent or more of the Protected Zone of a Protected Tree related to a discretionary project. A number of items must be submitted with the permit application, including an Arborist Report. The Arborist Report must be prepared by an arborist or registered professional forester and include specific information on the tree locations, condition, potential impacts of development, recommended actions and mitigation measures. 1. *If Option 1A is selected, the non-PCCP portion of Option 1A within the City of Roseville would result in impacts to a total of 58 Protected Trees with a combined DBH of 753.6 inches.* 2. *If Option 1B is selected, the non-PCCP portion of Option 1B within the City would result in impacts to a total of 38 Protected Trees with a combined DBH of 343.5 inches.* 3. *If the East Trail is constructed, the non-PCCP portion of the potential future East Trail within the City of Roseville would result in impacts to a total of seven Protected Trees with a combined DBH of 106 inches.*	

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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
		To mitigate for the loss of Protected Trees, the project applicant shall obtain a Tree Permit from the Roseville Planning Department prior to improvement plan approval. The Planning Department shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. *Removal of Protected Trees shall be mitigated by planting of new trees (replacement) or by payment of an in-lieu fee of $118 per inch of DBH. If the applicant chooses replacement, the replacement requirement shall be calculated based upon an inch for an inch replacement of the DBH of the removed tree(s) where a 15-gallon tree would replace one inch DBH of the removed tree; a 24-inch box tree would replace two inches, and a 36-inch box tree would replace three inches. The replacement trees shall have a combined diameter equivalent to not less than the total diameter of the tree(s) removed. A minimum of 50 percent of the replacement requirement shall be met by native oaks. Up to 50 percent may be met by non-native species.* *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*	

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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
		saved: The applicant shall install a four-foot-tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent) approved by the City Planning Department 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 single-trunk trees six inches DBH or greater, or 10 inches DBH aggregate for multi-trunk trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity; or as otherwise shown on the Tentative Subdivision Map. *Development of the sewer pipeline and East Trail, 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, shall first be approved by the City Planning Department. Temporary fencing shall not be altered during construction without written approval of the City Planning Department. Grading, clearing, storage of equipment or machinery, etc., shall not occur until a representative of the City Planning Department has inspected and approved all temporary construction fencing.*	

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		County Areas Outside of the Placer County Conservation Program *7-14(e)* *Individual Tree Mitigation:* *The non-PCCP portion of the project site within unincorporated Placer County would result in impacts to a total of 41 Protected Trees with a combined DBH of 803.5 inches. An additional nine "significant trees" in oak woodlands mitigated in accordance with the Interim Guidelines would be impacted with a combined DBH of 332.0 inches. Cumulatively, this totals 50 individual trees with a combined DBH of 1,135.5 inches.* *To mitigate for the loss of Protected Trees, 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 applicant shall install a four-foot-tall,*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		brightly colored (typically orange), synthetic mesh material fence (or an equivalent) approved by Placer County 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 single-trunk trees six inches DBH or greater, or 10 inches DBH aggregate for multi-trunk trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity; or as otherwise shown on the Tentative Subdivision Map. *Development of the project, including grading, shall not be allowed until this requirement is satisfied. Any encroachment within the aforementioned areas, including Protected Zones of trees to be saved, shall first be approved by Placer County. Temporary fencing shall not be altered during construction without written approval of Placer County. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of Placer County has inspected and approved all temporary construction fencing.* *7-14(f)* *Oak Woodland Mitigation: The project applicant shall obtain a Tree Permit from the Placer County Planning Services Division prior to improvement plan approval for impacted native oak trees and comply with all requirements of the Tree Permit. The*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		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), and the resulting acreage of impacts 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.* ○ *Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.*	

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		○ *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 ($125 per DBH inch).* *As an example, oak woodland direct and indirect impacts proposed within the large stand of blue oak and riparian woodlands south of PFE Road total 2.1 acres. As mitigation for those impacts, the project applicant would be required to purchase off-site conservation easements, pay fees for oak woodland conservation, or a combination of the two for 4.2 acres of oak woodland. In addition, nine significant trees occur within this oak woodland area, and must be mitigated on a per-inch DBH removed. The trees have been included in the individual native tree mitigation discussion above.* *7-14(g)* *<u>Sewer Option 1B:</u> Implementation of Sewer Option 1B would result in impacts to 10 Protected Trees with a combined DBH of 269.6 inches. To mitigate for the loss of Protected Trees, the project applicant shall implement the Individual Tree Mitigation requirements set forth in Mitigation Measure 7-14(e).*	

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7-15	**Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.**	S	*7-15(a)*	*Implement Mitigation Measures 7-2, 7-4(a), 7-4(b), 7-4(c), 7-6(a), 7-8(a), 7-9(a), 7-10(a), 7-10(b), 7-10(c), 7-11(a), 7-11(b), 7-11(c), 7-11(d), 7-12(a), 7-12(b), 7-12(c), 7-12(d), 7-12(e), 7-12(f), 7-12(g), 7-12(h), 7-12(i), 7-14(a), 7-14(b), and 7-14(c).*	LS
7-16	**Cumulative loss of habitat for special-status species.**	LCC	*None required.*		N/A
8. Cultural Resources					
8-1	**Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5.**	S	*8-1*	*The Improvement Plans shall include a note stating that a qualified archaeologist (36 CFR Part 61) shall be present to monitor all ground-disturbing activities conducted within the boundaries of cultural resource site NIC-2020-Schellhous-01. If subgrade historical deposits are discovered during ground-disturbing activities, all work shall cease within 100 feet of the find. The qualified archaeologist shall assess the significance of the find and make recommendations for further evaluation and treatment as necessary, such as excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines, which shall be documented in the project record. Work in the area of the find shall only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with the qualified archaeologist.*	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
8-2 Cause a substantial adverse change in the significance of a unique archeological resource pursuant to CEQA Guidelines, Section 15064.5.	S	*8-2(a) Prior to initiation of ground-disturbing activities, a qualified archaeologist shall conduct a short awareness training session for all construction workers and supervisory personnel. The course 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 17-1(a) included in Chapter 17, Tribal Cultural Resources, of this EIR. The signed form shall be submitted to the Placer County Community Development Resource Agency.* *8-2(b) During any ground-disturbing activities within 100 feet of the recorded boundaries of prehistoric site P-31-000193 (CA-PLA-67), and within the*	LS

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		approximately 0.88-acre area that was covered with brambles in the northeastern corner of the Placer Greens parcel along the Dry Creek tributary, a qualified archaeologist shall be present to act as a monitor. The monitor shall meet the Secretary of the Interior's Standards and Guidelines for Archaeology (36 CFR Part 61; National Park Service 1983). The aforementioned requirement shall be noted on construction drawings, subject to review and approval by the Placer County Community Development Resource Agency. This monitoring requirement may be combined with the tribal monitoring requirement described in Mitigation Measure 17-1(c) included in Chapter 17, Tribal Cultural Resources, of this EIR. *8-2(c) In the event that cultural resources are inadvertently discovered during project activities when an archeological monitor is not present, 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. 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 the project applicant and the relevant regulatory agencies (Placer County, State Historic*	

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				Preservation Officer [SHPO], or any other relevant regulatory agency).	
8-3	**Disturb any human remains, including those interred outside of dedicated cemeteries.**	S	*8-3*	*The following language shall be noted on project Improvement Plans, 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

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8-4	**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.**	S	*8-4*	*Implement Mitigation Measures 17-1(a) through 17-1(c) of this EIR.*	LS
8-5	**Cause a cumulative loss of cultural resources.**	LS	*None required.*		N/A
9. Energy					
9-1	**Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction.**	LS	*None required.*		N/A
9-2	**Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project operations.**	LS	*None required.*		N/A
9-3	**Conflict with or obstruct a State or local plan for renewable energy or energy efficiency.**	LS	*None required.*		N/A
9-4	**Result in cumulative energy impacts.**	LS	*None required.*		N/A

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	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
10. Geology and Soils				
10-1	**Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction, and landslides.**	LS	*None required.*	N/A
10-2	**Result in substantial soil erosion or the loss of topsoil.**	S	*10-2(a)* *Prior to construction commencing, the applicant shall provide evidence to the ESD of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.* *10-2(b)* *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 of each project phase, The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical*	LS

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		features both on and offsite. All existing and proposed utilities and easements, onsite 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 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 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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		The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD. *Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans reapproved 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.* *10-2(c) 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)*	

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		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 Placer County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the 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 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 for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices.*	

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			One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent. *If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by Placer County ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Placer County 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.*	
10-3 Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or be located on expansive soil, as	S	*10-3(a)*	*The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:* *A. Road, pavement, and parking area design;*	LS

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defined in Table 18-1B of the Uniform Building Code.		*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, potential for smectite clays etc.); and* *F. Slope stability.* *Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.* *If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).*	

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		10-3(b) *The preliminary geotechnical engineering reports performed by Wallace and Kuhl dated December 1, 2020 for the Schellhous parcel and September 17, 2014 for the Placer Greens parcel indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.* *A) For pad graded lots, prior to final acceptance of project improvements or consideration of early Building Permits and after the completion of the pad grading for all lots, the applicant shall submit to the Engineering and Surveying Division (ESD) for review and approval, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). Once approved by the ESD, two copies of the final soil investigation and certification for each lot shall be provided to the ESD and one copy to the Building Services Division for its use.* *The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. In addition, the applicant shall include in the Development Notebook (or modify the Development Notebook) to include the soil problems encountered on each specific lot as well as the recommended corrective actions. A*	

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				note shall be included on the Improvement Plans, Conditions, Covenants and Restrictions (CC&Rs), and the Informational Sheet filed with the Final Subdivision Map(s), which indicates the requirements of this condition.	
10-4	**Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.**	S	*10-4*	*Should paleontological resources be discovered during ground-disturbing activities, work shall be halted in the area within 50 feet of the find. The applicant shall notify the Placer County Community Development Resource Agency and retain a qualified paleontologist to inspect the discovery. If deemed significant under criteria established by the Society for Vertebrate Paleontology with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., University of California Museum of Paleontology [UCMP] or Sierra College), where the discovery would be properly curated and preserved for the benefit of current and future generations. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement plans approved by the Placer County Engineering and Surveying Division for the proposed project, where excavation work would be required. Construction may continue in areas outside of the buffer zone.*	LS
10-5	**Result in significant disruptions, displacements, compaction or overcrowding of**	S	*10-5*	*Implement Mitigation Measures 10-2(b), 10-2(c), 10-3(a), and 10-3 (b).*	LS

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	the soil, or substantial change in topography or ground surface relief features.				
10-6	**Cumulative increase in the potential for geological related impacts and hazards.**	LS	*None required.*		N/A
	11. Hazards and Hazardous Materials				
11-1	**Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.**	S	*11-1*	*Implement Mitigation Measure 7-4(a).*	LS
11-2	**Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.**	S	*11-2(a)*	*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 (LBP) or asbestos. If structures do not contain LBP or asbestos, further mitigation is not required; however, if LBP is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with California Air Resources Board recommendations and OSHA requirements. If asbestos is found, all construction activities shall comply with all requirements and regulations promulgated through the Placer County Air Pollution District (PCAPCD) Asbestos Dust Mitigation Plan. The demolition contractor shall be informed that all paint on the buildings shall be*	LS

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Summary of Impacts and Mitigation Measures

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		considered as containing lead and/or asbestos. The contractor shall follow all work practice standards set forth in the Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the County Engineer.	
		11-2(b) Prior to commencement of construction activities associated with the improvement plan set/phase, the limits of which includes Existing Structure 1 on the Schellhous parcel, the project applicant shall conduct additional testing of soils at the location of the on-site Schellhous residence (Existing Structure 1) for total lead concentrations to determine both the lateral and vertical extent of the lead contamination. Additional testing shall be conducted in accordance with USEPA Method 6010B. Where the lead concentrations exceed the applicable California DTSC Human and Ecological Risk Office Note 3 Screening Level, the soil shall be excavated, and that portion of material may be transported, and disposed of offsite at an appropriate Class I or Class II facility permitted by DTSC, or other options	

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		implemented as deemed satisfactory to PCEHD and/or DTSC. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the Placer County Community Development Resource Agency for review and approval. Any remediation shall be completed prior to acceptance of the site improvements for that phase. *11-2(c) Prior to Improvement Plan approval, the project applicant shall hire a licensed well contractor to obtain a well abandonment permit from the Placer County Environmental Health Division (PCEHD) for all on-site wells, and properly abandon the on-site wells, pursuant to Department of Water Resources Bulletin 74-81 (Water Well Standards, Part III), for review and approval by the PCEHD. In addition, prior to Improvement Plan approval, the project applicant shall ensure that any on-site septic systems are abandoned in compliance with applicable PCEHD standards. Verification of abandonment shall be ensured by the Placer County Community Development Resource Agency.* *11-2(d) Prior to commencement of grading and construction, the construction contractor, a representative from PG&E, and a representative from the County Engineering and Surveying Division shall meet on the project site and the applicant shall prepare site-specific safety guidelines for construction in the field*	

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		to the satisfaction of the Engineering and Surveying Division. The safety guidelines and field-verified location of the pipeline shall be noted on the Improvement Plans and be included in all construction contracts involving the project site.	
11-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LS	*None required.*	N/A
11-4 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LS	*None required.*	N/A
11-5 Cumulative exposure to potential hazards, including wildfire, and increases in the transport, storage, and use of hazardous materials.	LS	*None required.*	N/A
12. Hydrology and Water Quality			
12-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction.	S	*12-1 Implement Mitigation Measures 10-2(a), 10(b) and 10-2(c).*	LS

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12-2 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during operations.	S	*12-2(a)* *The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD).* *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 ESD. BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.* *All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going*	LS

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		maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan 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. *12-2(b) 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 Property Owners' association is responsible for maintaining the legibility of stamped messages and signs.*	

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		12-2(c) *This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System [NPDES]). Project-related storm water discharges are subject to all applicable requirements of said permit.* *The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.* *The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.* 12-2(d) *Pursuant to the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Stormwater Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that*	

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		identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, pursuant to the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface 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.	
12-3 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.	LS	*None required.*	N/A
12-4 Substantially alter the existing drainage pattern of the site or	S	*12-4(a)* *As part of the Improvement Plan submittal process, the preliminary drainage report provided during*	LS

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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: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff either during construction or in the post-construction condition.		*environmental review shall be submitted in final format. The final drainage report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements 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 Storm Water Management Manual that are in effect at the time of Improvement Plan submittal.* *12-4(b) The final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the*	

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		improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies. *A) Drainage along the intersection improvements at Cook Riolo and PFE Road intersection.* *B) The culverts and associated grading under PFE Road and Antelope Road along the project frontage.* *12-4(c) The Improvement Plans shall show that drainage facilities, for purposes of collecting runoff on individual lots, are designed in accordance with the requirements of the County Stormwater Management Manual that are in effect at the time of submittal, and shall comply with applicable storm water quality standards, to the satisfaction of the Engineering and Surveying Division (ESD). These facilities shall be constructed with subdivision improvements. Prior to Improvement Plan approval for projects without Final Subdivision/Parcel Maps or Final Subdivision/Parcel Map(s) recordation, easements shall be created and offered for dedication as required by the ESD. Maintenance of these facilities shall be provided by the homeowners'/property owners' association and annual notification to the county that annual*	

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		maintenance of the storm water quality BMPs has occurred is required.	
		12-4(d) This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). The current estimated development fee is $133,728 ($224 per single family residential unit), payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.	
		12-4(e) This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting such annual assessments. The current estimated annual fee is $20,895 ($35 per single family residential unit).	
		12-4(f) On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show the limits of the future, unmitigated, fully	

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			developed, 100-year flood plain (after grading) for the Dry Creek Antelope North Road Tributary (western drainageway) and the FEMA floodplain and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.	
		12-4(g)	*On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show that finished house pad elevations for all Lot's along the floodplain shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Placer County.*	
12-5 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	S	*12-5*	*Prior to Improvement Plan approval, 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*	LS

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	addition of impervious surfaces, in a manner which would impede or redirect flood flows or expose people or structures to risk of loss, injury or death involving flooding through the placement of housing in a flood hazard area, or risk release of pollutants due to project inundation.		*a Special Flood Hazard Area, if required. 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.*	
12-6	**Cumulative impacts related to the violation of water quality standards or waste discharge requirements, groundwater quality, management, and recharge, and impacts resulting from the alteration of existing drainage patterns.**	LCC	*None required.*	N/A
13. Land Use and Planning/Population and Housing				
13-1	**Physically divide an established community.**	LS	*None required.*	N/A
13-2	**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, or result in the development of incompatible**	LS	*None required.*	N/A

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	uses and/or the creation of land use conflicts.			
13-3	**Result in the development of incompatible uses and/or the creation of land use conflicts.**	LS	*None required.*	N/A
13-4	**Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure).**	LS	*None required.*	N/A
13-5	**Cause a significant cumulative 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.**	LS	*None required.*	N/A
13-6	**Cumulative unplanned population growth.**	LS	*None required.*	N/A
	14. Noise			
14-1	**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**	LS	*None required.*	N/A

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	ordinance, or applicable standards of other agencies.			
14-2	**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
14-3	**Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.**	LS	*None required.*	N/A
14-4	**Generation of a substantial permanent increase in ambient noise levels associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP.**	LCC	*None required.*	N/A
	15. Public Services and Utilities			
15-1	**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**	LS	*None required.*	N/A

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	environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services.			
15-2	**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 law enforcement services.**	LS	*None required.*	N/A
15-3	**Result in substantial adverse physical impacts associated with the provision of new or physically altered school services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or performance objectives.**	LS	*None required.*	N/A

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15-4	**Result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.**	LS	*None required.*	N/A
15-5	**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.**	LS	*None required.*	N/A
15-6	**Require or result in the relocation or construction of**	S	*15-6 The Improvement Plans shall show all utilities, including the existing main overhead utilities along*	LS

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new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.		*the project's frontage, placed underground with the project improvements. This project is located within an underground utility district established pursuant to Placer County Code Article 13.36.040.* *The Improvement Plans shall show that all new and modified electrical, communications, and television services associated with the project shall be placed underground in accordance with current construction standards. All existing overhead utility poles and wires impacted by the project construction shall be replaced with underground facilities, or provisions made to accommodate future facilities undergrounding, to the satisfaction of Placer County and the serving utility companies. Any existing utility pole-mounted lights within the parcel boundaries, which are privately owned/operated/funded for the benefit of that property, shall be replaced with building-mounted or freestanding light poles, with underground electrical services, to the satisfaction of Placer County.* *Alternatively, if all of the serving utility companies state in writing that undergrounding their services can be deferred, to a future area-wide undergrounding project scheduled construction date, a cash in-lieu contribution based on an Engineer's Estimate of the cost of undergrounding the utilities plus 25% contingency shall be paid to Placer County prior to Improvement Plan approval.*	

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15-7 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.	LS	*None required.*	N/A
15-8 Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	LS	*None required.*	N/A
15-9 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, or conflict with federal, State, and local management and reduction statutes and regulations related to solid waste.	LS	*None required.*	N/A
15-10 Cumulative impacts to public services.	LS	*None required.*	N/A

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15-11	**Increase in demand for utilities and service systems associated with the proposed project, in combination with future buildout in the DCWPCP area.**	LCC	*None required.*		N/A
	16. Transportation				
16-1	**Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system during construction activities.**	S	*16-1*	*The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing and traffic control plan shall be provided to the Engineering and Surveying Division for review and approval. The construction signing and traffic control plan shall include (but not be limited to) items such as:* • *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, 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 the DCWPCP 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 DCWPCP residents and guests to obtain construction information, have questions answered, and convey complaints.* *The construction signing and traffic control plan shall be developed such that the following minimum set of performance standards is achieved throughout*	

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		project construction. It is anticipated that additional performance standards would be developed once details of project construction are better known. • *All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant.* • *Roadways shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.*	
16-2 Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system, including transit, roadway bicycle, and pedestrian facilities, during operations.	LS	*None required.*	N/A
16-3 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
16-4 Result in inadequate emergency access or access to nearby uses.	LS	*None required.*	N/A
16-5 Result in VMT which exceeds an applicable threshold of	LS	*None required.*	N/A

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	significance, except as provided in CEQA Guidelines Section 15064.3, subdivision (b).				
	17. Tribal Cultural Resources				
17-1	**Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074.**	S	*17-1(a)*	*Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific tribal cultural resource 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 find of significance to culturally-affiliated Native Americans Tribes. All personnel required to receive the training shall also be required to sign a form that acknowledges receipt of the training, which shall be submitted to the Placer County Community Development Resource Agency for review and approval.* *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:*	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
		• *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 tribal cultural resources;* • *Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources; and* • *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 tribal cultural resources are identified. The training shall also direct work to stop, and contact with the County Coroner and the NAHC to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin.* *17-1(b)* *The following language shall be noted on project Improvement Plans, subject to review and approval*	

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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
		by the Placer County Community Development Resource Agency: *If potential tribal cultural resources, archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.* *A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The UAIC does not consider curation 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
		tribal cultural resources to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe. *If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.* *Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by*	

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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
		the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate. *17-1(c)* *The following language shall be noted on project Improvement Plans, subject to review and approval by the Placer County Community Development Resource Agency:* *The developer shall retain one tribal monitor to monitor all ground-disturbing activities in the two mapped sensitive areas agreed to during AB 52 consultation between Placer County and the UAIC (confidential mapped areas previously provided to the developer).* *The contractor/construction manager shall provide the UAIC at least 72 hours' notice prior to initiating ground-disturbing activities in the identified areas. In the event the tribal monitor does not report to the job site at the scheduled time, construction activities may proceed without monitoring, as long as the required notice was provided and documented.* *Tribal monitoring shall be limited to times when active soil disturbance is occurring, and the monitoring shall be curtailed once an area has been disturbed (with associated tribal monitoring) to a depth of at least two feet, and the tribal monitor*	

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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
		determines there is a low potential for tribal cultural resources to be discovered. *The tribal monitor shall have the authority to temporarily pause ground disturbance within 100 feet of a discovery for a duration long enough to examine the resource. If no resources are identified, then construction activities shall proceed, and no agency notifications are required. In the event that a Tribal Cultural Resource is identified, the tribal monitor shall flag off the discovery location and notify the County immediately to coordinate regarding appropriate and respectful treatment pursuant to state law. The County shall also serve to mediate any conflicts between the UAIC and the project proponent related to Tribal Cultural Resources on the project site. No removal or disturbance of any discoveries is permitted until authorized by the County.* *The tribal monitor shall wear appropriate construction safety equipment including steel-toed boots, construction vest and hard hat.* *17-1(d) The UAIC shall be offered access to view soil piles, trenches or other disturbed areas within the Dry Creek corridor following initial grading associated with the walking trails or any other construction activity within the creek corridor. Access shall 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
		allowed within the first five days of ground-breaking activity. *If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:* • *Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency, if deemed appropriate, and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.* • *Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance,*	

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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
		preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the UAIC. • *The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including possible retention of a Tribal Monitor whenever work is occurring within 100 feet of the find.* *17-1(e) Implement Mitigation Measure 8-2(b).*	
17-2 Cause a cumulative loss of tribal cultural resources.	LCC	*None required.*	N/A
18. Wildfire			
18-1 Substantially impair an adopted emergency response plan or emergency evacuation plan.	LS	*None required.*	N/A
18-2 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.	S	*18-2 In conjunction with the submittal of and prior to the approval of Improvement Plans, the applicant shall submit a Vegetation Management Plan (VMP) for review and approval by CAL FIRE, PCFD, and Placer County Community Development Resource Agency. The VMP shall identify roles, responsibilities, and financial resources to ensure successful implementation. The VMP shall be implemented by the project developer and*	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
		maintained in perpetuity by the project's proposed homeowner's association and may include, but not necessarily be limited to, the following: • *Management of the Open Spaces During Project Construction or Adjacent Construction:* ○ *Prior to construction activities, all Open Space boundaries shall be designated by placing high visibility construction fencing and/or silt fencing. Fencing shall be maintained in good condition until permanent post and cable fencing can be installed; and* ○ *Prior to working within Open Space areas adjacent to wetlands, a qualified wetland biologist shall flag the wetland boundary and monitor construction activities to prevent encroachment into the wetland areas.* • *Open Space Maintenance* ○ *Ongoing Fuel Load Management activities shall focus on areas close to homes or on borders, as approved by the County and include activities to mow annual grasses, remove dead*	

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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
		and/or diseased trees, snags, and debris, limb live trees up to a height of 10 feet above ground where feasible, and remove understory fuels over one foot in height, where feasible. The use of goats shall be the preferred method of reducing vegetation materials; alternative methods, such as plastic string weed trimmers or other County-approved equipment may be acceptable, but shall be limited to the maximum extent feasible. Chipping of material shall be permitted. Chipped material shall be removed from the site unless otherwise approved by the County. Prescribed burning shall be prohibited and herbicide use shall not be allowed within the fuel load reduction area; and ○ *Annual monitoring memos shall be submitted to the County and the Open Space Manager/HOA by June 30 of each year. The memos shall include, at a minimum, the following:* ➢ *An assessment of dead vegetative matter (thatch) and management*	

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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
		recommendations, if needed; and ➢ *An evaluation of general site conditions and recommendations for remedial fuel reduction actions to be included in the annual monitoring memo and shared with the Open Space Manager/HOA.*	
18-3 Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	LS	*None required.*	N/A
18-4 Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	LS	*None required.*	N/A
18-5 Increase in wildfire risk attributable to the proposed	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
project, in combination with cumulative development.			

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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 Creekview Ranch Project (proposed project) in accordance with CEQA Guidelines Section 15124. A detailed description of the project location, project setting and surrounding uses, project objectives, project components, and required project approvals is presented below.

3.2 PROJECT LOCATION

The project site consists of approximately 186 acres within unincorporated Placer County, just outside of the southwestern limits of the City of Roseville (see Figure 3-1). The project site is located at the southeastern corner of the Dry Creek-West Placer Community Plan (DCWPCP) area. The project site is comprised of a 141.07-acre parcel identified by Assessor's Parcel Number (APN) 474-100-001-000, known as the "Schellhous parcel," and a 44.53-acre parcel identified by APN 474-120-017-000, known as the "Placer Greens parcel" (see Figure 3-2). The Schellhous parcel is located on the north side of PFE Road, at the northern terminus of Antelope Road, and is bound to the north by Dry Creek. The Placer Greens parcel is located on the south side of PFE Road, east of Antelope Road. The Union Pacific Railroad (UPRR) and Interstate-80 (I-80) are located approximately 0.6-mile and two miles to the east of the project site, respectively. Additionally, the southernmost boundary of the project site is located approximately 0.09-mile from the Placer County/Sacramento County line.

3.3 PROJECT SETTING AND SURROUNDING LAND USES

Section 15125 of the CEQA Guidelines requires an EIR to include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation (NOP) is published, from a local and regional perspective. Knowledge of the existing environmental setting is critical to the assessment of environmental impacts. Pursuant to CEQA Guidelines Section 15125, the description of the environmental setting shall not be longer than necessary to understand the potential significant effects of the project.

The following sections describe the existing setting of the project site and the surrounding land uses in the project vicinity. Please note that detailed discussions of the existing setting in compliance with CEQA Guidelines Section 15125, specific to each environmental resource area, are included in each corresponding technical chapter of this EIR.

Site Characteristics

A detailed discussion of the characteristics of the Schellhous parcel and the Placer Greens parcel, which form the project site, is provided below.

Figure 3-1
Regional Location

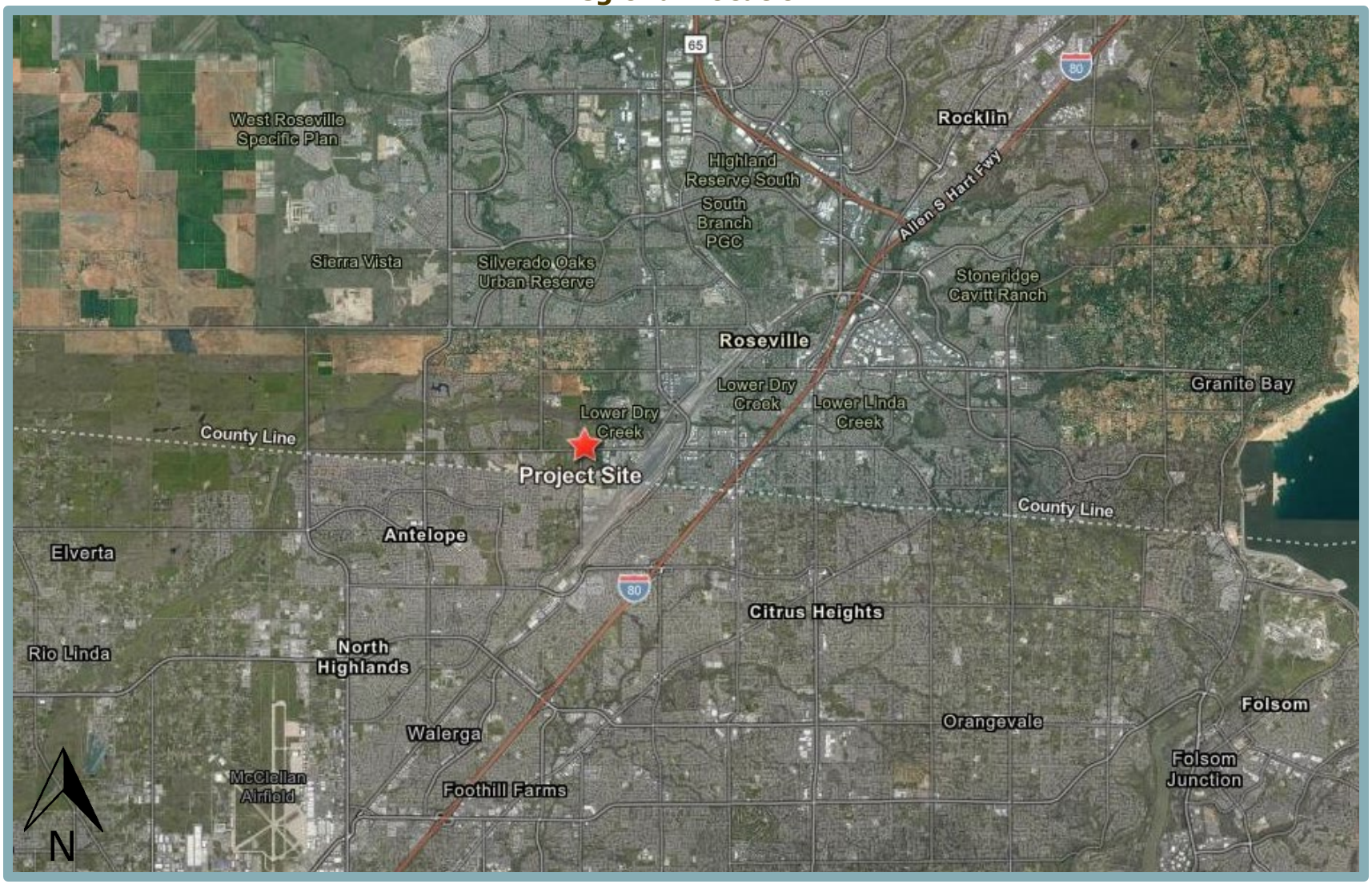


Figure 3-2
Project Location



The boundaries shown in this map are approximate.

Schellhous Parcel

Currently, the Schellhous parcel consists of undeveloped annual grassland with rolling topography interspersed with swales and streams, including Dry Creek tributaries, and generally slopes downhill from south to north. Dry Creek, its riparian corridor, tributaries, and the 100-year floodplain comprise approximately 47.5 acres of the Schellhous parcel.

Along Dry Creek, which flows from east to west along the northern portion of the Schellhous parcel, is a wide band of mature riparian woodland. In addition, what remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, is located in the northern portion of the project site, with the remnants of an orchard located just west of the homestead. The Schellhous parcel is somewhat disturbed, and evidence indicates that the parcel was historically farmed.

The Schellhous parcel has a Placer County General Plan/DCWPCP land use designation of Low Density Residential (LDR) in the western area of the parcel, High Density Residential (HDR) in the south-central area of the parcel, Greenbelt and Open Space (OS) in the northern area of the parcel and within the tributaries that divide the parcel, and Industrial (IND) in the eastern area of the parcel (see Figure 3-3). The Schellhous parcel is currently zoned Farm-Development Reserve (F-DR), 4.6 acre minimum in the southern and western portions of the site, and Open Space (O) over the areas generally including Dry Creek and associated on-site tributaries, and Industrial Park with a Design Scenic Corridor and Special Purpose combining district overlay (INP-Dc-SP) parcel (see Figure 3-4).

Placer Greens Parcel

The Placer Greens parcel currently consists of undeveloped annual grassland and oak woodland, and does not contain any existing structures or other notable development. The Antelope Road Northeast Tributary and an unnamed tributary, which bound the eastern border of the Placer Greens parcel, enter the parcel from the south and merge in the northern third of the parcel. Additionally, a riparian corridor that lies adjacent to the eastern boundary of the Placer Greens parcel parallels the two tributaries, which flow northward through a box culvert under PFE Road and through the Schellhous parcel into Dry Creek. The two tributaries and riparian corridor consist of approximately 14 acres of open space within the Placer Greens parcel. The Placer Greens parcel is somewhat disturbed, as evidence indicates that the parcel was historically farmed and, most recently, grazed.

The Placer Greens parcel has a Placer County General Plan/DCWPCP land use designation of Commercial (COMM) in the northern portion of the parcel, IND in the southern portion of the parcel, and OS in the eastern portion of the parcel, along the tributaries (see Figure 3-3). The Placer Greens parcel is currently zoned Office-Professional with a Design Scenic Corridor combining district overlay (OP-Dc) in the northern portion of the parcel, and Industrial Park with a Design Scenic Corridor combining district overlay (INP-Dc) in the southern portion of the parcel (see Figure 3-4).

Surrounding Land Uses

The northern boundary of the Schellhous parcel abuts two large parcels, generally located north of Dry Creek, which consist of two single-family residences, one on each parcel, and various ancillary buildings on the eastern parcel. An application for a 483-unit single-family residential subdivision on 221.7 acres has been submitted for the following parcels north of the project:

Figure 3-3
Existing and Proposed General Plan/DCWPCP Land Use Designations

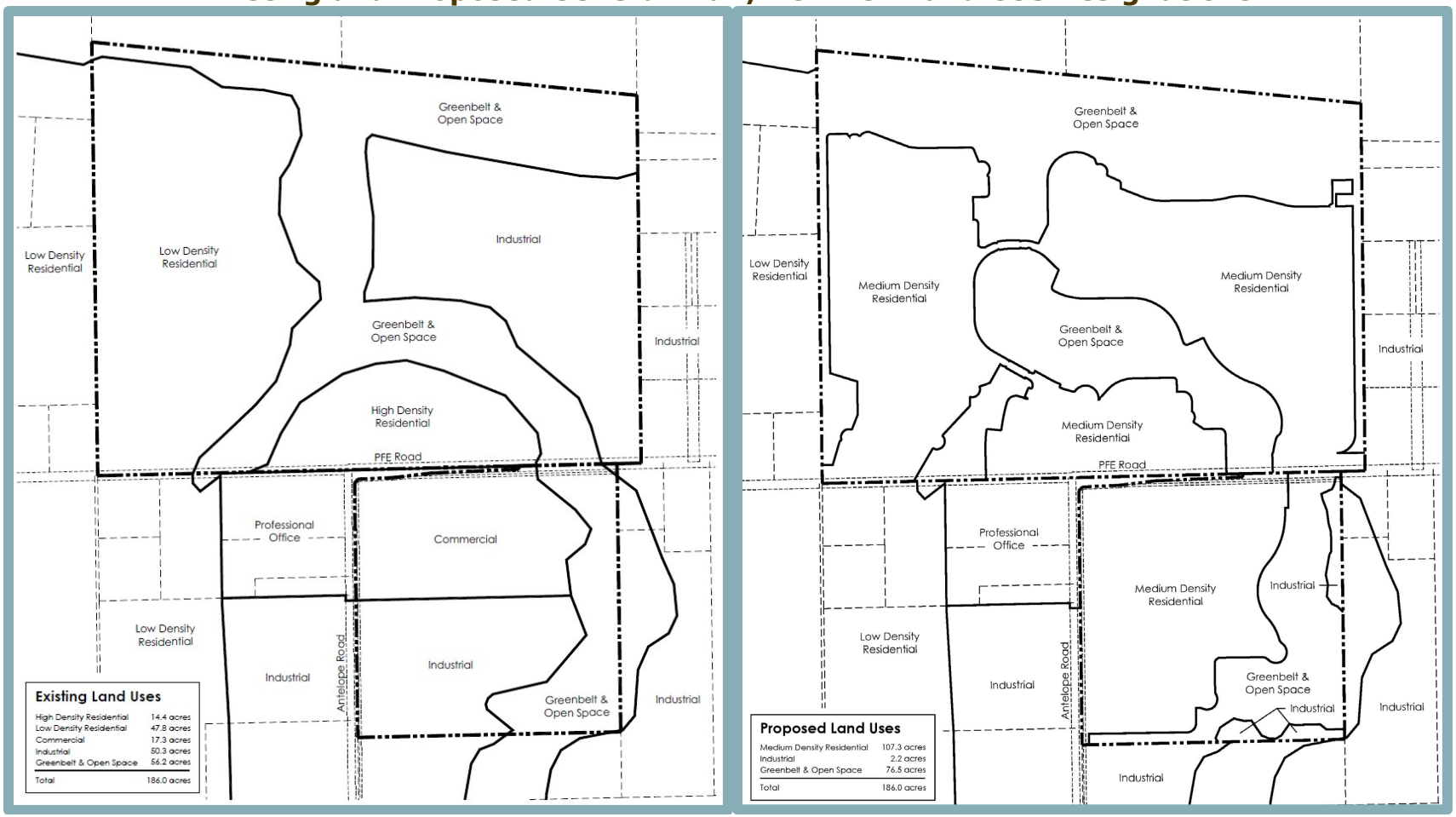
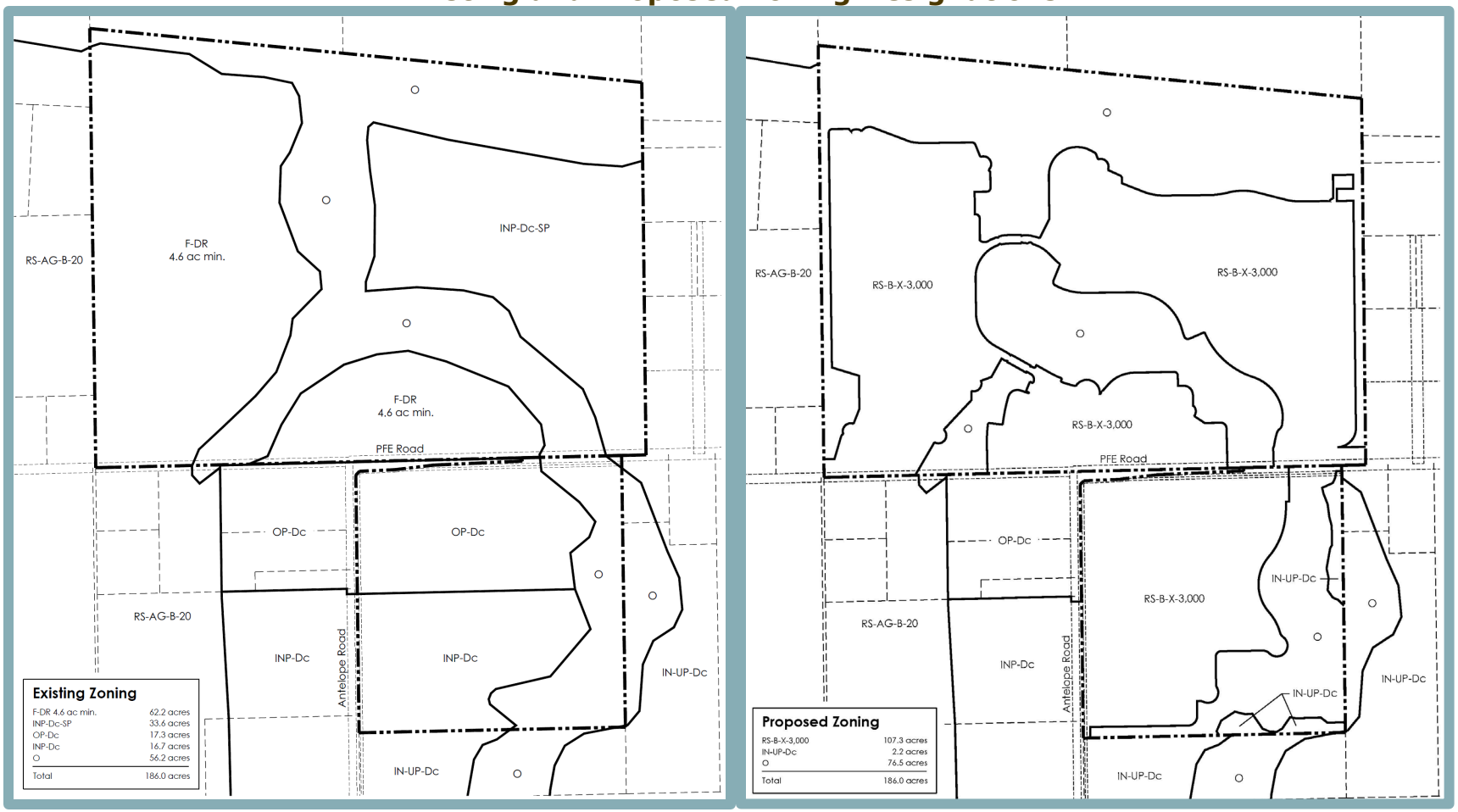


Figure 3-4
Existing and Proposed Zoning Designations



APNs 474-080-004 through -007, and -019 and -020. The closest residence on the two southern parcels is approximately 1,300 feet north of Dry Creek.

Four parcels are located to the west of the Schellhous parcel, ranging in size from two to 17 acres, with single-family residences, barns, and other outbuildings as close as approximately 15 feet from the western boundary of the project site. Additionally, light industrial uses are located to the east of the Schellhous parcel, and the Dry Creek Wastewater Treatment Plant (WWTP) site, which is located within the Roseville city limits, abuts the northeast corner of the parcel.

Five parcels are located on the south side of PFE Road, abutting the southern boundary of the Schellhous parcel, the largest of which is the Placer Greens parcel. The easternmost parcel is a 1.8-acre parcel used for various industrial purposes, adjacent to the Placer Greens parcel. On the west side of Antelope Road abutting the south side of PFE Road is a 4.4-acre property with almond orchards and a single-family residence approximately 130 feet south of PFE Road. The two parcels immediately to the west of the Placer Greens parcel are approximately 5.2- and 2.2-acre parcels which contain hobby farms, each with an existing single-family residence and various outbuildings – with one structure as close as approximately 120 feet from the western project boundary.

Roseville Storage, an industrial truck storage facility, is located immediately to the south of the Placer Greens parcel and consists primarily of uncovered truck and RV parking spaces, as well as a one-story office building located near the entrance to the facility from Antelope Road. Just south of the County line, southwest of the project site, is single-family residential development within Sacramento County. Various industrial uses are located to the east of the Placer Greens parcel, opposite of the Dry Creek tributaries.

Table 3-1 describes the land use and zoning designations of the parcels surrounding the project site.

Table 3-1
Surrounding Land Use and Zoning Designations

Parcel Location	Land Use	Zoning
North of the Schellhous Parcel	LDR	F-DR, 4.6 acre minimum; O
West of the Schellhous Parcel	LDR	Residential Agriculture, combining minimum Building Site of 20,000 sf (RS-AG-B-20)
East of the Schellhous Parcel	IND	INP-Dc
West of the Placer Greens Parcel	LDR	OP-Dc; INP-Dc
East/South of Placer Greens Parcel	IND	Industrial with Use Permit and Design Scenic Corridor overlays (IN-UP-Dc)

3.4 PROJECT OBJECTIVES

The following project objectives have been developed by the project applicant:

1. Implement the County's General Plan and Dry Creek-West Placer Community Plan, which designate the proposed project area for future development;
2. Provide a well-designed residential community with neighborhood identity in close proximity to jobs and services in Placer and Sacramento counties;

3. Create a high-quality neighborhood environment containing a mix of residential, open-space, and recreational land uses;
4. Provide for medium residential densities, including alley-loaded product for additional affordable housing options, in areas presently planned for urban growth and development with accessible infrastructure, consistent with current area-wide infrastructure plans and growth policies;
5. Provide for variable lot sizes, generally transitioning from smaller on the east to larger on the west, and increased lot coverage to promote the efficient use of land, energy and water resources within a residential community;
6. Design a project that minimizes encroachment into the existing 100-year floodplain on the site while balancing the housing needs and densities and the character of the local community;
7. Minimize the potential for land use incompatibilities of existing industrial use designation with adjacent and nearby residential communities;
8. Reduce growth pressures on outlying areas of Placer County by efficiently utilizing the project site to accommodate residential growth and development;
9. Plan for medium-density residential development in distinct and logically-phased "villages" to take advantage of the proximity of the project site to region-serving arterials, and to better support opportunities for transit;
10. Provide for a cohesive plan of development that maximizes internal connectivity within the project site and to the Dry Creek Greenway regional plan for pedestrian and bicycle travel;
11. Provide a comprehensively planned project that protects sensitive environmental habitat and resources, including existing riparian and oak woodland habitat on the project site, within permanent greenbelt areas;
12. Provide a planned infrastructure system with all public facilities and services necessary to meet the needs of development of the project site and adjacent lands; and
13. Provide a sufficient number of residential units within the project site to support necessary improvements to local and regional public service facilities.

3.5 PROJECT COMPONENTS

The proposed project would include the subdivision of the project site to develop a total of 597 single-family lots, as well as various associated improvements, including, but not limited to, parks, trails, landscaping, utility installation, and a number of on- and off-site roadway improvements. In addition, the proposed project would include the construction of a sewer lift station and force main to serve the portion of the southeast DCWPCP area located south of Dry Creek. The proposed project would require County approval of a General Plan/DCWPCP Amendment, Rezone, Vesting Large Lot Tentative Map, Vesting Phased Tentative Subdivision Map, Conditional Use Permit, Variance, and three service area annexations. The proposed project components, including the required approvals, are described in further detail below.

General Plan/Community Plan Amendment and Rezone

The project site is currently designated LDR, HDR, OS, IND, and COMM. The project would include a General Plan/DCWPCP Amendment to change the site's land use designations to MDR OS, and IND (see Figure 3-3). In addition, the project would include a rezone to change the site's zoning designations from F-DR (62.2 acres), O (56.2 acres), OP-Dc (17.3 acres), INP-Dc (16.7 acres), and INP-Dc-SP (33.6 acres), to Residential Single-Family, combining minimum Building Site of 3,000 sf (RS-B-3) (107.3 acres), O (76.5 acres), and IN-UP-Dc (2.2 acres) (see Figure 3-4).

A General Plan/DCWPCP Amendment would also be required to remove the future fire station site originally shown in the DCWPCP to be located on the Placer Greens parcel.

The proposed project would propose to modify the County's 300-foot residential/industrial buffer zone standards in areas along the eastern boundary of the Schellhous parcel and the southern boundary of the Placer Greens parcel. Accordingly, the proposed project would include a text amendment to the General Plan to modify the County's residential/industrial buffer zone standards. The proposed changes would allow for projects Countywide to include a reduction in the 300-foot buffer if the County determines that the proposed buffer plan demonstrates, to the County's satisfaction, that adequate landscaping or other measures would be incorporated sufficient to mitigate potential land use compatibility issues. In no case shall the buffer be less than 50 feet, measured from the property line of the existing industrial use. The buffer plan is evaluated in detail in Chapter 13, Land Use and Planning/Population and Housing, of this EIR.

Vesting Tentative Maps

The proposed project would include a Vesting Large Lot Tentative Map to subdivide the 186-acre project site into 10 villages to allow for phased development. A Vesting Phased Tentative Subdivision Map would also be included as part of the proposed project to subdivide the project site into 597 single-family residential lots. The single-family residential lots would be located within four neighborhoods that would consist of the 10 villages comprised of different lot sizes (see Figure 3-5 through Figure 3-7). A summary of each village's lot size, acreage, and units, as well as the project site's overall density in dwelling units per acre (DU/AC), is included in Table 3-2 below.

Table 3-2
Creekview Ranch Residential Summary Table

Village	Typical Lot Size	Acres	Units
East Village 1A	(45' x 85') 3,825 sf	12.2	90
East Village 1B	(50' x 105') 5,250 sf	9.9	56
East Village 1C	(55' x 105') 5,775 sf	11.5	58
	East Village Subtotal	*33.6*	*204*
West Village 2A	(60' x 105') 6,300 sf	10.2	45
West Village 2B	(55' x 105') 5,775 sf	9.8	46
West Village 2C	(50' x 105') 5,250 sf	9.5	51
	West Village Subtotal	*29.5*	*142*
Central Village 3A	(40' x 75') 3,000 sf	4.2	26
Central Village 3B	(40' x 75') 3,000 sf	6.4	52
	Central Village Subtotal	*10.6*	*78*
South Village 4A	(45' x 85') 3,825 sf	13.9	92
South Village 4B	(40' x 100') 4,000 sf	11.9	81
	South Village Subtotal	*25.8*	*173*
	Total Residential	**99.5**	**597**
	Overall Project	**186.0**	**3.3 DU/AC**

The proposed zoning of RS-B-3, would allow lot sizes to range from typical minimums of 3,000 sf to 7,000 sf.

Figure 3-5
Village Location Map



Figure 3-6
Conceptual Site Plan

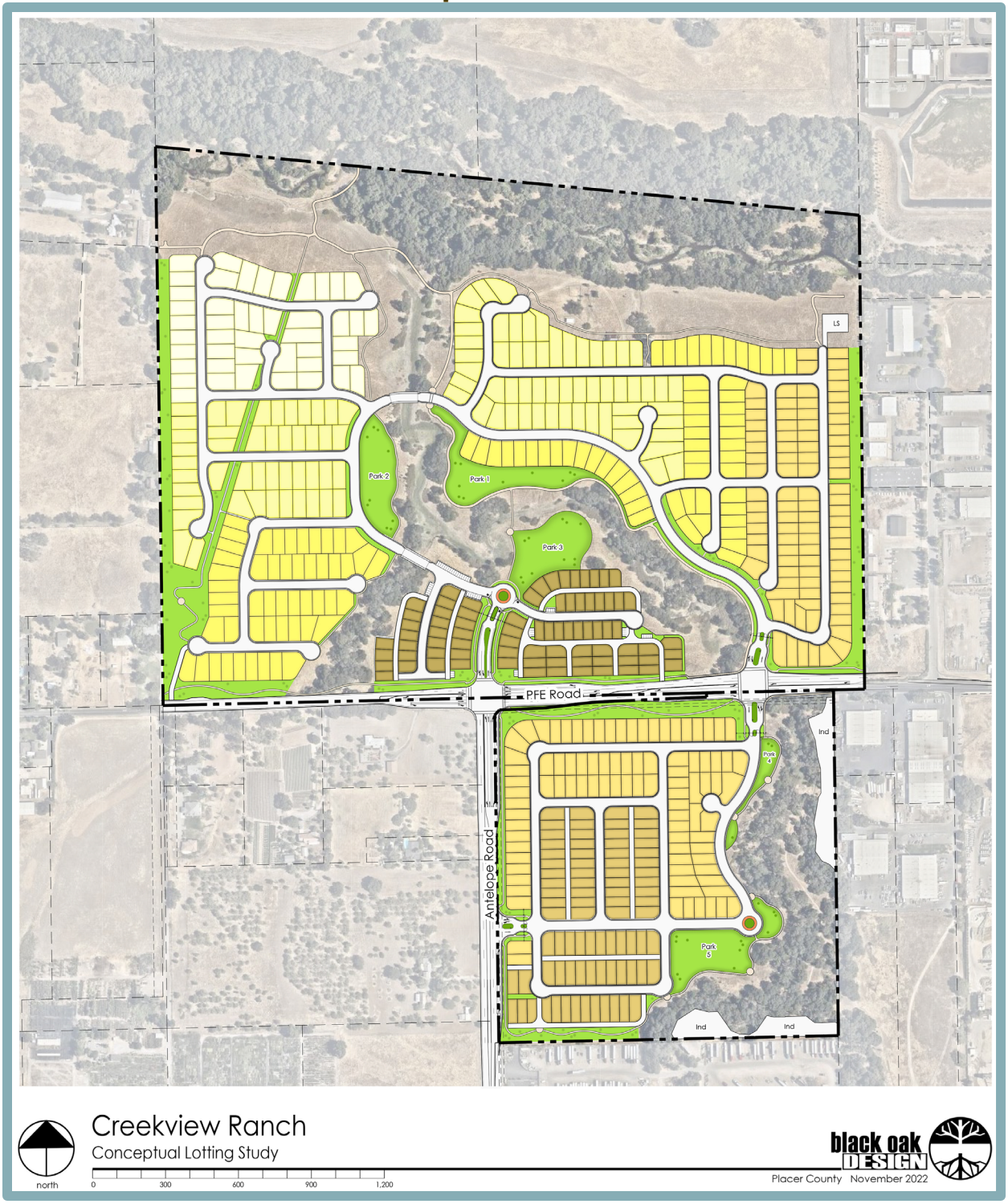


Figure 3-7
Vesting Tentative Map

KING ENGINEERING
200 Auburn Folsom Road, Ste. 201, Auburn, California 95603 T: (530) 272-8328 E: Info@King-Engineering-Inc.com

VESTING PHASED SMALL LOT TENTATIVE MAP - OVERVIEW

CREEKVIEW RANCH

PLACER COUNTY STATE OF CALIFORNIA

OWNER
LIFETIME COMMUNITIES
1500 WOODGROVE WAY
ROSEVILLE, CA 95661

ENGINEER
KING ENGINEERING, INC.
200 AUBURN FOLSOM ROAD, STE. 201
AUBURN, CA 95603

SCALE: 1" = 100'

SHEET INDEX:

SHEET #	DESCRIPTION
1	VESTING PHASED SMALL LOT TENTATIVE MAP - OVERVIEW
2	VESTING PHASED SMALL LOT TENTATIVE MAP 1
3	VESTING PHASED SMALL LOT TENTATIVE MAP 2
4	VESTING PHASED SMALL LOT TENTATIVE MAP 3
5	VESTING PHASED SMALL LOT TENTATIVE MAP 4
6	TYPICAL SECTIONS AND DETAILS
7	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN 1
8	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN 2
9	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN 3
10	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN 4
11	PHOTO EXHIBIT
12	SIGNAGE AND STRIPING

LAND USE SUMMARY

LOT #	VILLAGE #	LAND USE DESIGNATIONS	ZONING DESIGNATION	LAND USE	ACRES GROSS	ACRES NET
1-90	1-A	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	12.2	8.8
1-56	1-B	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	9.9	7.4
1-58	1-C	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	11.5	8.9
1-45	2-A	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	10.2	7.7
1-46	2-B	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	9.8	7.1
1-51	2-C	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	9.5	7.1
1-26	3-A	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	4.2	2.4
1-52	3-B	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	6.4	4.9
1-92	4-A	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	13.9	9.8
1-81	4-B	MDR	RS-B-X-3,000	SINGLE FAMILY RESIDENTIAL	11.9	9.1
LS-1	2-A	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-2	2-A	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-3	2-A	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-4	2-B	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.2	-
LS-5	2-B	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.3	-
LS-6	2-C	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.3	-
LS-7	OS-1	LS	O	LANDSCAPE CORRIDOR	0.2	-
LS-8	2-B	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-9	2-B	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-10	2-C	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-

LAND USE SUMMARY CONT.

LOT #	VILLAGE #	LAND USE DESIGNATIONS	ZONING DESIGNATION	LAND USE	ACRES GROSS	ACRES NET
LS-11	3-A	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.4	-
LS-12	3-B	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.3	-
LS-13	3-B	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-14	3-B	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-15	3-B	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.2	-
LS-16	1-B	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.3	-
LS-17	1-A	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.2	-
LS-18	1-A	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-19	4-A	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-20	4-A	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LS-21	4-A	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.1	-
LC-1	-	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	1.6	-
LC-2	-	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.8	-
LC-3	-	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.3	-
LC-4	-	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.5	-
LC-5	-	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.2	-
LC-6	-	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	2.1	-
LC-7	-	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.2	-
LC-8	-	LS	RS-B-X-3,000	LANDSCAPE CORRIDOR	0.3	-
OS-1	-	OS	O	OPEN SPACE	37.2	37.1

LAND USE SUMMARY CONT.

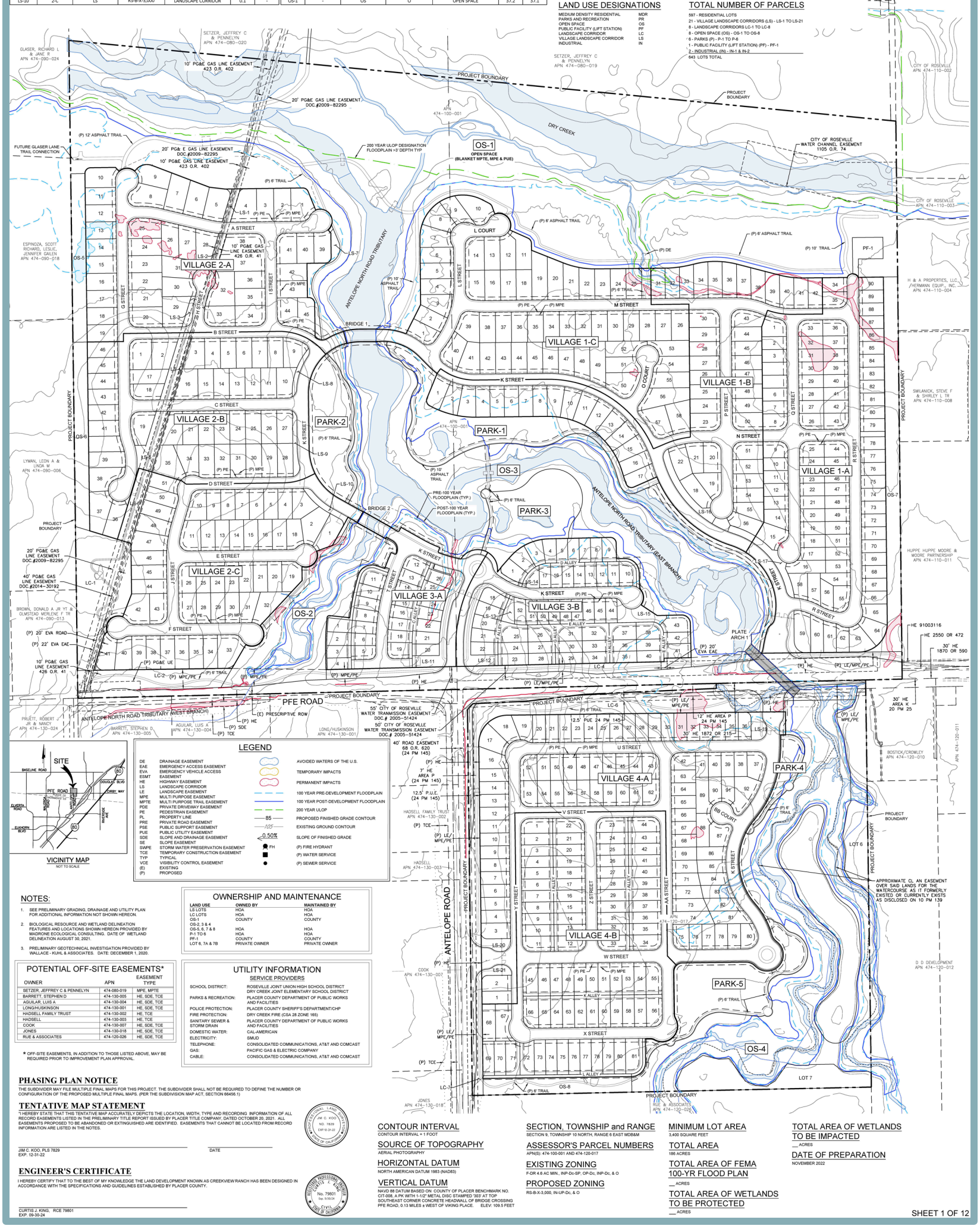
LOT #	VILLAGE #	LAND USE DESIGNATIONS	ZONING DESIGNATION	LAND USE	ACRES GROSS	ACRES NET
OS-2	-	OS	O	OPEN SPACE	3.1	-
OS-3	-	OS	O	OPEN SPACE	11.7	-
OS-4	-	OS	O	OPEN SPACE	10.2	-
OS-5	-	OS	O	OPEN SPACE	0.7	-
OS-6	-	OS	O	OPEN SPACE	0.7	-
OS-7	-	OS	O	OPEN SPACE	1.6	-
OS-8	-	OS	O	OPEN SPACE	0.8	-
P-1	-	PR	P	PARK	2.1	-
P-2	-	PR	P	PARK	1.5	-
P-3	-	PR	P	PARK	1.7	-
P-4	-	PR	P	PARK	0.5	-
P-5	-	PR	P	PARK	1.9	-
PF-1	-	PF	-	PUBLIC FACILITIES	0.2	-
LOT 6	-	IN	IN-UP-Dc	INDUSTRIAL	1.1	-
LOT 7	-	IN	IN-UP-Dc	INDUSTRIAL	1.1	-
HE-1	-	HE	-	-	3.5	-
HE-2	-	HE	-	-	0.5	-
HE-3	-	HE	-	-	0.2	-
HE-4	-	HE	-	-	0.2	-

LAND USE DESIGNATIONS

MEDIUM DENSITY RESIDENTIAL	MDR
PARKS AND RECREATION	PR
OPEN SPACE	OS
PUBLIC FACILITY (LIFT STATION)	PF
LANDSCAPE CORRIDOR	LC
VILLAGE LANDSCAPE CORRIDOR	LS
INDUSTRIAL	IN

TOTAL NUMBER OF PARCELS

597 - RESIDENTIAL LOTS
21 - VILLAGE LANDSCAPE CORRIDORS (LS) - LS-1 TO LS-21
8 - LANDSCAPE CORRIDORS LC-1 TO LC-8
8 - OPEN SPACE (OS) - OS-1 TO OS-8
6 - PARKS (P) - P-1 TO P-6
1 - PUBLIC FACILITY (LIFT STATION) (PF) - PF-1
2 - INDUSTRIAL (IN) - IN-1 & IN-2
643 LOTS TOTAL



VICINITY MAP
NOT TO SCALE

LEGEND

DE	DRAINAGE EASEMENT		AVOIDED WATERS OF THE U.S.
EAE	EMERGENCY ACCESS EASEMENT		TEMPORARY IMPACTS
EVA	EMERGENCY VEHICLE ACCESS EASEMENT		PERMANENT IMPACTS
ESMT	EASEMENT		100 YEAR PRE-DEVELOPMENT FLOODPLAIN
HE	HIGHWAY EASEMENT		100 YEAR POST-DEVELOPMENT FLOODPLAIN
LS	LANDSCAPE CORRIDOR		200 YEAR ULOP
LE	LANDSCAPE EASEMENT	85	PROPOSED FINISHED GRADE CONTOUR
MPE	MULTI PURPOSE EASEMENT	725	EXISTING GROUND CONTOUR
MPTE	MULTI PURPOSE TRAIL EASEMENT	<0.50%	SLOPE OF FINISHED GRADE
PDE	PRIVATE DRIVEWAY EASEMENT	FH	(P) FIRE HYDRANT
PE	PEDESTRIAN EASEMENT	■	(P) WATER SERVICE
PL	PROPERTY LINE	●	(P) SEWER SERVICE
PRE	PRIVATE ROAD EASEMENT		
PSE	PUBLIC SUPPORT EASEMENT		
PUE	PUBLIC UTILITY EASEMENT		
SDE	SLOPE AND DRAINAGE EASEMENT		
SE	SLOPE EASEMENT		
SWPE	STORM WATER PRESERVATION EASEMENT		
TCE	TEMPORARY CONSTRUCTION EASEMENT		
TYP	TYPICAL		
VCE	VISIBILITY CONTROL EASEMENT		
(E)	EXISTING		
(P)	PROPOSED		

NOTES:

1. SEE PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
2. BIOLOGICAL RESOURCE AND WETLAND DELINEATION FEATURES AND LOCATIONS SHOWN HEREON PROVIDED BY MADRONE ECOLOGICAL CONSULTING. DATE OF WETLAND DELINEATION AUGUST 30, 2021.
3. PRELIMINARY GEOTECHNICAL INVESTIGATION PROVIDED BY WALLACE - KUHL & ASSOCIATES. DATE: DECEMBER 1, 2020.

OWNERSHIP AND MAINTENANCE

LAND USE	OWNED BY	MAINTAINED BY
LS LOTS	HOA	HOA
LC LOTS	HOA	HOA
OS-1	COUNTY	COUNTY
OS-2, 3 & 4		
OS-5, 6, 7 & 8	HOA	HOA
P-1 TO 6	HOA	HOA
PF-1	COUNTY	COUNTY
LOT 6, 7A & 7B	PRIVATE OWNER	PRIVATE OWNER

POTENTIAL OFF-SITE EASEMENTS*

OWNER	APN	EASEMENT TYPE
SETZER, JEFFREY C & PENNELYN	474-080-019	MPE, MPTE
BARRETT, STEPHEN D	474-130-005	HE, SDE, TCE
AGUILAR, LUIS A	474-130-004	HE, SDE, TCE
LONG/HUSKINSON	474-130-001	HE, SDE,TCE
HADSELL FAMILY TRUST	474-130-002	HE, TCE
HADSELL	474-130-003	HE, TCE
COOK	474-130-007	HE, SDE, TCE
JONES	474-130-018	HE, SDE, TCE
RUE & ASSOCIATES	474-120-026	HE, SDE, TCE

* OFF-SITE EASEMENTS, IN ADDITION TO THOSE LISTED ABOVE, MAY BE REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL.

UTILITY INFORMATION
SERVICE PROVIDERS

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT
PARKS & RECREATION:	PLACER COUNTY DEPARTMENT OF PUBLIC WORKS AND FACILITIES
POLICE PROTECTION:	PLACER COUNTY SHERIFF'S DEPARTMENT/CHP
FIRE PROTECTION:	DRY CREEK FIRE (CSA 28 ZONE 165)
SANITARY SEWER & STORM DRAIN	PLACER COUNTY DEPARTMENT OF PUBLIC WORKS AND FACILITIES
DOMESTIC WATER:	CAL-AMERICAN
ELECTRICITY:	SMUD
TELEPHONE:	CONSOLIDATED COMMUNICATIONS, AT&T AND COMCAST
GAS:	PACIFIC GAS & ELECTRIC COMPANY
CABLE:	CONSOLIDATED COMMUNICATIONS, AT&T AND COMCAST

PHASING PLAN NOTICE
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

TENTATIVE MAP STATEMENT
"I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, DATED OCTOBER 29, 2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

JIM C. KOO, PLS 7829 EXP. 12-31-22 — DATE

JIM C. KOO NO. 7829 EXP 12-31-22 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CREEKVIEW RANCH HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY PLACER COUNTY.

CURTIS J. KING, RCE 79801 EXP. 09-30-24

REGISTERED PROFESSIONAL ENGINEER CURTIS J. KING No. 79801 Exp. 9/30/24 CIVIL STATE OF CALIFORNIA

CONTOUR INTERVAL
CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

HORIZONTAL DATUM
NORTH AMERICAN DATUM 1983 (NAD83)

VERTICAL DATUM
NAVD 88 DATUM BASED ON COUNTY OF PLACER BENCHMARK NO. CIT-008, A PK WITH 1-1/2" METAL DISC STAMPED '303' AT TOP SOUTHEAST CORNER CONCRETE HEADWALL OF BRIDGE CROSSING PFE ROAD, 0.13 MILES ± WEST OF VIKING PLACE. ELEV: 109.5 FEET

SECTION, TOWNSHIP and RANGE
SECTION 9, TOWNSHIP 10 NORTH, RANGE 6 EAST MDB&M

ASSESSOR'S PARCEL NUMBERS
APN(S): 474-100-001 AND 474-120-017

EXISTING ZONING
F-DR 4.6 AC MIN., INP-Dc-SP, OP-Dc, INP-Dc, & O

PROPOSED ZONING
RS-B-X-3,000, IN-UP-Dc, & O

MINIMUM LOT AREA
3,400 SQUARE FEET

TOTAL AREA
186 ACRES

TOTAL AREA OF FEMA 100-YR FLOOD PLAN
__ ACRES

TOTAL AREA OF WETLANDS TO BE PROTECTED
__ ACRES

TOTAL AREA OF WETLANDS TO BE IMPACTED
__ ACRES

DATE OF PREPARATION
NOVEMBER 2022

SHEET 1 OF 12

The variation in lot sizes would allow the villages to include more conventional lots from 45-by-85-foot (minimum 3,800 sf) to 60-by-105-foot (minimum 6,300 sf), and alley-loaded residences on lots from 40-by-75-foot (minimum 3,000 sf) to 40-by-100-foot (minimum 4,000 sf). Alley-loaded residences are residences with the garage entrance located at the rear of the residence, off an alley that runs behind the residence. The design of the alley-loaded residence would allow for the development of Accessory Dwelling Units (ADUs) over the garage of the residences.

Maximum building height for all residences within the project is proposed to be 30 feet, and lot coverage is currently proposed to be 50 percent for single-story homes, and 40 percent for two story homes, not including ADUs. Maximum coverage for alley-loaded product is proposed to be expressed as a function of lot size, required setbacks, and useable open space, rather than as a percentage.

Access and Circulation

Access to the proposed project would be provided by three gated entries from PFE Road and one from Antelope Road, as shown in Figure 3-7. The PFE Road entries to the East and South Villages are proposed at a new four-way signal east of Antelope Road. The PFE Road entry to the Central and West Villages is proposed at a signal to be installed at the northern extension of Antelope Road, with the northern leg being a private road into the subdivision where a gated entry would lead to a roundabout, which would provide access to the two Central Villages, and west to a bridge that would provide access to the West Villages. The project phasing will provide that the signalized intersections will be constructed when the final/forth leg of the intersection is constructed. A primary loop road system would connect the West and East Villages using another bridge to the north, across the same western tributary. A gated entry from Antelope Road would provide secondary access to the South Villages.

The entry roads and the interior loop road on the north side and south side of the project site are proposed to have a 50-foot right-of-way, and the remaining streets would be contained within a 44-foot right-of-way. The internal loop roads are proposed to contain two 21-foot lanes allowing street parking on both sides, as well as six-foot-wide sidewalks along each side of the roads. The remaining internal roadways are proposed to contain two 18-foot lanes allowing street parking on both sides, and four-foot monolithic sidewalks with one-foot passing areas to meet the Americans with Disabilities Act (ADA) requirements behind rolled curb and gutter. Alley loaded residences are proposed to have 22-foot-wide internal roads measured from back of curb to back of curb, and would have a minimum five-foot access apron in front of each garage.

Antelope Road, which is proposed to be renamed north of the Sacramento County line, through the County's road naming and addressing process, is planned to be a signalized intersection with PFE Road and a private road extension as the northern leg. In addition to the installation of the two signalized intersections along PFE Road, a number of other off-site and frontage roadway improvements are proposed as part of the project such as the widening of PFE Road and Antelope Road. The proposed project would complete several roadway improvements, that upon completion, would result in the following configurations:

- The westerly segment of PFE Road would include single through lanes in each eastbound and westbound direction with a center two-way left turn lane for neighboring property driveway access and acceleration lane egress. The improvements will include bike lanes and Class 1 trail facilities along the project frontage.

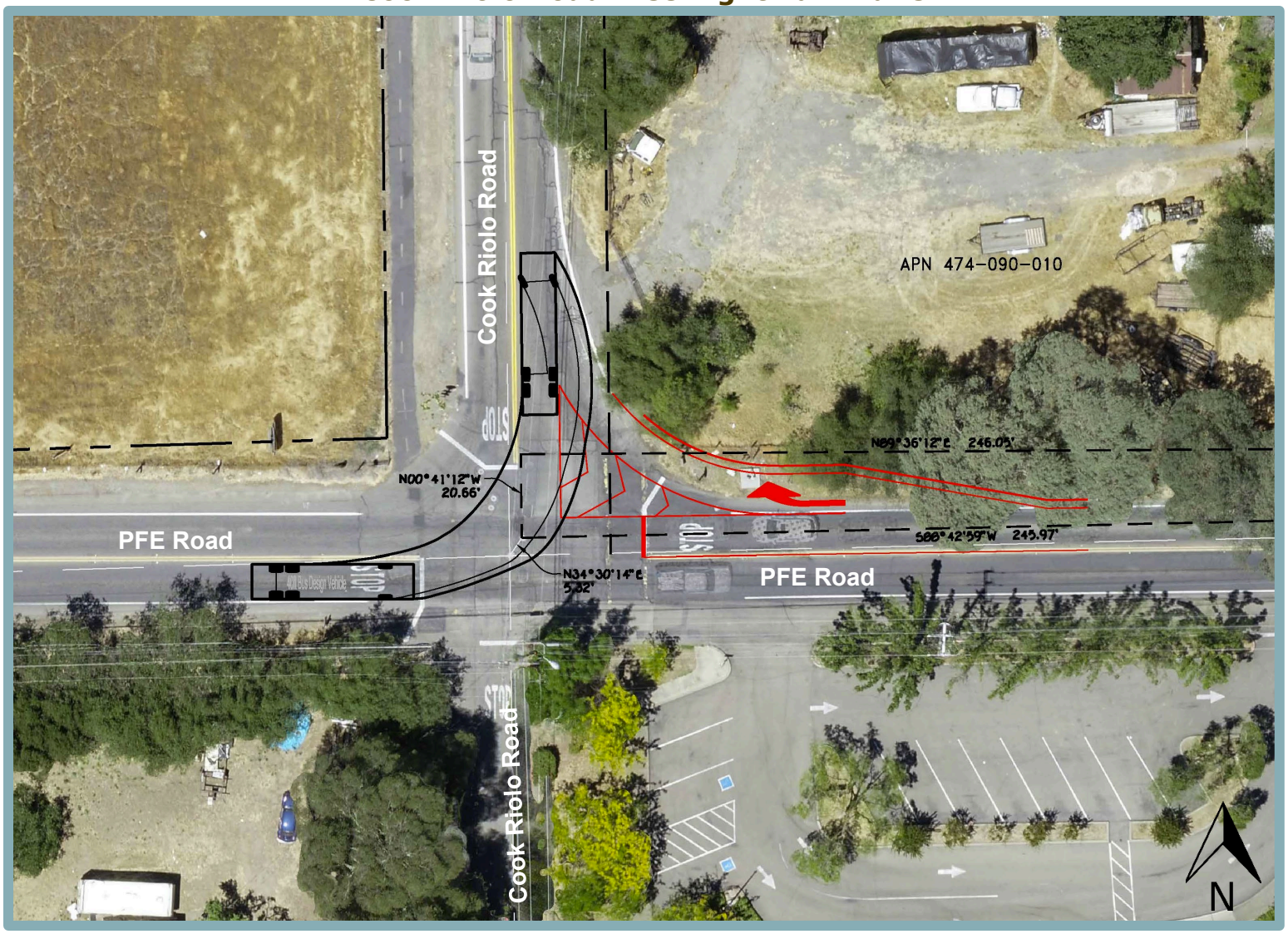
- The easterly segment of PFE Road would include two through lanes in each eastbound and westbound direction with dedicated left and right turn lanes into the Village 1 and 4 entrances. The improvements will include bike lanes and Class 1 trail facilities along the project frontage.
- North Antelope Road would include two through lanes in each northbound and southbound direction with dedicated left and right turn lanes into Village 4. The improvements will include bike lanes and Class 1 trail facilities along the project frontage.
- North Antelope Road/PFE Road Intersection: The eastbound PFE Road approach would include a dedicated left turn into Village 3,a dedicated right turn onto southbound North Antelope Road, and a single through lane to PFE Road. The westbound approach would include dual left turn lanes onto North Antelope Road, a single through lane to PFE Road and dedicated right turn into Village 3. The northbound approach would include a single dedicated left, single shared left/through lane into Village 3, and dual right turn lanes onto PFE Road. The initial width of the west leg of PFE Road would include two receiving lanes for the northbound left and shared left-thru from North Antelope Road.
- From the East and South Village intersection, PFE Road would transition beyond Viking Place to the existing roadway configuration near the Roseville city limits.
- The proposed project would include improvements to the PFE Road/Cook Riolo Road intersection to install a 65-foot, free right-turn lane onto Cook Riolo Road from westbound PFE Road (see Figure 3-8). The intersection improvements would include a separate free right-turn lane from the westbound through lane along PFE Road. The final design of all improvements would be subject to approval by the County.

Parks, Open Space, Trails, and Landscaping

As part of the proposed project, a total of five private parks, ranging in size from 0.5-acre to 2.1 acres, and comprising a total of 7.67 acres, are proposed within the project site (see Figure 3-7). All of the proposed project's parks would be located along the Dry Creek tributaries and open space corridor and would include open grassy areas, tot lots, and picnic/barbeque areas, among other recreational amenities, minimizing the placement of any structures within the 100-year floodplain. The parks would be connected by a proposed system of trails and/or sidewalks within each of the villages. Additionally, approximately 33 acres of the Schellhous parcel, along Dry Creek, is anticipated to be accepted by the Placer County Conservation Program (PCCP) Reserve System. The remaining open space on the Schellhous parcel, and 14 acres on the Placer Greens parcel, would be preserved as open space within the project site and maintained by the homeowner's association (HOA). Overall, a total of 79.7 acres of green space, including the proposed parks, landscape corridors, and open space areas would exist on-site following development of the proposed project.

The proposed trail system would connect the tributaries and Dry Creek with the PFE frontage trail, and would become part of a Class I public trail system that could eventually connect to the Regional Dry Creek Greenway Trail. While not included as part of the project improvements, this EIR includes evaluation of the environmental impacts associated with the development of up to two potential future pedestrian bridges (the East Trail and the West Trail) over Dry Creek to connect to the future Dry Creek Greenway West Multi-Use Trail. The West Trail would facilitate access to Creekview Ranch Middle School, located northwest of the project site. In addition, the West Trail alignment would also include the construction of two potential future pedestrian bridges across intermittent tributaries to the creek. The 12-foot-wide Class I Dry Creek trail along the northern project boundary would be approximately 0.6-mile long and maintained by the County.

Figure 3-8
Cook Riolo Road Free Right Turn Lane



The proposed project would provide a total of 1.71 miles of trails within the project site, not including the trail along the PFE Road frontage. The trails would vary in width from six feet to 12 feet and would provide access to the various on-site park and open space amenities. The combined acreage of the parks and the trail system within the project site would comprise a total of approximately 9.41 acres.

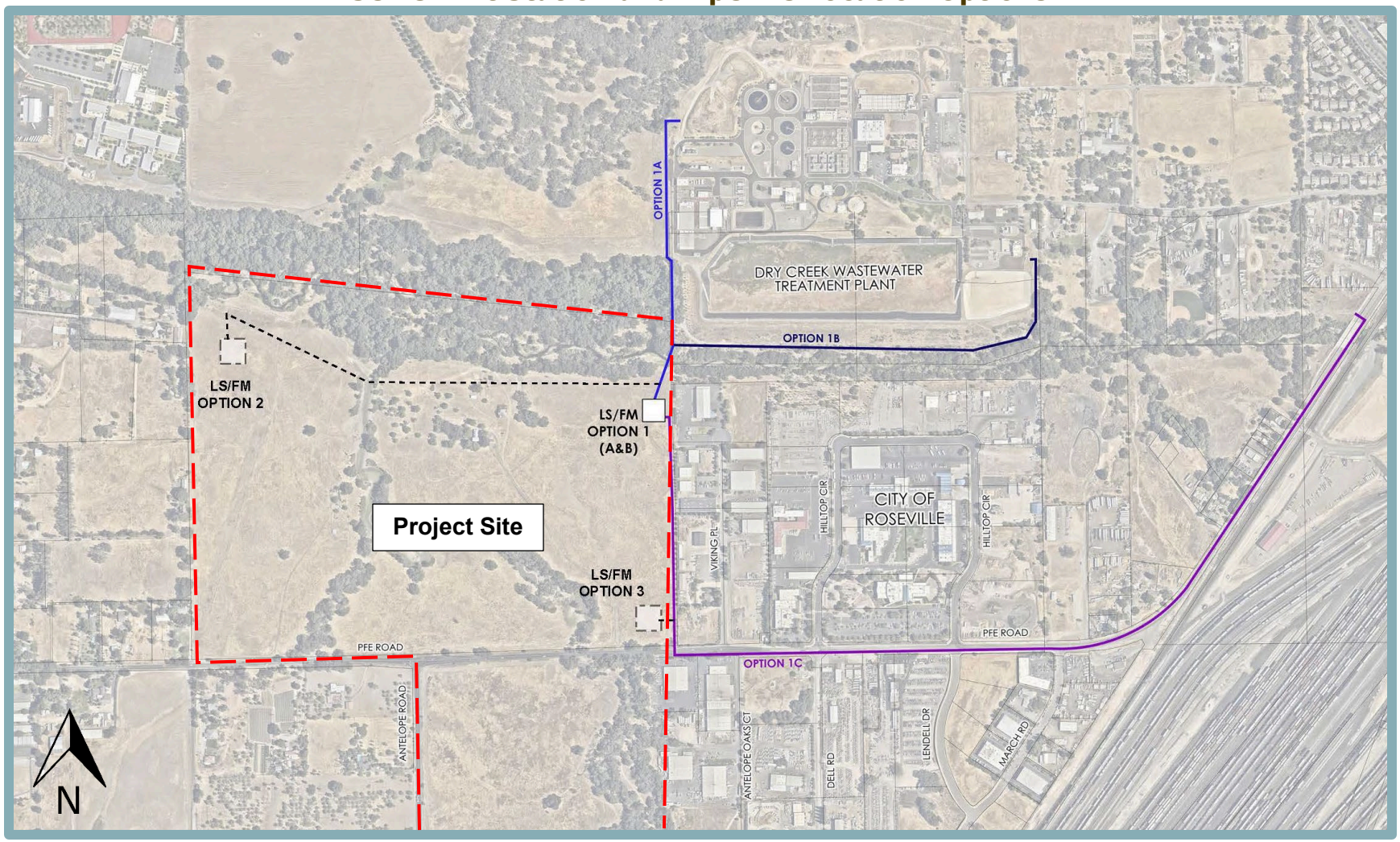
The proposed project would include landscape buffers along the PFE Road and Antelope Road frontages. The buffers along the PFE Road frontages would vary in width and include meandering six-foot-wide sidewalks along the northerly and southerly frontages. The buffers would consist of large, medium, and small canopy street trees; native screening shrubs; decorative split rail fencing along riparian areas; and six-foot-tall concrete masonry sound walls. At the proposed private road extension into the Schellhous parcel at the northern terminus of Antelope Road, the new access point would consist of large, medium, and small canopy street trees; corner monuments on each side of the ingress/egress; and masonry walls. Finally, the proposed buffer along the existing Antelope Road frontage would feature a landscape strip that would vary in width, a new six-foot-wide sidewalk; medium canopy street trees; and a six-foot-tall masonry wall.

Utilities and Public Services

Treated water service for the project would be provided by California American Water (Cal-Am) through an agreement with Placer County Water Agency (PCWA). The proposed project would connect to existing 36-inch and 24-inch water lines that run along Antelope Road and PFE Road, respectively. Underground infrastructure improvements for the proposed project would include new public water mains on-site, as well as on-site gravity and force main sanitary sewer and storm drain collection systems. Development of the project site would require installation of on-site drainage facilities and alteration of site topography to accommodate the proposed land uses. The proposed project would include on-site construction of stormwater quality treatment facilities, including low impact development (LID) features such as stormwater basins. The project site would be divided into 14 drainage management areas (DMAs), and stormwater runoff would be conveyed into an associated stormwater basin for each DMA.

A new sewer lift station serving the local DCWPCP shed area has been evaluated and would be constructed within the Schellhous parcel, with gravity lines from adjacent parcels connecting through the proposed project to the lift station. For the purposes of the analysis included in this EIR, three different locations for the sewer lift station are considered and evaluated (see Figure 3-9). As shown in Figure 3-9, the three alternatives for the sewer lift station are located at the northeast, northwest, and southeast corners of the Schellhous parcel, respectively. During the preparation of this environmental document an application was filed for the approval of a residential development on the adjacent Setzer Parcel which proposes to utilize an existing lift station at the Creekview Ranch Middle School, rather than the lift station to be located on the Schellhous parcel. Consequently, this EIR evaluates a creek crossing that will not be required, and deeper gravity lines and lift station wet well than will actually be constructed as part of the project. The potential impacts of this modified approach will be evaluated in the EIR for the Setzer project, and a revised sewer master plan will be prepared by that project. Any changes to the Creekview Ranch Sewer Master Plan will be done as part of the preparation of improvement plans. In addition, three different pipeline alignment options are considered and evaluated for each of the three lift station alternatives (see Figure 3-9). All sewer improvements would be consistent with the County's General Sewer Master Plan and the South Placer Regional Wastewater and Recycled Water Systems Evaluation.

Figure 3-9
Sewer Lift Station and Pipeline Location Options



The proposed project is within the service area of Sacramento Municipal Utility District (SMUD) for electric service and Pacific Gas & Electric (PG&E) for natural gas service. A 12-inch PG&E gas transmission line currently runs northeast/southwest through the western portion of the Schellhous parcel (see Figure 3-10), which would remain in its current location with implementation of the proposed project. The gas transmission line easement would remain outside of the areas proposed for residential development, and would provide access for PG&E maintenance.

Additionally, PG&E is proposing to update and expand their existing gas regulator station, which is currently located north of PFE Road, near the southwestern corner of the Schellhous parcel. Expansion of the gas regulator system would include a rectangular concrete area to house all the components; a small pedestal; and a 15-foot-tall pole with small solar panel. A pullout area large enough to accommodate two large pick-up trucks would also be developed with the new gas regulator system. The existing facility would remain until the new regulating station is completed and the tie-in can be made.

Solid waste would be collected by Recology Auburn Placer, a private collection firm, and transported to the Western Placer Waste Management Authority's Western Regional Sanitary Landfill, located north of the City of Roseville.

The proposed project would be served by the Placer County Sheriff's Department, California Highway Patrol (CHP), Placer County Fire, Dry Creek Joint Elementary School District (grades K-8), and Roseville Joint Union High School District (grades 9-12). Law enforcement would be provided by the Sheriff's Department, while traffic-related enforcement services would be provided by CHP. The nearest Placer County Fire Station is the Dry Creek Fire Station (Station 100), located at 8350 Cook Riolo Road, approximately two miles north of the proposed eastern site entry points. As discussed above, a General Plan/DCWPCP map amendment would be required for the proposed project to remove the future fire station site identified on the Placer Greens parcel in the DCWPCD.

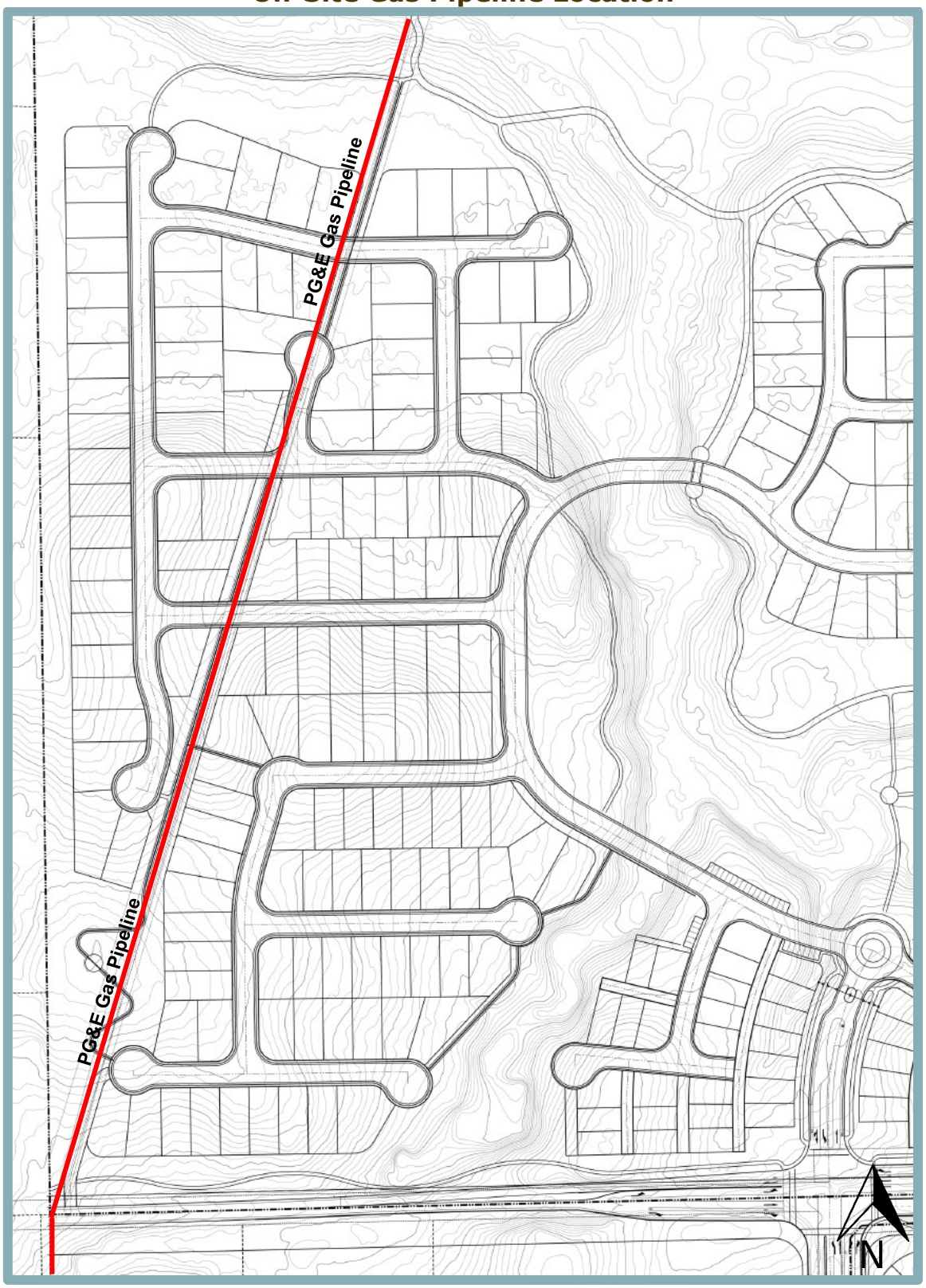
Affordable Housing

Placer County's affordable housing regulations would require a minimum of 10 percent of the units within the proposed project be affordable housing, which the proposed project would meet by providing a minimum of 60 ADUs on-site. It is generally anticipated that the ADUs would be distributed throughout the villages. It should be noted that ADUs are allowed by right, pursuant to State and County regulations, within the project site's proposed land use and zoning designations. The unit count reflected in Table 3-2, above, does not include the minimum 60 ADUs required to fulfill the County's 10 percent affordable housing requirement; however, this EIR will evaluate the potential environmental impacts associated with the total number of anticipated units (i.e., 597 single-family residences and 60 ADUs).

Project Phasing and Construction

The proposed project would be mass graded in two to four phases. Approximately 100,000 cubic yards (CY) of soil are anticipated to be imported to the site during grading. The residences in each of the villages are conservatively anticipated to be built out over a two- to four-year period following completion of site improvements in each of the respective phases.

Figure 3-10
On-Site Gas Pipeline Location



The village area closest to the selected location of the sewer lift station would likely be the first phase constructed, because the sewer lift station would serve the proposed project and multiple other properties within the DCWPCP area to the west, north, east and south.

Conditional Use Permit

Pursuant to Section 17.14.010 of the Placer County Code, parks, playgrounds, and golf courses are considered a conditional use within the O zoning district. Therefore, the proposed project would require a CUP to construct the proposed on-site parks and associated recreational amenities within the O zoning district.

Variance

Section 17.52.040 of the Placer County Code includes development standards for projects with a -B combining district zoning designation. The proposed project is requesting a variance to the setback, lot coverage, lot width, and parking standards for the proposed residences. Table 3-3 presents the requirements of each development standard as defined by Section 17.52.040 of the Placer County Code and includes a description of each requested variance.

Table 3-3
Requested Variance to B-3 Zoning District Development Standards

Standard	Required	Requested
Front Setback	12.5’	12.5’; however, covered, unenclosed projections attached to the primary structure may encroach up to 6’ into any front yard setback. Front setback (and streetside setbacks) measured from back of walk. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
Side Setback	5’ one-story, 7.5’ two-story	5’ for both one and two-story.
Streetside Setback	10’	10’. Side yard fencing within 10’ must be set back at least 5’ from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
Rear Setback	10’	For alley-loaded village, 5’ to garage face from edge of alleyway easement.
Lot Coverage	40 percent maximum	40 percent for two-story homes and 50 percent for one-story homes. Maximum coverage for “alley-loaded” villages is not expressed as a percentage, but is a function of lot size and setbacks.
Lot Width	35’	35’ corner, 30’ interior.
Parking	Four off-street parking spaces on roads < 32’ in width	For alley-loaded villages, two garage parking spaces per unit plus one off-street guest parking space per unit.

Annexations

The proposed project would require annexation into the Placer County Service Area 28, Zone 173, for sanitary sewer service, subject to approval by the County Board of Supervisors. While maintenance and operation of the sewer collection system would be the responsibility of Placer County, the proposed project’s wastewater would be treated at the City of Roseville’s Dry Creek WWTP, consistent with normal County practice.

The proposed project would include annexation into the Dry Creek Zone of Benefit (County Service Area 28, Zone 165) for provision of fire protection services to the project site. Given that fire protection and emergency medical services within Zone 165 are the responsibility of Placer County, the requested annexation would be subject to approval by the County Board of Supervisors.

The proposed project would also require annexation into the Placer County Service Area 28, Zone 169, for ongoing maintenance and the generation of funds for public parks, trails, and open space recreation amenities within the Dry Creek community, subject to Placer County approval.

3.6 PROJECT APPROVALS

The proposed project would require County approval of the following discretionary actions:

- General Plan/DCWPCP Map Amendment from LDR, HDR, OS, IND, and COMM to MDR and OS;
- General Plan/DCWPCP Map Amendment to remove future fire station designation from the Placer Greens parcel in DCWPCP;
- General Plan Text Amendment to reduce residential/industrial buffering standards;
- Rezone from F-DR, O, OP-Dc, and INP-Dc to RS-B-3 and O;
- Vesting Large Lot Tentative Map;
- Vesting Phased Tentative Subdivision Map;
- CUP to allow parks/recreational amenities within the O zoning district;
- Variance to increase the maximum allowable building coverage, minimum lot width, setback requirements, and parking requirements;
- Annexation into Placer County Service Area 28, Zone 173, for sanitary sewer service;
- Annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services; and
- Annexation into Placer County Service Area 28, Zone of Benefit 169, for the purposes of generating funds for the maintenance of public park and open space facilities in the Dry Creek area.

In addition to the above approvals, the proposed project may also request County approval of Minor Boundary Line Adjustments (MBLAs). For example, as shown in Figure 3-3 and Figure 3-4, the project may include MBLAs along the eastern and southern boundary of the Placer Greens parcel to convey to the adjacent landowner additional land located outside the 100-year floodplain; this land is currently zoned open space (O) but would be rezoned to industrial (IN-UP-Dc) to be consistent with the contiguous existing uses.

The proposed project would also require the following approvals/permits from other responsible agencies:

- Certificate of PCCP Authorization for the Schellhous parcel (Placer Conservation Authority);
- Authority to Construct and Permit to Operate (Placer County Air Pollution Control District [PCAPCD]);
- Section 404 Nationwide Permit (or Letter of Permission) (USACE);
- Conditional Letter of Map Revision (CLOMR) or a CLOMR based on Fill (CLOMR-F) (Federal Emergency Management Agency);

- Section 401 Water Quality Certification (RWQCB – Central Valley Region);
- Section 1602 Permit (CDFW); and
- NPDES Construction General Permit (RWQCB – Central Valley Region).

4. Aesthetics

4. AESTHETICS

4.1 INTRODUCTION

The Aesthetics chapter of the EIR describes existing aesthetic resources in the area of the proposed project and the broader region, and evaluates the potential aesthetic impacts of the project. CEQA describes the concept of aesthetic resources in terms of scenic vistas, scenic resources (such as trees, rock outcroppings, and historic buildings within a State scenic highway), and the existing visual quality or character of the project area. In addition, pursuant to CEQA Guidelines, this chapter describes potential impacts related to light and glare. The following analysis is based on information drawn from the Placer County General Plan,[1] the Placer County General Plan EIR,[2] the Dry Creek-West Placer Community Plan (DCWPCP),[3] the Placer County Design Guidelines,[4] and the Placer County Landscape Design Guidelines.[5]

Pursuant to the court ruling in *Preserve Poway v. City of Poway* (2016) 245 Cal. App.4th 560 [199 Cal.Rptr. 3d 600], community character is separate and apart from aesthetic impacts and, thus, is not a CEQA issue. Rather, the analysis of aesthetics should be limited to tangible, physical evidence that a project is visually inconsistent with the surrounding community (rather than a psychological "feel"). Therefore, where applicable, the analysis presented within this chapter focuses on potential physical changes to visual composition of the project site and surrounding area, rather than overall community character.

4.2 EXISTING ENVIRONMENTAL SETTING

The following setting information provides an overview of the existing conditions of visual resources in the vicinity of the project site, which is located at the southeastern corner of the DCWPCP, west of the City of Roseville city limits, in unincorporated Placer County.

Visual Character of the Region

The area covered by the DCWPCP encompasses approximately 9,200 acres in the southwest portion of Placer County, California. Currently, the project region is developed with a variety of scattered rural single-family homes, a number of residential subdivisions, and two Specific Plan areas: Riolo Vineyards and Placer Vineyards. The most dominant natural feature in the DCWPCP area is Dry Creek and associated woodlands and riparian habitats. Dry Creek and the associated tributaries generally trend east to west through the central portion of the region, punctuating the open grassland/large lot residential areas present in the eastern portion of the DCWPCP area and the residential subdivisions to the west. The topography is generally flat.

1 Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).
2 Placer County. *Countywide General Plan EIR*. July 1994.
3 Placer County. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.
4 Placer County. *Design Guidelines Manual.* Revised September 24, 2003.
5 Placer County. *Placer County Landscape Design Guidelines.* Adopted May 7, 2013.

State Scenic Highways

According to the California Department of Transportation (Caltrans) map of designated and eligible scenic routes under the California Scenic Highway Program, officially designated State scenic highways do not exist within the vicinity of the project site or in Placer County.[6]

Visual Character of the Project Site and Surrounding Area

The following information provides an overview of the existing conditions of the project site and surrounding area in relation to visual character.

Project Site

The project site consists of two parcels, totaling approximately 186 acres, known as the Schellhous parcel and the Placer Greens parcel. The 141.07-acre Schellhous parcel is located on the north side of PFE Road at the terminus of Antelope Road. The 44.53-acre Placer Greens parcel is located on the south side of PFE Road, east of Antelope Road. The following sections describe the existing conditions of each parcel.

Schellhous Parcel

The Schellhous parcel is bounded to the north by Dry Creek and to the south by PFE Road. Currently, the Schellhous parcel consists primarily of undeveloped annual grassland, with gently rolling topography interspersed with swales and streams, including Dry Creek tributaries (see Figure 4-1). The terrain generally slopes downhill from south to north. Dry Creek, its riparian corridor, tributaries, and the 100-year floodplain comprise approximately 47.5 acres of the Schellhous parcel (see Figure 4-2). Along Dry Creek, which flows from east to west along the northern portion of the Schellhous parcel, is a wide band of mature riparian woodland. In addition, what remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, is located in the northern portion of the project site (see Figure 4-3), with the remnants of an orchard located just west of the homestead. Trees are located along portions of the parcel's PFE Road frontage. Various areas of the Schellhous parcel have been previously disturbed, and evidence indicates that the parcel was historically farmed.

Placer Greens Parcel

The Placer Greens parcel is bounded to the north by PFE Road, to the south by an industrial property used for truck and RV storage, and to the west by Antelope Road. The parcel currently consists of undeveloped annual grassland and oak woodland, and does not contain any existing structures or other notable development (see Figure 4-4). The topography of the Placer Greens parcel is characterized by gently rolling terrain. The Antelope Road Northeast Tributary and an unnamed tributary, which bound the eastern border of the Placer Greens parcel, enter the parcel from the south and merge in the northern third of the parcel. Additionally, a riparian corridor that lies adjacent to the eastern boundary of the Placer Greens parcel parallels the two tributaries, which flow northward through a box culvert under PFE Road and through the Schellhous parcel into Dry Creek. The two tributaries and riparian corridor consist of approximately 14 acres of open space within the Placer Greens parcel. A limited number of trees are located along portions of the parcel's PFE Road and Antelope Road frontages. The Placer Greens parcel is somewhat disturbed, as evidence indicates that the parcel was historically farmed and, most recently, grazed.

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[6] California Department of Transportation. *California State Scenic Highway System Map*. Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed July 2021.

Figure 4-1
Existing View of Schellhous Parcel
From On-Site Residence Looking East

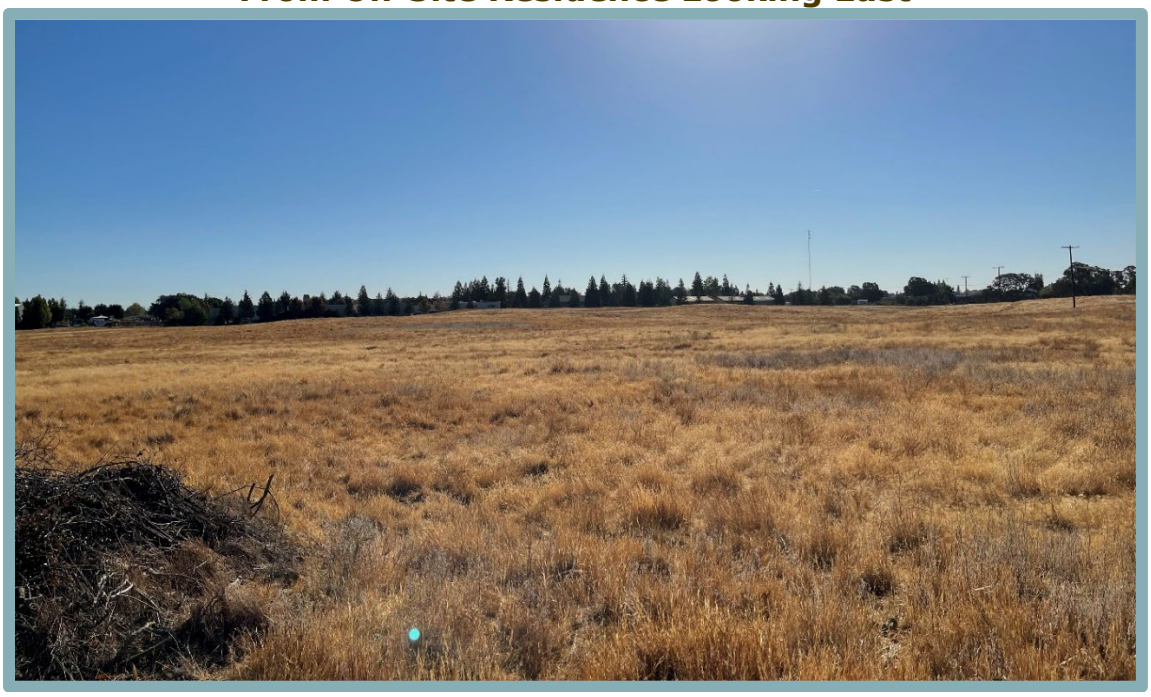


Figure 4-2
Existing On-Site View of Schellhous Parcel
Looking North Towards Dry Creek Riparian Corridor



Figure 4-3
Existing On-Site View of Schellhous Residence



Figure 4-4
Existing View of Placer Greens Parcel
From Southern Property Line Looking North



Surrounding Areas

The following discussions describe the land uses surrounding the Schellhous and Placer Greens parcels, which are also depicted in Figure 3-2 in the Project Description chapter of this EIR.

Schellhous Parcel

The area immediately to the north of the Schellhous parcel consists of a segment of the Dry Creek riparian corridor. To the north of the riparian corridor, the landscape contains undeveloped grassland, oak woodland, and agricultural fields. It should be noted that an application for the Setzer Ranch Residential Project ("The Ranch"), which would develop single-family residences on 212 acres located south of Vineyard Road, east of Cook Riolo Road, and north of Dry Creek, has been submitted. A single-family residential property is located approximately 1,300 feet north of Dry Creek and situated generally to the west of the oak woodland. In addition, a second single-family residential property, Wintun Ranch, is located to the north of the oak woodland. Wintun Ranch is a Hereford cattle ranch and includes a residence and associated barn structures. Pastures for cattle grazing are located to the north, east, and west of the ranch's structures. Vineyard Road is aligned east-to-west and is located to the north of Wintun Ranch. Rural residences are located immediately to the north of Vineyard Road.

The Dry Creek Wastewater Treatment Plant (WWTP) site is located northeast of the Schellhous parcel on the other side of Dry Creek, within the City of Roseville, and abuts the northeast corner of the Schellhous parcel.

The area immediately to the east of the Schellhous parcel is comprised of industrial uses within unincorporated Placer County, which abut the City of Roseville's western boundary. Further east, immediately within the City of Roseville, are existing public and quasi-public uses, including the Roseville City Environmental Utilities Division, Fire Department Training Division, Refuse Collection offices, and the Park Maintenance Division.

The area to the south of the Schellhous parcel includes the Placer Greens parcel, located to the south of PFE Road and east of Antelope Road. In addition, several single-family residences with various outbuildings are located to the west and south of the Schellhous parcel and to the west of Antelope Road. The nearest residences to the Schellhous parcel are approximately 30 feet to the west and 130 feet to the south of PFE Road.

The area immediately to the west of the Schellhous parcel features single-family residences, barns, and other associated outbuildings, the closest of which is approximately 15 feet from the parcel's western boundary. The landscape is dominated by grassland and also contains trees within the vicinity of the westerly structures. Further to the west of the single-family residences is Cook Riolo Road, which features a north-to-south direction. West of Cook Riolo Road, the landscape begins to transition to single-family residential neighborhoods. Finally, Creekview Ranch Middle School is located to the northwest, across Dry Creek and the creek's associated riparian corridor.

Placer Greens Parcel

The Schellhous parcel is located to the north of the Placer Greens parcel, across from PFE Road. The area immediately to the east of the Placer Greens parcel, past the Dry Creek tributaries, consists of industrial structures and associated parking lots. Antelope Oaks Court, which runs north-to-south, is located further to the east, past the existing industrial uses. Further to the east of Antelope Oaks Court are additional industrial uses and associated parking lots. Finally, an

existing Union Pacific Railroad (UPRR) rail yard and railroad tracks are located further to the east, past the industrial uses and parking lots.

The area to the south of the Placer Greens parcel is dominated by industrial uses. Roseville Storage, an industrial truck storage facility, is located immediately south of the Placer Greens parcel and consists primarily of uncovered truck and RV parking spaces. Additionally, a one-story office building is located near the entrance to the facility from Antelope Road. The Sacramento County boundary line is located to the south of Roseville Storage, which is then followed by New America Express Truck & Trailer Repair, a semi-trailer truck service and repair business that primarily features a large, open parking lot to accommodate semi-trailer trucks. Copart, an auto auction company, is located to the south of the semi-trailer truck business and consists primarily of uncovered parking areas for vehicles.

The area to the southwest of the Placer Greens parcel, across from Antelope Road, contains a 6.4-acre parcel comprised of undeveloped grassland. The Placer County/Sacramento County line abuts the southern boundary of the 6.4-acre parcel. Immediately south of the Placer County boundary is the East Antelope Legends single-family residential community, which is followed by the Carriage Oaks subdivision to the south and the Highland Hill subdivision to the west.

The area to the west of the Placer Greens parcel, across from Antelope Road and to the south of the Schellhous parcel, consists of the aforementioned single-family residences and associated outbuildings. The nearest residences to the Placer Greens parcel are at least 120 feet west of Antelope Road. The landscape surrounding the westerly residential structures is comprised of almond orchards and vacant land. Further to the west, the landscape contains open grassland and a wholesale plant nursery, after which is My City Church, located in the old Dry Creek Elementary School campus further to the west and south of PFE Road. Finally, Cook Riolo Road, located along the west boundary of My City Church, also serves as the eastern boundary of a single-family residential neighborhood within Placer County. To the south are single-family residential neighborhoods associated with the community of Antelope, which are located in unincorporated Sacramento County.

Off-Site Improvement Areas

Off-site improvement areas associated with the proposed project include widening of PFE Road and Antelope Road with dedicated left- and right-turn lanes into the project site. From the East and South Village intersection, PFE Road would transition beyond Viking Place to the existing roadway configuration near the Roseville city limits. Bike lanes and any required Class I trail facilities would be incorporated into the Antelope and PFE Road frontage improvements as well. The proposed project would also include improvements to the PFE Road/Cook Riolo Road intersection to install a 65-foot, free right-turn lane onto Cook Riolo Road from westbound PFE Road. The intersection improvements would include a separate free right-turn lane from the westbound through lane along PFE Road.

Additionally, the proposed project would include a new sewer lift station that would serve the DCWPCP shed area. The lift station would be constructed within the Schellhous parcel, with gravity lines from adjacent parcels connecting through the proposed project to the lift station. Three alternative locations have been proposed for the lift station and each alternative location would convey wastewater by way of one of three off-site sewer pipeline alignment options (Options 1A, 1B, or 1C) (see Figure 3-8 of the Project Description chapter of this EIR). All sewer

improvements would be consistent with the County's General Sewer Master Plan and the South Placer Regional Wastewater and Recycled Water Systems Evaluation.

Generally, the off-site roadway improvement areas do not possess unique visual characteristics. A portion of the off-site sewer pipeline alignment alternatives contain natural features, such as Dry Creek and its associated riparian corridor.

Viewer Types

Viewer types in the vicinity that have views of the project site include the following:

- *Motorists* along PFE Road and Antelope Road have existing views of the project site while driving past the site.
- *Pedestrians and bicyclists* in the area include nearby residents and visitors that use the public roadways to walk or bike to their destination. Such pedestrians have views of the project site from PFE Road and Antelope Road. In general, views experienced by pedestrians and bicyclists are similar to views experienced by motorists. However, because sidewalks are currently not provided along either roadway, the amount of pedestrian traffic along the roadways is relatively limited. Similarly, neither roadway includes dedicated bike lanes.
- *Residents* of the existing single-family residences to the west of the Schellhous and Placer Greens parcels have limited views of the parcels. In addition, views are partially blocked by existing vegetation associated with the residences.

Public Versus Private Views

Travelers along nearby roadways, as well as the nearby residences west/southwest of the Schellhous and Placer Greens parcels, would be considered sensitive visual receptors. However, it is important to distinguish between public and private views. Private views are views seen from privately-owned land and are typically viewed by individual viewers, including views from private residences. Public views are views that are experienced by the collective public. In the case of the proposed project, public views would consist primarily of views from PFE Road and Antelope Road in the project vicinity.

CEQA (Public Resources Code Section 21000 et seq.) case law has established that only public views, not private views, are protected under CEQA. For example, in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720 [3 Cal. Rptr.2d 488] the court determined that "we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general. As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188 [129 Cal.Rptr. 739]: '[A]ll government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.'" Such a conclusion is consistent with the thresholds of significance established in Appendix G of the CEQA Guidelines. Therefore, it is appropriate to focus the aesthetic impact analysis on potential impacts to public views, rather than private views.

Existing Conditions of Key Viewpoints

Key public viewpoints that would most clearly display the proposed project's potential visual effects have been selected for in-depth analysis. The segments of PFE Road and Antelope Road within the project vicinity are characterized as key viewpoints (see Figure 4-5).

Figure 4-5
Viewpoint Locations and Orientations



Existing Views from PFE Road of the Schellhous Parcel

Views from PFE Road towards the Schellhous parcel are shown in Figure 4-6 and Figure 4-7. As shown in Views 1 and 2, the foreground is comprised of low-level barbed wire property line fencing and annual grassland. The midground is comprised of clusters of oak woodland, lining on-site tributaries. Background views are comprised of the Dry Creek riparian corridor and open sky beyond. The rural visual character of the viewshed is consistent with the scattered rural residences in the project vicinity.

Existing Views from Antelope Road of the Placer Greens Parcel

Views from Antelope Road towards the Placer Greens parcel currently consist of barbwire property line fencing in the foreground, parallel to Antelope Road (see Figure 4-8) and ruderal grasses present within the Placer Greens parcel. Midground views are comprised of vegetation associated with the Dry Creek tributaries. Views of existing industrial development to the east of the project site are mostly screened by the vegetation. The Sierra Nevada foothills can be seen in the distant background from the elevated portions of Antelope Road.

Existing Views from PFE Road of the Placer Greens Parcel

Views from PFE Road towards the Placer Greens parcel consist of barbwire fencing and overhead utility powerlines in the foreground, adjacent to PFE Road (see Figure 4-9), beyond which is annual grassland. Ruderal grasses present within the Placer Greens parcel dominate the foreground and midground of the viewpoint, while vegetation associated with the Dry Creek tributaries is prominent in the background. It should be noted that the existing rolling topography along the northern project boundary currently screens views of portions of the site.

Light Pollution and Glare

Light pollution refers to all forms of unwanted light in the night sky, including glare, light trespass, sky glow, and over-lighting. Views of the night sky can be an important part of the natural environment, particularly in communities surrounded by extensive open space. Excessive light and glare can also be visually disruptive to humans and nocturnal animal species.

The project site is primarily characterized by an undeveloped, unlit landscape. As such, sources of light and glare do not currently occur on the project site. However, the project site is located within the vicinity of existing industrial development to the northeast, east, and south, and existing single-family residential development to the west and southwest. Lighting associated with such development, as well as street lighting along PFE Road and Antelope Road and headlights from vehicles traveling on the roadways, contributes to the overall nighttime lighting environment of the project area.

4.3 REGULATORY CONTEXT

Applicable federal laws or regulations pertaining to the aesthetic quality of the project area do not exist. Existing State and local laws and regulations applicable to the proposed project are listed below.

State Regulations

The following is an applicable State regulation related to aesthetic resources.

Figure 4-6
View 1: Schellhous Parcel from PFE Road/Antelope Road Intersection Looking North



Figure 4-7
View 2: Schellhous Parcel from PFE Road Looking Northeast



Figure 4-8
View 3: Placer Greens Parcel from Antelope Road Looking Northeast



Figure 4-9
View 4: Placer Greens Parcel from PFE Road Looking Southeast



California Scenic Highway Program

The State Scenic Highway System includes a list of highways that are either eligible for designation as scenic highways or have been so designated. Such highways are identified in Section 263 et seq. of the California Streets and Highways Code.

Local Regulations

The following local regulations are applicable to the proposed project.

Placer County General Plan

The following design goals and policies of the Placer County General Plan are applicable to the proposed project.

Goal 1.K To protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset in the promotion of recreation and tourism.

Policy 1.K.1 The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines, and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:

a. Avoid locating structures along ridgelines and steep slopes;
b. Incorporate design and screening measures to minimize the visibility of structures and graded areas; and
c. Maintain the character and visual quality of the area.

Policy 1.K.2 The County shall require that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.

Policy 1.K.3 The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.

Policy 1.K.4 The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:

a. Limit cuts and fills;
b. Limit grading to the smallest practical area of land;
c. Limit land exposure to the shortest practical amount of time;
d. Replant graded areas to ensure establishment of plant cover before the next rainy season;
e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development; and

f. Provide and maintain site-specific construction Best Management Practices (BMPs).

Policy 1.K.5 The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to conform to the natural terrain.

Goal 1.O To promote and enhance the quality and aesthetics of development in Placer County.

Policy 1.O.1 Except as otherwise provided in the Design Guidelines of an approved Specific Plan, the County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.

Policy 1.O.3 The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:

a. They do not silhouette against the sky above ridgelines or hilltops;
b. Rooflines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
c. They fit the natural terrain; and
d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).

Policy 1.O.5 The County shall require that new development at entrances to rural communities be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish distinct identities for such communities.

Policy 1.O.9 The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.

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.12 The County shall support the retention of heavily vegetated corridors along circulation corridors to preserve their rural character.



Dry Creek-West Placer Community Plan

The relevant goals and policies from the DCWPCP related to aesthetics are presented below.

Land Use Plan

Goal 2 To preserve outstanding visual features, natural resources, and landmarks.

Goal 6 To encourage compatibility between neighboring land uses.

Community Design Element

Goal 1 This plan strives to preserve the natural land forms, natural vegetation, and natural resources of the area as much as possible, while also recognizing the deleterious effects of intense development in the surrounding areas.

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.

Goal 5 It is a goal to maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their value as natural noise buffers.

Goal 6 It is a goal to create residential development which allows the following elements: human interaction, bicycle and pedestrian circulation, an appropriate relationship to existing development in the area, and the creation of a neighborhood identity and/or focus (i.e. parks, schools, natural open space areas, creek site of historical or archaeological significance, etc.).

Goal 8 A major goal of the plan is to utilize and improve the Dry Creek environs as a focal point of existing and new neighborhoods to be created in the area through the placement of park facilities, roadways, trails, interpretive areas, visibility, etc.

Policy 1 Wherever possible, natural features should be retained as buffers between different, potentially incompatible uses. Where natural features are not available, landscaped buffer yards shall be provided to minimize the adverse effects of higher intensity uses upon lower intensity uses.

Policy 3 Preservation of natural features, noise exposure, road access, and relationship to the surrounding properties shall be considered in preparing subdivision designs. Subdivision density, or total number of lots, will ultimately be determined by these factors. The development of the maximum number of lots permitted by the zoning will not be possible in most cases due to these and other design considerations required by this Plan.

Policy 9 Night lighting, visible from the exterior of buildings shall be limited to that necessary for security, safety, and identification.

Policy 10 Projects within the Plan area will comply with the Placer County Landscape Guidelines, the Placer County Design Guidelines, and the specific design guidelines contained in the Plan.

Policy 11 Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate the use of native plant materials is encouraged. Landscaping materials provide an informal character and smooth transition between buildings, parking lots, adjoining roadways and open areas.

Policy 12 Large, bulky and unscreened structures shall be discouraged, particularly if they are visible from the road.

Policy 13 The use of natural materials (i.e., wood siding, brick, block, and field stone) is required. Primary exterior colors shall blend with the surrounding natural landscape. The use of "earthtones" or natural finishes which blend with the natural background is encouraged.

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.

Policy 18 Utility lines shall be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors.

Policy 20 Where residential development is proposed adjacent to Dry Creek, design it in such a way as to place streets and open space, not backyards, next to the riparian areas in order to enhance the creekside and neighborhood environments as well as providing a sense of ownership and to permit public access to this important resource.

Placer County Landscape Design Guidelines

The Placer County Landscape Design Guidelines were adopted by the Placer County Board of Supervisors on May 7, 2013. The overall purpose of the Placer County Landscape Design Guidelines is to provide County staff, prospective developers, and stakeholders with a basic framework for designing landscaped areas within unincorporated Placer County and to ensure continuity, consistency, and quality design. In addition, the Guidelines are used to assist the Planning Services Division with their review of submitted plans for landscape improvements by providing consistent and specific design criteria intended to help determine if a proposal is acceptable. The Guidelines focus on landscaping requirements for streetscape and parking lots.

Placer County Design Guidelines Manual

The Placer County Design Guidelines Manual includes guidelines and standards that aim to remove as much design discretion as possible at the staff level in order for prospective developers to assess their chances of approval based on consistency with the manual. The overall goal of the Placer County Design Guidelines Manual is to promote visual environments in the communities of western Placer County that are of high aesthetic quality, offer variety in developing community design images reflective of community heritage, and, in some cases, maintain an overall rural continuity while, in others, identify an appropriate urban design theme.

While the Placer County Design Guidelines Manual does not include a particular "style" for residential or institutional structures in western Placer County, the focus should be on constructing a high-quality residential environment which is sensitive to the surrounding neighborhood character. The Guidelines strive for "quality" architecture through the descriptions of appropriate and inappropriate materials and architectural expression.

4.4 IMPACTS AND MITIGATION MEASURES

This section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to aesthetics. 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 aesthetic impact is considered significant if the proposed project would:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway (see Chapter 19, Effects Not Found to be Significant);
- In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

As noted above, issues related to whether the proposed project would result in the following impact are discussed in Chapter 19, Effects Not Found To Be Significant, of this EIR:

- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway (see Chapter 19, Effects Not Found to be Significant);

Method of Analysis

The section below gives full consideration to the development of the proposed project and acknowledges physical changes to the existing setting. Impacts to the existing environment of the project area are to be determined by the contrast between the visual setting before and after buildout of the proposed project. The standards of significance listed above are used to delineate the significance of any visual alterations of the site, including alterations that would impact views from public viewsheds in the project area. The standards are not based solely on a change in the

visual character or quality of the site and its surroundings, but whether the changes would substantially degrade said visual character or quality.

It should be noted that in addition to the 597 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for additional on-site residential units (Accessory Dwelling Units [ADUs]) to be included in the project in order to meet the County's minimum 10 percent affordable housing requirements. However, the total number of residential lots would remain unchanged, as would the overall disturbance area associated with the project. Therefore, from an aesthetics perspective, the potential inclusion of an additional 60 units on-site would not result in new aesthetic impacts or substantially more severe impacts beyond the analysis presented herein.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts related to aesthetics is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above.

4-1 Have a substantial adverse effect on a scenic vista. Based on the analysis below, the impact is *less than significant*.

A scenic vista, as defined in this EIR, is an area that is designated, signed, and accessible to the public for the express purposes of viewing and sightseeing. A scenic vista includes any such areas designated by a federal, State, or local agency. Federal and State agencies have not designated any such locations 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.

Based on the above information, because established scenic vistas are not located on or adjacent to the project site, the proposed project would not have a substantial adverse effect on a scenic vista. Therefore, the project would result in a ***less-than-significant*** impact.

Mitigation Measure(s)

None required.

4-2 In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality. Based on the analysis below, the impact is *significant and unavoidable*.

Generally, the project site is located within an urbanizing area. The areas to the east of the Schellhous and Placer Greens parcels beyond the industrial parcels within the unincorporated County are within the City of Roseville and built out with various industrial and public/quasi-public uses. In addition, the surrounding environs include rural

residences to the north of the Schellhous parcel, industrial uses to the south of the Placer Greens parcel, single-family residences to the west of both parcels, and single-family residential communities to the southwest of the Placer Greens parcel, primarily within Sacramento County. Nevertheless, given the existing conditions of the site and in the immediate vicinity to the north and west are primarily rural in nature, the analysis herein considers the project site to be non-urbanized.

The proposed project would subdivide the 186-acre project site to develop a total of 597 single-family lots. The residential lots would be located across four neighborhoods, comprised of 10 villages with different lot sizes that would result in an overall density of 3.3 dwelling units per acre (du/ac). Lot sizes would range from approximately 3,400 square feet (sf) to 9,770 sf. The maximum building height for all residences within the project site is proposed to be 30 feet. Lot coverage is proposed to be 50 percent for single-story homes and 40 percent for two-story homes, not including ADUs. With respect to ADUs, the proposed project would include alley-loaded residences to allow for ADUs over the garage of the residences. Various associated improvements would be included in the development of the proposed project, including, but not limited to, parks, trails, landscaping, and utility installation, as well as construction of a sewer lift station and force main to serve the southeast DCWPCP area, and various on- and off-site roadway improvements. With respect to the proposed parks, open space, and trails components, a total of 79.7 acres of green space would be preserved on-site as part of development of the proposed project, which would ensure that the existing visual character of Dry Creek, its tributaries, and associated riparian vegetation are maintained. A portion of the tributaries and associated vegetation would be visible from public viewpoints.

In addition, the proposed project would include landscape buffers along the PFE Road and Antelope Road frontages. The buffers along the PFE Road frontage would vary in width and include meandering six-foot-wide sidewalks along the northerly and southerly frontages. The buffers would consist of large, medium, and small canopy street trees; native screening shrubs; decorative split rail fencing along riparian areas; and a six-foot-tall concrete masonry sound wall to help screen views of the proposed residences (see Figure 4-10 and Figure 4-11). At the proposed Antelope Road extension into the Schellhous parcel, the new access point would consist of large, medium, and small canopy street trees; corner monuments on each side of the ingress/egress; and masonry walls (see Figure 4-12). Finally, the proposed buffer along the existing Antelope Road frontage would feature a landscape strip that would vary in width; a new six-foot-wide sidewalk; medium canopy street trees; and a six-foot-tall masonry wall (see Figure 4-13).

The proposed utility infrastructure improvements would be located primarily on-site, with the project's new water lines connecting to the existing water lines in Antelope Road and PFE Road and a new on-site sewer lift station sited within the Schellhous parcel. As previously discussed, three alternative locations have been proposed for the lift station within the Schellhous parcel and each alternative location would convey wastewater by way of one of three off-site sewer pipeline alignment options.

Because the project would include landscape buffers along PFE Road, the proposed lift station, regardless of its location within the Schellhous parcel, would be screened from views along the roadway.

Figure 4-10
PFE Road Landscape Buffer, West of Antelope Road Intersection

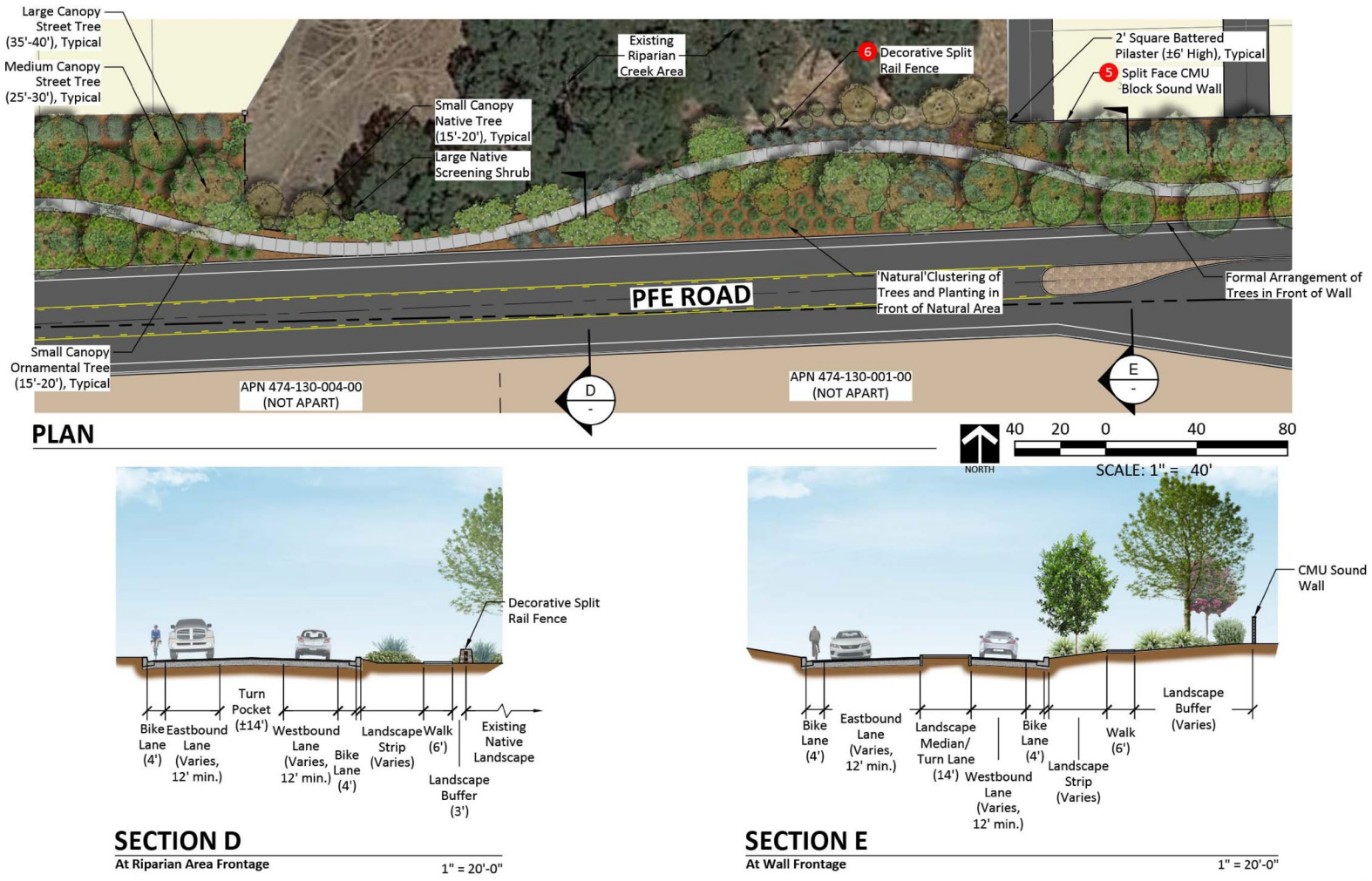
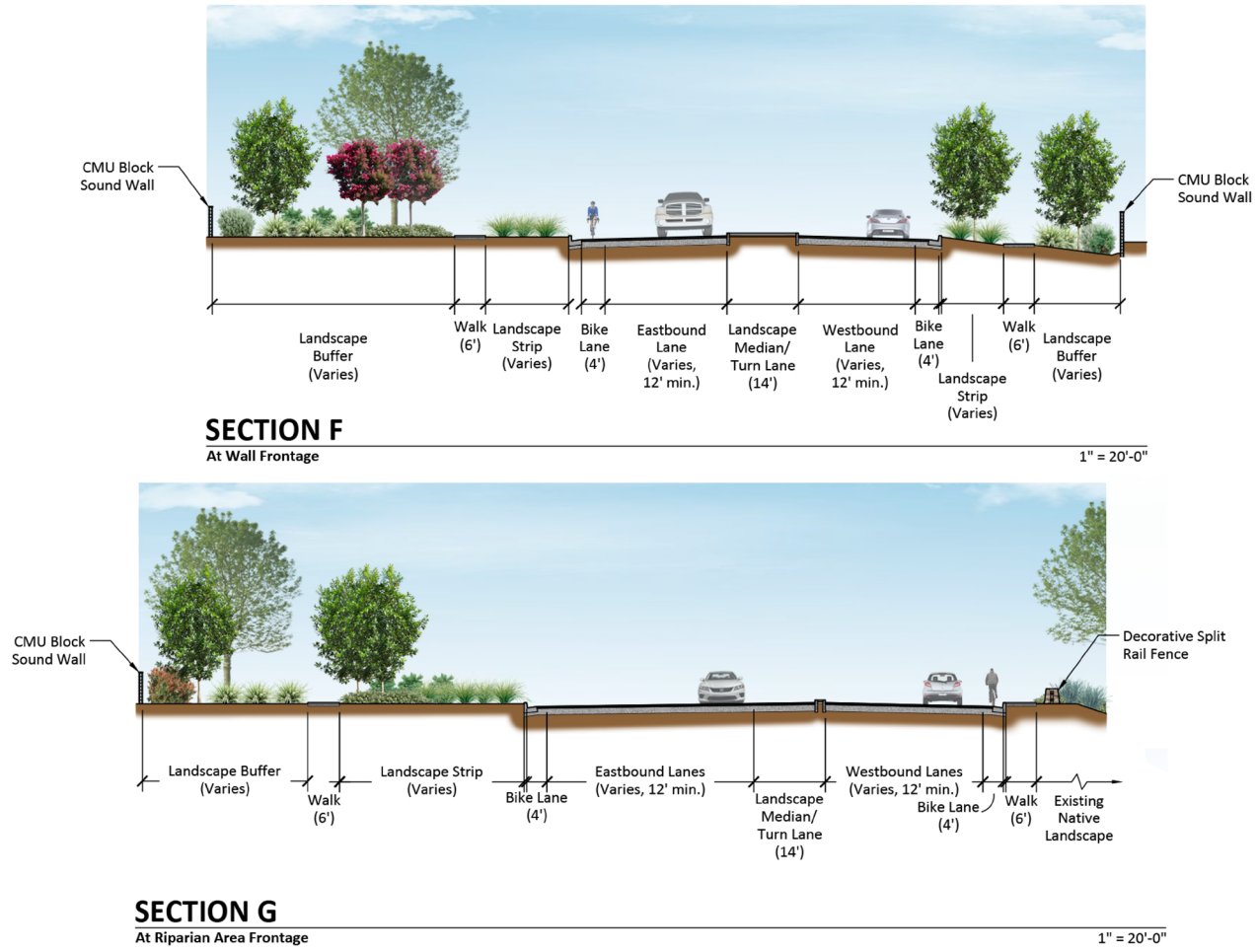


Figure 4-11
PFE Road Landscape Buffer, East of Antelope Road Intersection



CREEKVIEW RANCH | THEMING EXHIBITS | PFE Road Typical Streetscape

L-4

Figure 4-12
Proposed Antelope Extension Landscaping



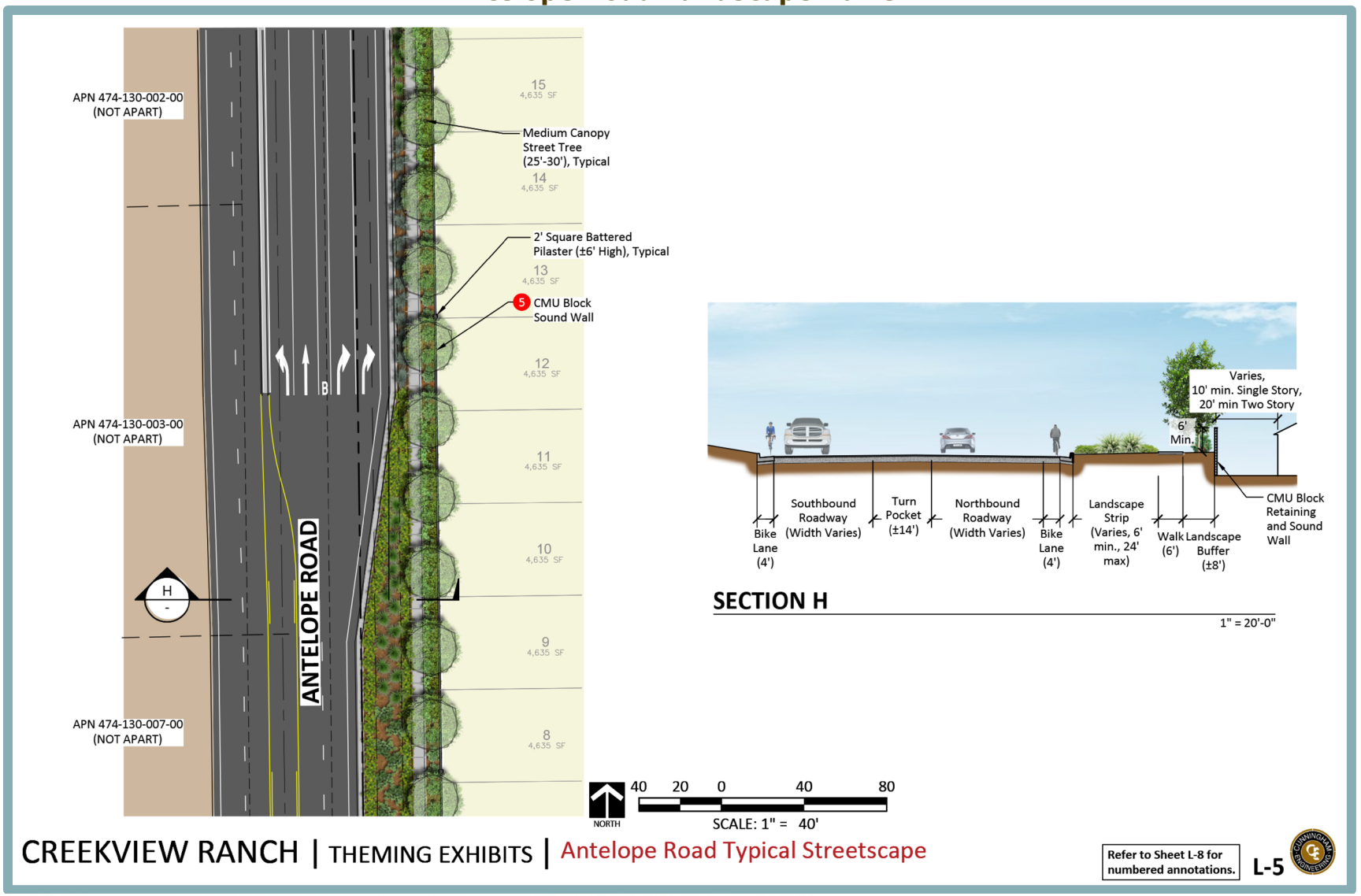
CREEKVIEW RANCH | THEMING EXHIBITS | MAIN ENTRY

40 20 0 40 80
SCALE: 1" = 40'

Refer to Sheet L-7 for numbered annotations.

L-6

Figure 4-13
Antelope Road Landscape Buffer



In addition, only Option 3 would have the potential to be partially visible from PFE Road, as Options 1 and 2 would be located further within the Schellhous parcel, and would, therefore, also be screened from public views by the proposed residences. Additionally, all new utility lines would be placed underground. As such, installation of the proposed utilities would not permanently degrade the visual character or quality of the project area.

Construction activities associated with the proposed project and associated off-site improvements would include demolition of existing structures within the Schellhous parcel, clearing and mass grading of the site, trenching for utilities, and other temporary activities that would be visible from PFE Road and Antelope Road. The proposed villages would be constructed in separate phases. All construction-related effects on the visual character and quality of the project site and/or surrounding area would be temporary. In addition, the DCWPCP and the Placer County General Plan have previously accounted for construction-related aesthetic effects associated with development of those portions of the project site planned for development.

As discussed above, public views of the project site are afforded from PFE Road and Antelope Road. Changes to the aforementioned public views due to development of the proposed project are discussed separately in further detail below.

Views from PFE Road of the Schellhous Parcel

With development of the proposed project, views of the Schellhous parcel from PFE Road would change from a predominantly undeveloped, rural landscape to a single-family residential community.

As shown in Figure 4-6 and Figure 4-7, existing views from the PFE Road/Antelope Road intersection contain the on-site riparian vegetation in the midground of the viewshed. Following project construction, views of the riparian vegetation from the viewshed would be blocked entirely by the proposed development. However, as previously discussed, the proposed landscape buffers along PFE Road would consist of various-sized street trees, native screening shrubs, and masonry walls, which would help screen views of the residential units. In addition, while the proposed project would block midground views of the on-site riparian vegetation, as currently provided by Views 1 and 2, other segments of PFE Road along the project's frontage are located in closer proximity to the on-site tributaries (see Figure 4-5), where the riparian vegetation is more prominent in the foreground. Views of the riparian vegetation provided by such segments of PFE Road would be retained, as the landscape buffers along such segments would feature decorative split rail fencing to retain the existing character of the viewshed.

The newly constructed sidewalks along the Schellhous parcel's PFE Road frontage would allow for a more pedestrian-oriented streetscape, consistent with Goal 6 from the Community Design Element of the DCWPCP. The sound walls would incorporate precast stone elements designed to minimize adverse visual effects to the environment and would be partially screened by landscaping features. All aspects of the proposed landscape buffers along PFE Road would be designed in accordance with the applicable provisions of the Placer County Landscape Design Guidelines. While the proposed project would include a General Plan/DCWPCP Amendment and Rezone to allow for development of the site at the proposed specifications, the County has previously considered buildout of the Schellhous parcel with residential uses, given the parcel's current land use

designations of Low Density Residential (LDR) and High Density Residential (HDR). Furthermore, with the exception of the signalized intersections, the speed limit on PFE Road is 45 miles per hour (mph) along the project frontage. Given the speed limit, public views are temporary, occurring only as motorists briefly pass by the Schellhous and Placer Greens parcels. Accordingly, such views are not highly sensitive to changes in the visual character or quality of the parcels.

Overall, the proposed project would be consistent with the Placer County Design Guidelines, the specific design guidelines contained in the DCWPCP, and upon approval of a Variance to Placer County Code Section 17.52.040, the County's approved development standards for the project site. Nonetheless, given that the project site is predominantly undeveloped and affords views from PFE Road of rural landscape, comprised primarily of rolling grassland and clusters of oak woodlands, the existing visual character of the parcels would be significantly altered.

Based on the above, the existing visual character and quality of public views of the project site from PFE Road would be considered to be substantially degraded by the proposed project.

Views from Antelope Road of the Placer Greens Parcel

Similar to the discussion above, views of the Placer Greens parcel from Antelope Road currently consist of an undeveloped, rural landscape (see Figure 4-8). As shown in View 3, the rolling terrain is dominated by grasses in the foreground and midground. Riparian vegetation associated with the Dry Creek tributaries is located in the midground, and the Sierra Nevada foothills are minimally discernible in the distant background. With development of the proposed project, existing views of the parcel from Antelope Road would change to a single-family residential community.

Following project construction, views of the riparian vegetation from View 3 would be blocked by the proposed project components. However, similar to the landscape improvements along PFE Road, the proposed landscape buffers along Antelope Road, including a landscape strip that would vary in width, medium-sized canopy street trees, and a six-foot-tall masonry wall, would partially screen views of the proposed residential units. The masonry wall would incorporate brick and plaster elements designed to minimize adverse visual effects. In addition, a new sidewalk would be constructed along the project frontage, which would provide a more pedestrian-oriented streetscape, consistent with Goal 6 from the DCWPCP Community Design Element. Overall, the proposed landscape buffer would be consistent with the requirements set forth by the Placer County Landscape Design Guidelines.

While the proposed project would include a General Plan/DCWPCP Amendment and Rezone to allow for development of the Placer Greens parcel with the proposed residential uses (and industrial uses for the MBLA parcels), the County previously planned for buildout of the parcel, as indicated by the site's current Industrial (IND) and Commercial (COMM) designations. Additionally, although the elevated portions of Antelope Road along the project's frontage afford distant views of the Sierra Nevada foothills to the northeast, such views are currently limited due to the approximately 13-mile distance between the parcel and the foothills. Furthermore, the existing intervening riparian vegetation partially obscures public views of the foothills from View 3. As such, views of

the Sierra Nevada foothills are only a small component of the overall distant viewshed. Furthermore, the proposed lot sizes and density would be consistent with the existing single-family residential communities to the west and southwest. Lastly, given that the speed limit on Antelope Road is 45 mph along the project frontage, public views would be temporary, occurring only as motorists briefly pass by the Placer Greens parcel.

Overall, the proposed project would be consistent with the Placer County Design Guidelines, the specific design guidelines contained in the DCWPCP, and upon approval of a Variance to Placer County Code Section 17.52.040, the County's approved development standards for the project site. Nonetheless, given that the Placer Greens parcel is currently undeveloped and affords views from Antelope Road of rural landscape, comprised of rolling grassland and riparian vegetation, the existing visual character of the parcel would be significantly altered.

Based on the above, the existing visual character and quality of public views of the Placer Greens parcel from Antelope Road would be considered to be substantially degraded by the proposed project.

Views from PFE Road of the Placer Greens Parcel

As shown in View 4, views of the Placer Greens parcel from PFE Road currently consist of an undeveloped, rural landscape (see Figure 4-9). The rolling terrain is dominated by grasses in the foreground and midground. On-site riparian vegetation associated with the Dry Creek tributaries is located in the viewshed's background. With development of the proposed project, existing views of the parcel from PFE Road would change to a single-family residential community.

The changes to the viewshed due to the proposed project would be similar to those discussed above. The existing trees along the PFE Road frontage could be removed. Following project construction, views of the riparian vegetation from View 4 would be blocked. However, the proposed landscape buffers along PFE Road, which would consist of various-sized street trees, native screening shrubs, and masonry walls, would partially screen views of the proposed development. In addition, existing views of the riparian vegetation provided by the PFE Road segment immediately adjacent to the on-site tributary would be retained, as the landscape buffer along the segment would feature decorative split rail fencing, which would retain the viewshed's existing character.

As discussed above, the County previously planned for buildout of the majority of the parcel, as indicated by the site's current IND and COMM designations. Furthermore, with the exception of the signalized intersections, the speed limit on PFE Road is 45 mph along the project frontage. As such, public views are temporary, occurring only as motorists briefly pass by the Placer Greens parcel. Thus, such views are not highly sensitive to changes in the visual character or quality of the parcel. Overall, the proposed project would be consistent with the Placer County Design Guidelines, the specific design guidelines contained in the DCWPCP, and, upon approval of a Variance to Placer County Code Section 17.52.040, the County's approved development standards for the project site. Nonetheless, given that the Placer Greens parcel is currently undeveloped and affords views from PFE Road of rural landscape, comprised of rolling grassland and riparian vegetation, the existing visual character of the parcel would be significantly altered.

Based on the above, the existing visual character and quality of public views of the Placer Greens parcel from PFE Road would be considered to be substantially degraded by the proposed project.

Conclusion

Based on the above, although the proposed project would be consistent with the Placer County Design Guidelines, the specific design guidelines contained in the DCWPCP, and upon approval of a Variance to Placer County Code Section 17.52.040, the County's approved development standards for the project site, the project would change existing public viewsheds of the site from predominantly undeveloped, rural landscapes to a single-family residential development. Therefore, the proposed project would be considered to substantially degrade the existing visual character or quality of public views of the site and its surroundings, and a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potentially significant impact, but not to a less-than-significant level. As such, the impact would remain *significant and unavoidable*.

4-2 *In conjunction with submittal of improvement plans, the project applicant shall submit a Final Landscape Plan. As part of the Final Landscape Plan, primary trees at project entries shall be a minimum of 24-inch box size. Vine plantings shall be required on all concrete masonry unit (CMU) wall facades within the landscape buffers. The Final Landscape Plan shall be subject to review and approval by Placer County.*

4-3 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

As noted previously, the project site is primarily characterized by an undeveloped, unlit landscape. Thus, development of the project site with single-family residences and associated improvements would introduce additional sources of light and/or glare to a site where none currently exist.

Individual homes within the project site would introduce new sources of night lighting in the form of exterior light sources such as porch and patio lights, architectural accent lighting, motion-activated security lighting, driveway lighting, landscape lighting, and interior lighting visible through windows. In addition, accent lighting could potentially be included along project frontages at the proposed entrances to the Schellhous and Placer Greens parcels. Lighting could also be interspersed along the proposed trails for safety purposes. Pursuant to Section 17.54.070(A)(2)(i) of the Placer County Code, the project would be subject to compliance with the applicable sections of the Placer County Design Guidelines related to light pollution, including, but not limited to, shielding of fixtures such that direct rays do not pass property lines. In addition, the project would be required to comply with Policy 9 of the DCWPCP Design Element, which requires that night lighting, visible from the exterior of buildings, must be limited to that which is necessary for security, safety, and identification.

Because the types of lighting and the specific locations have not yet been determined, the proposed project could increase the amount of light and glare generated on-site, which could be visible from the surrounding residential development and roadways in the project vicinity, including contributions to nighttime sky glow that deteriorate the "dark sky" setting of the project site and surround environs. Therefore, 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, 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.

4-3 *Prior to Improvement Plan approval, 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 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.*

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.

Some types of impacts to aesthetic resources are localized and not cumulative in nature. For example, the creation of glare or shadows at one location is not worsened by glare or shadows created at another location. Rather these effects are independent, and the determination as to whether they are adverse is specific to the project and location where they are created. Projects that block a view or affect the visual quality of a site also have localized aesthetic impacts. The impact occurs specific to a site or area and remains independent from another project elsewhere that may block a view or degrade the visual environment of a specific site.

Two types of aesthetic impacts may be additive in nature and thus cumulative, including night sky lighting and overall changes in the visual environment as the result of increasing urbanization of large areas. As development in one area increases and possibly expands over time and meets or connects with development in an adjoining exurban area, the effect of night sky lighting experienced outside of the region may increase in the form of larger and/or more intense nighttime glow in the viewshed.

Similarly, as development in one area changes from rural to urban, and this pattern continues to occur throughout the undeveloped areas of a jurisdiction, the changes in visual character may become additive and cumulatively considerable. The proposed project's incremental contribution to night sky lighting and changes in visual character are addressed below.

The cumulative setting for impacts related to aesthetics encompasses buildout of the DCWPCP area, including the under-construction or planned Riolo Vineyard Specific Plan, Placer Vineyards Specific Plan, Brady Vineyard Subdivision Project, and Double S Ranch Project. For more details regarding the cumulative setting, refer to Chapter 20, Statutorily Required Sections, of this EIR.

4-4 Long-term changes in visual character associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP. Based on the analysis below, the project's contribution to this significant cumulative impact is *cumulatively considerable* and *significant and unavoidable*.

The geographic setting for analysis of long-term cumulative changes in visual character associated with the proposed project is the area covered by the DCWPCP, as development within the DCWPCP has the potential to affect many of the same views analyzed for the proposed project. Specific existing views of the project site from PFE Road and Antelope Road are identified in Figure 4-6 through Figure 4-9 of this EIR. Currently, a number of projects within the cumulative geographic setting are under construction or are planned, including the Riolo Vineyard Specific Plan (under construction) and the Placer Vineyards Specific Plan (portions under construction).

Future development within the DCWPCP would result in changes to the existing land use environment through conversion of vacant land to developed uses that would result in a change in visual character. The goals and objectives of the DCWPCP are to identify those features of the DCWPCP area that characterize the unique nature and identifying traits of the community and then to specify standards of site development for proposed projects, which would implement the goals and policies of the DCWPCP.

Development within the DCWPCP area includes the under-construction Brady Vineyard Subdivision Project, approximately 0.72-mile to the northeast of the project site, the Riolo Vineyard Specific Plan, approximately 1.7 miles to the west of the project site along PFE Road, and the Placer Vineyards Specific Plan, approximately 2.1 miles to the west of the project site and north of the Riolo Vineyard Specific Plan. All three areas are separated from the project site by intervening residential and agricultural uses. Similarly, the Double S Ranch Project, located along Vineyard Road to the northwest of the project site, is bordered by agricultural uses and rural single-family homes to the north, east, and west. Development of other approved projects, as well as the project site, would change the

existing visual character of those specific locations from vacant or minimally developed land to more intensively developed residential areas with one- and two-story homes on various sized lots.

Such projects would be required to comply with the Placer County Landscape Guidelines, the Placer County Design Guidelines, the specific design guidelines contained in the DCWPCP, and all applicable sections of the Placer County Code. The Placer County Design Guidelines Manual provides instruction on the design direction to be implemented with the construction of new buildings, which includes setbacks, extensive use of wood, colors consistent with earth tones and significant amounts of landscaping. Such standards serve to reduce impacts on visual character and help to maintain general consistency with the project surroundings. The proposed project would use natural building materials (e.g., masonry, stucco, wood, and (faux stone) and complementary natural and earth tone colors) consistent with the Placer County Design Guidelines. Cumulative projects in the DCWPCP would result in substantial conversion of vacant land to developed land; however, the projects, including the proposed project, would develop new residential uses that would be well designed and consistent with other residential developments in the larger project vicinity. Development patterns would include landscaping and setbacks that would both screen the proposed project from the adjacent neighbors and provide a transition space from existing surrounding rural residential lots.

Cumulative buildout in the geographic area would result in a substantial change in visual character of the project region and, thus, a significant cumulative impact would occur. As discussed under Impact 4-2, overall, the proposed project would be consistent with the Placer County Design Guidelines, the specific design guidelines contained in the DCWPCP, and upon approval of a Variance to Placer County Code Section 17.52.040, the County's approved development standards for the project site, which would ensure that the proposed project incorporates natural building materials, colors, and landscaping. Nonetheless, given that the project site is predominantly undeveloped and affords views from PFE Road and Antelope Road of rural landscape, comprised of rolling grassland and riparian vegetation, the existing visual character of the project site would be significantly altered. Therefore, the project's incremental contribution to the significant impact would be ***cumulatively considerable***.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potentially significant impact, but not to a less than cumulatively considerable level. As such, the impact would remain *cumulatively considerable* and *significant and unavoidable*.

4-4 Implement Mitigation Measure 4-2.

4-5 Creation of new sources of light or glare associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP. Based on the analysis below and with implementation of mitigation, the project's incremental contribution to the significant cumulative impact is *less than cumulatively considerable*.

Cumulative effects of lighting are visible over a wide area, due to the potential for lighting from a number of projects to create sky glow. Cumulative development throughout the DCWPCP area, particularly conversion of rural or currently vacant sites to urban uses, would increase the sources of light and glare, which would have the potential to contribute to sky glow in the area and result in a significant cumulative impact. Such sources of light would be typical of existing residential development in the greater project vicinity, such as the residential subdivisions located further to the west, across from Cook Riolo Road, and southwest, within Sacramento County.

However, cumulative development within the DCWPCP area, including the proposed project, would be subject to existing regulations and guidelines related to light and glare. For example, Section 17.54.070(i) of the Placer County Code requires that lighting in new development is consistent with the lighting standards contained within the Placer County Design Guidelines Manual. As described in Impact 4-3 above, the proposed project in particular would be required to submit a lighting plan for the project to the Placer County Planning Services Division for review and approval prior to Improvement Plan approval (see Mitigation Measure 4-3). Mitigation Measure 4-3 requires the project's lighting to be Dark-Sky compliant as specified by the International Dark-Sky Association.

Based upon the above analysis, cumulative development within the DCWPCP area would be subject to Section 17.54.070(i) of the Placer County Code requiring that new development within the County comply with lighting standards, and prior to project implementation, a lighting plan would be submitted showing that the proposed project would avoid contribution to sky glow through Dark-Sky design compliance. However, without compliance with Mitigation Measure 4-3, which requires submittal of a lighting plan, the proposed project, in combination with cumulative development of the DCWPCP area, could result in a significant cumulative impact related to light and glare and the impact could be ***cumulatively considerable***.

Mitigation Measure(s)

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

4-5 Implement Mitigation Measure 4-3.

5. Agricultural Resources

5. AGRICULTURAL RESOURCES

5.1 INTRODUCTION

The Agricultural Resources chapter of the EIR describes the status of the existing agricultural resources within the boundaries of the project site, using the current State data, including identification of any Prime Farmland, Unique Farmland or Farmland of Statewide Importance. In addition, potential conflicts with existing zoning for agricultural use or right-to-farm ordinances applicable to the proposed project will be identified, as well as Williamson Act Contracts. Documents referenced to prepare this chapter include the Placer County General Plan,[1] the Placer County General Plan EIR,[2] the Dry Creek-West Placer Community Plan (DCWPCP),[3] the Placer Legacy Open Space and Agricultural Conservation Program Implementation Report,[4] the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey,[5] and the California Important Farmland Finder.[6]

It should be noted that information regarding forest resources is included in Chapter 19, Effects Not Found to be Significant, of this EIR.

5.2 EXISTING ENVIRONMENTAL SETTING

The Existing Environmental Setting section describes current farmland and soil productivity classification systems, as well as the extent and quality of any agricultural resources present on the project site.

Farmland Classifications

The Farmland Mapping and Monitoring Program (FMMP), part of the California Department of Conservation (DOC) Division of Land Resource Protection, uses soil agricultural productivity information from the NRCS to create maps illustrating the types of farmland in a particular area.

The FMMP was established in 1982 to continue the Important Farmland mapping efforts begun in 1975 by the USDA. The intent of the USDA was to produce agriculture maps based on soil quality and land use across the nation. As part of the nationwide agricultural land use mapping effort, the USDA developed a series of definitions known as Land Inventory and Monitoring (LIM) criteria. The LIM criteria classified the land's suitability for agricultural production; suitability included both the physical and chemical characteristics of soils and the actual land use. Important Farmland maps are derived from the USDA soil survey maps using the LIM criteria.

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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.
3 Placer County. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.
4 Placer County. *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report.* June 2000.
5 United States Department of Agriculture, National Resources Conservation Service. *Web Soil Survey*. Available at: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed February 2022.
6 California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed February 2022.

Since 1980, the State of California has assisted the USDA with completing the mapping in the State. The FMMP was created within the California DOC to carry on the mapping activity on a continuing basis, and with a greater level of detail. The California DOC applied a greater level of detail by modifying the LIM criteria for use in California. The LIM criteria in California use the Land Capability Classification and Storie Index Rating systems, but also consider physical conditions such as dependable water supply for agricultural production, soil temperature range, depth of the groundwater table, flooding potential, rock fragment content, and rooting depth.

The California DOC classifies lands into seven agriculture-related categories: Prime Farmland, Farmland of Statewide Importance (Statewide Farmland), Unique Farmland, Farmland of Local Importance (Local Farmland), Grazing Land, Urban and Built-Up Land (Urban Land), and Other Land. The first three types listed above are collectively designated by the State as Agricultural Land for the purposes of CEQA (see Public Resources Code [PRC] Section 21060.1). Important Farmland maps for California are compiled using the modified LIM criteria and current land use information. The minimum mapping unit is 10 acres unless otherwise specified. Units of land smaller than 10 acres are incorporated into surrounding classifications.

Each of the seven farmland types are summarized below, based on California DOC's A Guide to the Farmland Mapping and Monitoring Program.[7]

Prime Farmland

Prime Farmland is land with the best combination of physical and chemical features able to sustain the long-term production of agricultural crops. The land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. The land must have been used for the production of irrigated crops at some time during the two update cycles (a cycle is equivalent to two years) prior to the mapping date.

Farmland of Statewide Importance

Farmland of Statewide Importance is land similar to Prime Farmland, but with minor shortcomings, such as greater slopes or with less ability to hold and store moisture. The land must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date.

Unique Farmland

Unique Farmland is land of lesser quality soils used for the production of the State's leading agricultural crops. The land is usually irrigated, but may include non-irrigated orchards or vineyards, as found in some climatic zones in California. The land must have been cultivated at some time during the two update cycles prior to the mapping date.

Farmland of Local Importance

Farmland of Local Importance is land of importance to the local agricultural economy, as determined by each county's Board of Supervisors and a local advisory committee. Placer County farmland of local importance includes lands which do not qualify as Prime, Statewide, or Unique designation, but are currently irrigated crops or pasture or non-irrigated crops; lands that would meet the Prime or Statewide designation and have been improved for irrigation, but are now idle; and lands that currently support confined livestock, poultry operations and aquaculture.

[7] California Department of Conservation, Division of Land Resource Protection, FMMP: *A Guide to the Farmland Mapping and Monitoring Program*. 2004.

Grazing Land
Grazing Land is land on which the existing vegetation, whether grown naturally or through management, is suited to the grazing of livestock. The minimum mapping unit for the Grazing Land category is 40 acres.

Urban Land
Urban and Built-Up Land is occupied with structures with a building density of at least one unit to one-half acre. Uses may include but are not limited to, residential, industrial, commercial, construction, institutional, public administration purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes. Highways, railroads, and other transportation facilities are mapped as part of this unit, if they are part of a surrounding urban area.

Other Land
Other Land is land that is not included in any other mapping categories. The following uses are generally included: rural development, brush timber, government land, strip mines, borrow pits, and a variety of other rural land uses.

Project Site Farmland Classifications
According to the FMMP, the Schellhous parcel is mapped as Farmland of Local Importance, the Placer Greens parcel is mapped as Grazing Land, and the off-site improvement areas are mapped as Farmland of Local Importance, Grazing Land, Other Land, and Urban and Built-Up Land (see Figure 5-1).[8]

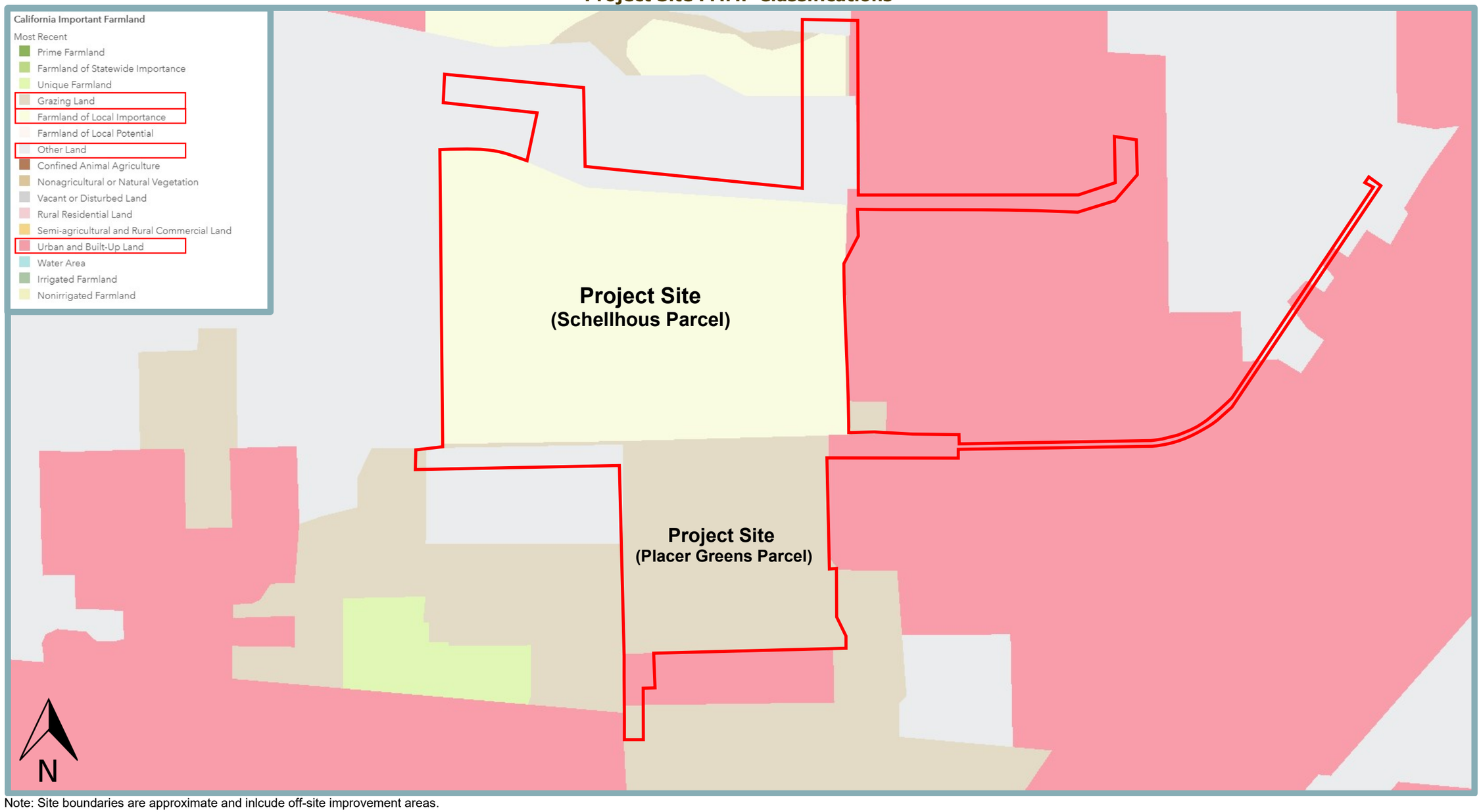
Agricultural Productivity of Soils
The USDA NRCS uses two systems to determine a soil's agricultural productivity: the Land Capability Classification System and the Storie Index Rating System. The "prime" soil classification of both systems indicates the presence of few to no soil limitations, which, if present, would require the application of management techniques (e.g., drainage, leveling, special fertilizing practices) to enhance production.

The Land Capability Classification System takes into consideration soil limitations, the risk of damage when soils are used, and the way in which soils respond to treatment. Capability classes range from Class I soils, which have few limitations for agriculture, to Class VIII soils, which are unsuitable for agriculture. Generally, as the rating of the capability classification system increases, yields and profits are more difficult to obtain. A general description of soil classification, as defined by the NRCS, is provided in Table 5-1.

The Storie Index Rating system ranks soil characteristics according to suitability for agriculture from Grade 1 soils (80 to 100 rating), which have few or no limitations for agricultural production, to Grade 6 soils (less than 10 rating), which are not suitable for agriculture. Under the Storie Index Rating system, soils deemed less than prime can function as prime soils when limitations such as poor drainage, slopes, or soil nutrient deficiencies are partially or entirely removed. Unlike the Land Capability Classification outlined above, the Storie Index Rating System does not distinguish between irrigated and non-irrigated soils. The six grades, ranges in index rating, and definition of the grades, as defined by the NRCS, are provided below in Table 5-2.

[8] California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed February 2022.

Figure 5-1
Project Site FMMP Classifications



Note: Site boundaries are approximate and inlcude off-site improvement areas.

Source: Department of Conservation, Farmland Mapping and Monitoring Program, 2022.

Table 5-1
Land Capability Classifications

Class	Definition
I	Soils have slight limitations that restrict their use.
II	Soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
III	Soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
IV	Soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
V	Soils are not likely to erode but have other limitations; impractical to remove that limit their use largely to pasture or range, woodland, or wildlife habitat.
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife habitat.
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife habitat.
VIII	Soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife habitat, or water supply or to aesthetic purposes.

Source: USDA, Natural Resources Conservation Service. Available at: https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/nra/?cid=nrcs143_014040. Accessed February 2022.

Table 5-2
Storie Index Rating System

Grade	Index Rating	Definition
1 – Excellent	81 through 100	Few limitations that restrict their use for crops
2 – Good	61 through 80	Suitable for most crops, but have minor limitations that narrow the choice of crops and have a few special management needs
3 – Fair	41 through 60	Suited to a few crops, or special crops, and require special management
4 – Poor	21 through 40	If used for crops, severely limited and require special management
5 – Very Poor	11 through 20	Not suited for cultivated crops, but can be used for pasture/range
6 – Non-Agriculture	Less and 10	Soil and land types generally not suited to farming

Source: USDA, Web Soil Survey, 2022.

Table 5-3 below summarizes the existing on-site soil types along with the Land Capability Classification and Storie Index Rating for each soil type. The locations of the soil types are shown in Figure 5-2.

As shown in Table 5-3, according to the USDA NRCS Web Soil Survey conducted for the project site, soils within the project site have Land Capability Classifications of Class II and Class IV. Class II soils are defined as having moderate limitations that reduce the choice of plants or that require moderate conservation practices. Class IV soils are defined as having very severe limitations that reduce the choice of plants or that require very careful management, or both.[9]

[9] U.S. Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey.* Available at: http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. Accessed February 2022.

Figure 5-2
Project Site Soil Types

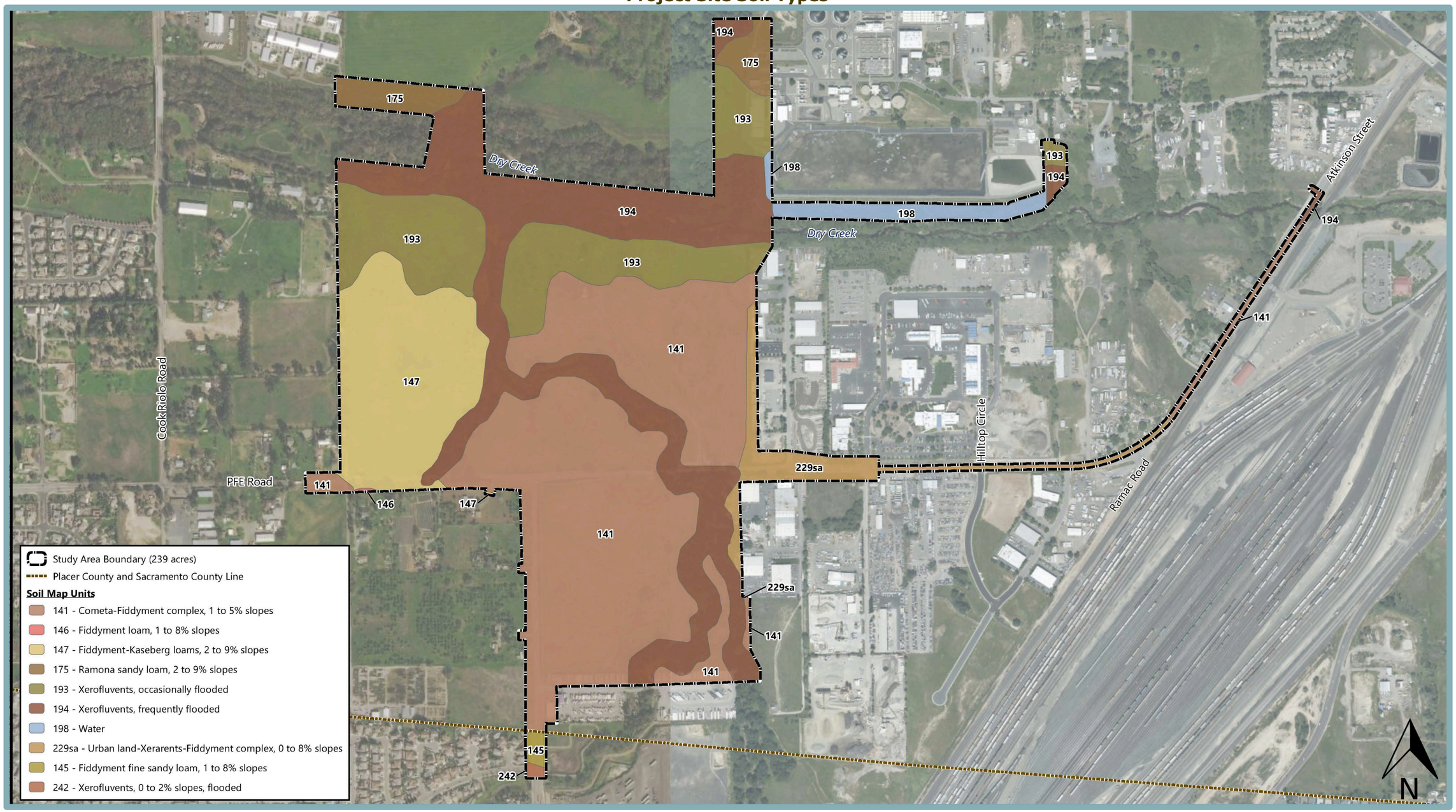


Table 5-3
Agricultural Ratings of On-Site Soils

Soil Type	Land Capability Classification	Storie Index Grade	% Area (Acres)
Cometa-Fiddyment complex, 1 to 5 percent slopes	IV	Grade 3 - Fair	43.8% (104.68 acres)
Fiddyment loam, 1 to 8 percent slopes	IV	Grade 4 - Poor	0.2% (0.48 acres)
Fiddyment-Kaseberg loams, 2 to 9 percent slopes	IV	Grade 4 - Poor	14.4% (34.42 acres)
Ramona sandy loam, 2 to 9 percent slopes	II	Grade 1 - Excellent	1.5% (3.59 acres)
Xerofluvents, occasionally flooded	II	Grade 2 - Good	15.5% (37.04 acres)
Xerofluvents, frequently flooded	IV	Grade 3 - Fair	19.9% (47.56 acres)
Water[1]	N/A	N/A	0.9% (2.15 acres)
Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes	N/A	N/A	3.0% (7.17 acres)
Fiddment fine sandy loam, 1 to 8 percent slopes	IV	Grade 2 - Good	0.3% (0.72 acres)
Xerofluvents, 0 to 2 percent slopes	N/A	N/A	0.3% (0.72 acres)

[1] The USDA designates 0.9 percent of the project site as Water due to the area being located near Dry Creek. However, the area designated as such is located outside of the creek's natural streambed.

Source: USDA, Web Soil Survey, 2022.

The Storie Index Ratings of the on-site soils range from Grade 1 – Excellent to Grade 4 – Poor. Grade 1 soils have few limitations that restrict use and are suitable for most crops. Grade 2 soils are suitable for most crops, but have minor limitations that narrow the choice of crops and have a few special management needs, while Grade 3 soils are only fairly well-suited to a few crops, or special crops, and require special management, and Grade 4 soils are severely limited for crop use and require special management.[10]

Williamson Act Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. Approximately 33,621 acres of agricultural land (31,853 acres under contract and 1,768 acres non-renewal), or approximately 3.5 percent of the County's total 960,788 acres, are currently enrolled under Williamson Act contracts. According to the Placer County Williamson Act map published by the California DOC, the Schellhous parcel was previously subject to the Williamson Act contract.[11] However, a Notice of Non-Renewal was filed on January 1, 2013, and the Agricultural Preserve Contract (AGP-061) for the Schellhous parcel automatically expired on January 1, 2022. Pursuant

[10] U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey of Placer County, California, Western Part* [pg. 76]. 1980.
[11] California Department of Conservation. *Placer County Williamson Act FY 2015/2016, Sheet 1 of 2.* 2015.

to the Placer County Land Information Search viewer, the Placer Greens parcel is not subject to a Williamson Act contract.[12]

Existing Agricultural Operations

The project site does not currently support agricultural operations. The Schellhous parcel consists of undeveloped annual grassland interspersed with swales and streams, mature riparian woodland, and the remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, in the northern portion of the project site, with the remnants of an orchard located just west of the homestead. Evidence indicates that the Schellhous parcel was historically farmed.

The Placer Greens parcel currently consists of undeveloped annual grassland and oak woodland, as well as two tributaries and a riparian corridor. Evidence indicates that the Placer Greens parcel was historically farmed, and most recently, grazed.

5.3 REGULATORY CONTEXT

Federal laws or regulations pertaining to agricultural resources are not applicable for this analysis. However, the existing State and local laws and regulations are listed below, as applicable.

State Regulations

The following are applicable State regulations related to agricultural resources.

Williamson Act

The California Land Conservation Act, better known as the Williamson Act, has been the State's premier agricultural land protection program since the act's enactment in 1965. The California legislature passed the Williamson Act in 1965 to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. The Williamson Act creates an arrangement whereby private landowners contract with counties and cities to voluntarily restrict land to agricultural and open space uses. The vehicle for these agreements is a rolling term 10-year contract (i.e., unless either party files a "notice of non-renewal," the contract is automatically renewed annually for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value.

Local Regulations

The following are the local regulations and standards relevant to the CEQA review process with respect to agricultural resources.

Placer County General Plan

The following goals and policies from the Placer County General Plan are applicable to the proposed project:

Goal 1.H: To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Placer County's agricultural economy.

[12] Placer County. *Land Information System: Parcel Report for 474-120-017-000*. Available at: https://www.placer.ca.gov/2843/Online-Maps. Accessed June 2022.

Policy 1.H.1 The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.

Policy 1.H.2 The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.

Policy 1.H.4 The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.

Policy 1.H.5 The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.

Policy 1.H.6 The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the nonagricultural uses, except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

Goal 7.B: To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas.

Policy 7.B.1 The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.

Policy 7.B.3 The County shall consider fencing subdivided lands adjoining agricultural uses as a potential mitigation measure to reduce conflicts between residential and agricultural uses. Factors to be considered in implementing such a measure include:

a. The type of agricultural operation (i.e., livestock, orchard, timber, row crops);
b. The size of the lots to be created;
c. The presence or lack of fences in the area;
d. Existing natural barriers that prevent trespass; and
e. Passage of wildlife.

Policy 7.B.4 The County shall continue to enforce the provisions of its Right-to-Farm Ordinance and of the existing state nuisance law.

Placer Legacy Open Space and Conservation Program

The Placer Legacy Open Space and Agricultural Conservation Program (Placer Legacy Program) was adopted in June 1998 to protect and conserve open space and agricultural lands in Placer County.[13] The Placer Legacy Program implements the goals, policies, and programs of the 1994 Placer County General Plan and supplements existing open space and conservation programs. The Placer Legacy Program also provides important resource information to guide and direct decisions on the preparation of environmental documents for compliance with CEQA and for discretionary land use entitlements being examined by County staff. The objectives of the Placer Legacy Program include the following:

- Maintain a viable agricultural segment of the economy;
- Conserve natural features necessary for access to a variety of outdoor recreation opportunities;
- Retain important scenic and historic areas;
- Preserve the diversity of plant and animal communities;
- Protect endangered and other special status plant and animal species;
- Separate urban areas into distinct communities; and
- Ensure public safety.

For implementation purposes, the County was divided into ten study areas based on common geographic and political boundaries. The development of the implementation measures was based on an assessment of each area's existing open space resources, development trends, stressors and conflicts, and opportunities for Placer Legacy Program involvement. The project site is located within the South Placer Urban Study Area. Placer Legacy Program implementation measures for the South Placer Study Area that are pertinent to agricultural resources on and in the vicinity of the project site are listed below:

SP-1. Work with farmers and ranchers to protect agricultural lands outside of designated development areas through the use of conservation easements.

SP-2. Provide certainty to farmers and ranchers concerning the future extent of urban encroachment by coordinating with cities to create permanent greenbelts around urban areas.

[13] Placer County. *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report.* June 2000.

SP-3.	Support the County's Right-To-Farm Ordinance provisions.
SP-12.	Create regional trail connections and develop new regional trails, consistent with adjacent agricultural uses.
SP-20.	Establish permanent transition areas and buffers between urban/suburban areas and agricultural areas through conservation easements and/or fee title acquisition of lands containing multiple resource values.

Placer County Right-to-Farm Ordinance

Placer County has adopted a Right-to-Farm Ordinance (Section 5.24.040 of the Placer County Code) to minimize loss of the County's commercial agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The provisions of the Right-to-Farm Ordinance are as follows:

A. It is the declared policy of the county of Placer to preserve, protect and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. When nonagricultural land uses extend into the agricultural areas, agricultural operations often become the subject of nuisance suits. As a result, agricultural operations are sometimes forced to cease or are substantially curtailed. Others may be discouraged from making investments in agricultural improvements. It is the purpose of this section to reduce the loss to the county of its commercial agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.
B. No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than one year if it was not a nuisance at the time it began.
C. For purpose of this section, the term "agricultural activity, operation, or facility, or appurtenances thereof" shall include, but not be limited to, the cultivation and tillage of soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, Christmas trees, viticulture, apiculture, nursery stock, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and game birds, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage, or to market, or to carriers for transportation to market.
D. For the purpose of this section, commercial "agriculture" means those agricultural lands in designated areas, or those lands that are within the California Land Conservation Act, or within a timber preserve zone or those lands that produce a gross annual income of four thousand five hundred dollars ($4,500.00) from the sale of agricultural products.
E. Each prospective buyer of property in unincorporated Placer County shall be informed by the seller or his/her authorized agent of the right-to-farm ordinance. The seller or his/her authorized agent will keep on file a disclosure statement signed by the buyer with the escrow process.
F. Whenever a building designated for residential occupancy is to be located on property in the unincorporated area of Placer County, the owners of the property, or their authorized agent, shall acknowledge receipt of the right-to-farm ordinance. (Ord. 4983-B, 1999: prior code § 5.715)

Dry Creek-West Placer Community Plan

The relevant goals and policies from the DCWPCP related to agricultural resources are presented below.

Community Development Element: Community Design

Policy 5 Where a development permit/approval is sought adjacent to an agricultural operation/land use category, protection of agricultural operations shall be provided by the establishment of a man-made or retention of a natural buffer between the agricultural land use and the proposed use. This buffer shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.

Community Development Element: Land Use

Policy 2 Maintain large agricultural areas and require development to provide adequate buffer zones between agricultural uses and other uses, as described in the Placer County General Plan.

Policy 15 Encourage logical expansion of the area by developing in-fill areas and those lands lying closest to existing developed areas before extending into outlying areas. On a Countywide basis, encourage in-fill of lands in cities and areas of the unincorporated portions of the County designated for urban uses before allowing the premature conversion of open space and agricultural lands.

Environmental Resources Management: Natural Resources

Goal 7 Recognize agricultural lands as a resource and seek to protect these areas from urban encroachment.

Policy 20 Preserve agricultural lands as an economically viable land use, and for the purposes of open space, groundwater recharge, wildlife habitat, buffering, flood control, and soil conservation.

Environmental Resources Management: Open Space

Goal 8 To permit existing agricultural uses to continue, and to conserve lands suitable for agricultural uses while allowing urban/suburban/rural residential uses.

Policy 2 Identify and, where possible, preserve all soils which are suitable for agricultural uses.

Policy 8 Preserve productive agricultural lands as regional open space.

Placer County Conservation Program

On September 1, 2020, Placer County adopted the Placer County Conservation Program (PCCP), which is a Habitat Conservation Plan under the Federal Endangered Species Act (FESA) and a Natural Community Conservation Plan under the California Natural Community Conservation Planning Act. The PCCP contains conservation measures to protect natural communities, including agricultural land such as rice, field crop, and orchard/vineyard habitat. Avoidance and

minimization measures are set forth in Chapter 6 of the PCCP, and are intended to ensure that adverse effects on natural communities are avoided and minimized.

5.4 IMPACTS AND MITIGATION MEASURES

The Impacts and Mitigation Measures section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to agricultural resources. 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, a significant impact related to agricultural resources would occur if the proposed project would result in any of the following:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm Policy;
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) (see Chapter 19, Effects Not Found to be Significant);
- Result in the loss of forest land or conversion of forest land to non-forest use (see Chapter 19, Effects Not Found to be Significant);
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use;
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use (see Chapter 19, Effects Not Found to be Significant); or
- Conflict with General Plan or other policies regarding land use buffers for agricultural operations.

Issues related to whether the proposed project would result in any of the following impacts are discussed in Chapter 19, Effects Not Found To Be Significant, of this EIR:

- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));
- Result in the loss of forest land or conversion of forest land to non-forest use; and
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Method of Analysis

Evaluation of potential impacts of the proposed project on agricultural resources is based on the following: the Placer County General Plan, the associated EIR, the Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report, the NRCS Web Soil Survey, and the FMMP online mapping system. Soil data from the FMMP was used to characterize the amount

of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance within the project site boundaries. The proposed area of disturbance associated with the proposed project was overlaid with the known on-site agricultural resources to determine the overall impact to agricultural land that would occur during development of the proposed project. The standards of significance listed above are used to delineate the significance of any potential impacts.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above.

5-1 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, 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. Based on the analysis below, the impact is *less than significant*.

According to the California Department of Conservation Important Farmland Finder, the Schellhous parcel is mapped as Farmland of Local Importance, the Placer Greens parcel is mapped as Grazing Land, and the off-site improvement areas are mapped as Farmland of Local Importance, Grazing Land, Other Land, and Urban and Built-Up Land (see Figure 5-1).[14] PRC Section 21060.1 defines "agricultural land" as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Therefore, the project site does not constitute Farmland under CEQA, and development of the site would not result in the conversion of Farmland to a non-agricultural use.

In addition, the Placer County General Plan/DCWPCP designates the site as Low Density Residential (LDR), High Density Residential (HDR), Greenbelt and Open Space (OS), Industrial (IND), and Commercial (COMM). As such, the County has previously anticipated buildout of the site with non-agricultural uses. Furthermore, the project site is not currently used for agricultural purposes.

Based on the above, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, 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. Thus, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

[14] California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed February 2022.

5-2 Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm policy. Based on the analysis below, the impact is *less than significant*.

The project site, including the off-site improvement areas, is zoned Farm-Development Reserve (F-DR), Open Space (O), Industrial Park with a Design Scenic Corridor and Special Purpose Overlay (INP-Dc-SP), Office-Professional with a Design Scenic Corridor combining district overlay (OP-Dc), and Industrial Park with a Design Scenic Corridor combining district overlay (INP-Dc). While the majority of the existing zoning designations on-site are not designated for agricultural purposes, the F-DR zoning designation includes agricultural development as an allowed use. However, according to Section 17.52.080, the -DR combining district provides for "the future development of limited residential, commercial or industrial uses in areas that are identified by the general or community plan for such uses, but which may not be prepared at the time the district is adopted to accommodate the planned levels of full development until additional infrastructure or resources have been provided." The General Plan/DCWPCP designate the portions of the project site which are zoned F-DR as LDR and HDR. Therefore, the County has previously anticipated development of the site with non-agricultural uses. Furthermore, the project site is not currently used for agricultural purposes. Upon approval of the proposed rezone, the project would be consistent with the site's updated zoning designations of Residential Single-Family, combining minimum Building Site of 3,000 square feet (sf) (RS-B-3) and O.

As noted above, the Schellhous parcel was previously subject to the Williamson Act.[15] However, a Notice of Non-Renewal was filed on January 1, 2013. As such, the Agricultural Preserve Contract (AGP-061) for the Schellhous parcel automatically expired on January 1, 2022. According to Placer County Code Section 17.54.120, development applications may be filed on properties under the Williamson Act provided more than three years do not remain on the contract. Because the Williamson Act contract for the property has expired, the proposed project would not be considered to conflict with a Williamson Act contract.

Limited agricultural operations in the form of almond orchards currently exist on a parcel located on the west side of Antelope Road, abutting the south side of PFE Road, to the west of the Placer Greens parcel and south of the Schellhous parcel. Pursuant to the Placer County Code, commercial agricultural operations are protected by the County's Right-To-Farm Ordinance, provided that such operations occur on agricultural lands in designated areas, on lands that are protected by the California Land Conservation Act, within a timber preserve zone, or on lands that produce a gross annual income of $4,500 from the sale of agricultural products. The parcel to the west of the Placer Greens parcel and south of the Schellhous parcel is not designated as Agricultural Land per the DCWPCP and the ongoing agricultural operations on the land are relatively minimal. In addition, limited activities related to the raising of farm animals are currently operating on the parcels west of the Schellhous parcel. However, buildout of the project site and the surrounding area with non-agricultural uses has been previously anticipated by the County per the current DCWPCP land use designations of the site. As discussed in further detail in Impact 5-3 below, the proposed residences would maintain the minimum setback

[15] California Department of Conservation. *Placer County Williamson Act FY 2015/2016, Sheet 1 of 2.* 2015

distance from the existing agricultural operations within the project vicinity, as established by the Placer County General Plan Land Use Buffer Zone Standards.

Based on the above, the proposed project would not conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm Policy, and a ***less-than-significant*** impact would occur. It is noted that the County's Right-to-Farm Ordinance, requires that prospective buyers of property within unincorporated Placer County be notified of the Ordinance and nearby agricultural uses, and that buyers sign a disclosure statement. As such, the County will condition the project to require the applicant to provide future buyers with right-to-farm notifications.

Mitigation Measure(s)
None required.

5-3 Conflict with General Plan or other policies regarding land use buffers for agricultural operations. Based on the analysis below, the impact is *less than significant*.

The Placer County General Plan establishes Land Use Buffer Zone Standards for several types of development including agriculture/timberland, industrial/residential, and public facility buffer zone requirements.[16] The buffers are intended to separate incompatible land uses from surrounding areas, such as land uses where noise associated with vehicles and equipment could be substantial, the use of hazardous materials such as in manufacturing processes occurs, or where truck traffic and otherwise heavy traffic volumes occur. Regarding land use buffers for agricultural operations, the juxtaposition of agricultural lands and residential uses can result in land use compatibility issues. For example, agricultural activities may result in noise, dust, or odors that may be perceived as nuisances by non-agricultural neighbors. Additionally, residences may be a nuisance for agricultural uses due to the potential for trespassing. Agricultural practices, such as chemical applications, may also be a public health issue for residents should they affect air or water quality.

As discussed above, limited agricultural operations in the form of almond orchards currently exist on a parcel located on the west side of Antelope Road, abutting the south side of PFE Road, to the west of the Placer Greens parcel and south of the Schellhous parcel. Table 1-4 in the Land Use/Circulation Diagrams and Standards section of the Placer County General Plan establishes minimum separation distances between areas designated Agriculture and proposed residential uses. Specific buffer distances are provided for the following agricultural uses: field crops, irrigated orchards, irrigated vegetables or rice, rangeland/pasture, and vineyard. For irrigated orchards, which most closely represents the agricultural uses located in the vicinity of the project site, the minimum residential exclusion area is 300 feet, with a buffer width range of 300 to 800 feet, depending on site-specific characteristics.

The proposed residence that would be sited closest to existing agricultural uses, which is proposed in the southwest portion of the Schellhous parcel, would be located

[16] Placer County. *Countywide General Plan Policy Document, Part 1, Land Use/Circulation Diagrams and Standards* [pg. 19]. August 1994 (updated May 2013).

approximately 304 feet from the outer edge of the nearest existing agricultural use (the almond orchards west of Antelope Road). In addition, the proposed residential lots would be buffered from the existing agricultural uses by PFE Road and Antelope Road, as well as existing intervening development, including single-family residences, barns, and other outbuildings. Landscape buffers are also proposed as part of the project along PFE Road and Antelope Road, which would consist of canopy street trees; native screening shrubs; fencing; sidewalks; and masonry walls. Therefore, the proposed residences would be adequately buffered from the existing agricultural uses in the area.

It should be noted that the Setzer property, located north of Dry Creek, is currently used for grazing. For rangeland/pasture, which most closely represents the grazing land north of the site, the minimum residential exclusion area is 50 feet, with a buffer width range of 50 to 200 feet, depending on site-specific characteristics. The northern boundary of the proposed residences is located approximately 785 feet south of the Setzer property, and is buffered by the property by Dry Creek and the creek's associated riparian habitat. Therefore, the proposed residences would be adequately buffered from the grazing land to the north of the site.

While typical agricultural operations do not currently occur on the land west of the Schellhous parcel, limited activities related to the raising of farm animals are currently present on the parcels. In addition, agricultural uses could potentially occur under the area's existing zoning designation of Residential Agriculture, minimum lot size 20,000 sf (RS-AG-B-20). However, the land west of the Schellhous parcel is designated in the DCWPCP as LDR. Furthermore, the western portion of the Schellhous parcel is currently designated LDR, and has been anticipated for development with residential uses per the DCWPCP and the Placer County General Plan. Therefore, buildout of the project site and adjacent agricultural land with residential uses has been previously anticipated by the County, and agricultural operations are not a component of the long-term planning efforts for the area. In the event that the land west of the Schellhous parcel is used for agricultural production in the future, the aforementioned on-site landscape buffer, as well as the intervening single-family residences, barns, and other outbuildings would act as a buffer to limit potential nuisances.

Based on the above information, the proposed project would not conflict with General Plan or other policies regarding land use buffers for agricultural operations, and 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. Additional detail regarding the cumulative setting is included in Chapter 20, Statutorily Required Sections, of this EIR.

5-4 Involve changes in the existing environment which, due to their location or nature, could cumulatively result in loss of Farmland to non-agricultural use. Based on the analysis below, the project's incremental contribution to the significant cumulative impact is *less than cumulatively considerable*.

The Placer County General Plan EIR concluded that the County's General Plan would bring about changes to the existing land uses in the unincorporated areas of the County. In addition, the buildout scenario presented in the DCWPCP presupposed that land uses would change as a result of growth and development occurring under buildout of the DCWPCP. Both the Placer County General Plan EIR and the DCWPCP anticipated that the conversion of existing farmland in the region to urban use would result in the loss of agricultural production. Furthermore, the PCCP anticipated the conversion of agricultural land to urban development. Specifically, approximately 30,000 acres of agricultural or natural and semi-natural land was anticipated to be converted to urban/suburban and rural-residential development within the PCCP area. While the Placer County General Plan EIR stated that the loss of Farmland and agricultural production was considered a significant adverse impact, the EIR did not provide mitigation measures sufficient to reduce the adverse impact to a less-than-significant level. In addition, the DCWPCP recognizes that areas to the south of Dry Creek, including the project site, were designated for urban use in the near term, as a means of reducing development pressure on agricultural lands to the north and west of Dry Creek. The loss and conversion of agricultural lands, including lands within the project site, was identified as a significant and unavoidable impact of development in the Final EIR for the adopted DCWPCP. The aforementioned conclusion was included in the Placer County Board of Supervisors' Statement of Overriding Considerations adopted in 1990, in conjunction with the certification of the Final EIR and adoption of the DCWPCP.

As discussed in Impact 5-1 above, the project site does not contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The Schellhous parcel is designated Farmland of Local Importance, the Placer Greens parcel is designated Grazing Land, and the off-site improvement areas are mapped as Farmland of Local Importance, Grazing Land, Other Land, and Urban and Built-Up Land; and Farmland of Local importance, Grazing Land, Other Land, and Urban and Built-Up Land are not considered Farmland under CEQA. In addition, the project site is not currently used for agricultural purposes. Thus, development of the project site would not result in the direct conversion of Farmland to non-agricultural uses.

Therefore, the proposed project's incremental contribution to the significant cumulative impact would be ***less than cumulatively considerable***.

Mitigation Measure(s)

None required.

6. Air Quality and Greenhouse Gas Emissions

6. AIR QUALITY AND GREENHOUSE GAS EMISSIONS

6.1 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-related air quality impacts resulting from grading and equipment emissions, direct and indirect emissions associated with operations of the project, the impacts of these emissions on both the local and regional scale, and mitigation measures warranted to reduce or eliminate any identified significant impacts. This chapter is based on the Placer County General Plan[1] and associated EIR,[2] the Dry Creek-West Placer Community Plan (DCWPCP),[3] the Placer County Air Pollution Control District's (PCAPCD) *CEQA Air Quality Handbook*,[4] PCAPCD's *Review of Land Use Projects Under CEQA*,[5] the *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy* (PCSP),[6] and the technical analysis performed by Raney Planning and Management, Inc.

6.2 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, odors, 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

The project site is located in western Placer County, which falls within the Sacramento Valley Air Basin (SVAB), within the jurisdictional boundaries of the PCAPCD. 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.

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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. *Dry Creek-West Placer Community Plan*. Amended May 12, 2009.
4 Placer County Air Pollution Control District. *CEQA Air Quality Handbook*. November 21, 2017.
5 Placer County Air Pollution Control District. *Review of Land Use Projects Under CEQA*. October 13, 2016.
6 Placer County Community Development Resource Agency. *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy*. January 28, 2020.

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.

Air quality in the project vicinity is influenced by both local and distant emission sources. Air pollutant sources in the immediate project vicinity include emissions from vehicle traffic on nearby roadways, as well as from trains along the Union Pacific Railroad (UPRR) tracks southeast of the project site. Other sources of air pollutants in the area include activities associated with commercial, residential, and industrial land uses.

Ambient Air Quality Standards

Both the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established 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 6-1 identifies the major pollutants, characteristics, health effects and typical sources. The national and California AAQS (NAAQS and CAAQS, respectively) are summarized in Table 6-2. 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 reactive organic gases (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 6-1
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 January 2022.***
- ***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 January 2022.***
- ***California Air Resources Board. Glossary of Air Pollution Terms. Available at: https://ww2.arb.ca.gov/glossary. Accessed January 2022.***

Table 6-2
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 January 2022.

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

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.[7]

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 $PM_{2.5}$

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

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 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.[8] The penetration capability of UFPs may contribute to adverse health effects related to heart, lung, and other organ health.[9] 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.

Diesel Particulate Matter

Diesel powered engines, including locomotive engines, represent a major source of DPM in California. Because locomotive engines emit DPM during operations, areas where locomotive engines are operated in place/idle frequently or for long periods of time can experience increased atmospheric concentrations of DPM. Consequently, the CARB considers rail yards to be substantial sources of TACs.

The Union Pacific J.R. Davis Yard (rail yard), located in Roseville, California, is approximately 0.5-mile east of the project site. In 2004, the CARB and PCAPCD conducted a health risk assessment (HRA) to determine the potential public health risks from DPM emissions due to

[8] Health Effects Institute. *Understanding the Health Effects of Ambient Ultrafine Particles*. January 2013.
[9] South Coast Air Quality Management District. *Final 2012 Air Quality Management Plan*. December 2012.

locomotive activity at the rail yard. The rail yard covers approximately 950 acres and is used for service and maintenance operations with approximately 30,000 locomotives visiting the rail yard annually. The CARB concluded that operation of the rail yard resulted in the emission of approximately 25 tons of DPM in the year 2000. Moving locomotives accounted for 50 percent of the emissions, while idling locomotives accounted for 45 percent and testing accounted for five percent of the DPM emissions from the rail yard. The HRA showed that the potential impacts from DPM emissions originating at the rail yards to residents in the area varied with distance from the rail yard.[10]

Potential impacts related to DPM emissions were estimated based on a 70-year exposure period (i.e., a resident living a given distance from the rail yard for 70 years), and were presented as an increase in cancer risk per million residents. Representing increased cancer risk per million resident means that if a cancer risk of one per million is estimated, then in a population of one million people, one new case of cancer above the expected cancer risk may occur. At the time that the HRA was prepared for the rail yards, the risks estimated based on the DPM emissions from the rail yard ranged from as high as 500 cases per million for residents in proximity to the service area, to 10 cases per million for residents farther away from the project site. At the time of the 2004 study, at least 155,000 people lived within areas with increased cancer risk of 10 in one million or more.[11]

Subsequent to the preparation of the HRA, on December 9, 2004, the PCAPCD authorized an agreement with UPRR concerning mitigation measures and continued air monitoring at the rail yard. In addition, the CARB signed a Memorandum of Understanding (MOU) with the UPRR and BNSF Railway Company to mitigate emissions from major rail yards throughout the State. The PCAPCD agreement included a Mitigation Plan with four main areas of focus: 1) Reduction of unnecessary idling; 2) Introduction of low-sulfur diesel fuel for locomotives; 3) Switcher locomotive fleet replacements/upgrades; and 4) Investigate the use of emission control from the service, test, and maintenance and repair locations using stationary source type of equipment (often referred to as the “hood” or Advanced Locomotive Emission Control System [ALECS]).[12]

In 2009, the PCAPCD summarized findings from ongoing monitoring of the rail yard, and concluded that by the end of 2007, DPM emissions from operations of the rail yard had been reduced from 25 tons per year in 2000 to 19 tons per year in 2007, with emission of all pollutants from the overall facility operations being reduced by 23 percent. The reduction in pollutant emissions is a result of implementation of mitigation measures one through three. While a proof-of-concept test was completed for the ALECS technology, ALECS had not been deployed within the rail yard at the time of the 2009 report summarizing the monitoring of the rail yard.[13]

Although the PCAPCD has not released any subsequent health impact analyses based on the 2009 report and measured emissions reductions, the 23 percent reduction in overall emissions would directly reduce the exposure of nearby residences to pollutants; thus, reducing health risks to residents. Since the 2009 study, continued implementation of the PCAPCD-UPRR

[10] California Air Resources Board. *Roseville Rail Yard Study*. October 14, 2004.
[11] California Air Resources Board. *Roseville Rail Yard Study*. October 14, 2004.
[12] Placer County Air Pollution Control District. *Memorandum: Final Update Pertaining to the Mitigation Measures and Monitoring Activities for the Union Pacific Roseville Railyard (Information)*. December 10, 2009.
[13] *Ibid*.

Agreement, as well as the CARB-UPRR-BNSF MOU, is anticipated to have resulted in maintained emissions reductions or further reductions.[14] However, reports summarizing emissions at the rail yards since 2009 have not yet been prepared.[15]

Considering the above, emissions and resulting health risks from the rail yard have decreased from the levels analyzed in the 2004 HRA. However, rail yard activity continues to involve emissions, which pose health risks to residents in the area.

Considering the proposed project's proximity to the rail yards, the conclusions of the 2004 rail yard study, and the 2009 summary of findings, the project site is anticipated to be within an area of increased cancer risk due to rail yard related DPM. Because the proposed project is a residential development, future residents of the project may be exposed to increased cancer risk related to DPM from rail yard activity.

As part of the *California Building Industry Association v. Bay Area Air Quality Management District* case (CBIA case), the California Supreme Court granted limited review to the question: Under what circumstances, if any, does CEQA require an analysis of how existing environmental conditions will impact future residents or users (receptors) of a proposed project? The question specifically concerned the applicability of thresholds promulgated by the Bay Area Air Quality Management District (BAAQMD), some of which related to exposure of sensitive receptors to existing TAC emissions. In the opinion published on December 17, 2015, the Supreme Court looked closely at the language and legislative intent in CEQA, and found that CEQA does not provide "enough of a basis to suggest that the term 'environmental effects' [...] is meant, as a general matter, to encompass these broader considerations associated with the health and safety of a project's future residents or users." Based on the Supreme Court opinion, it would be considered appropriate to evaluate a project's potentially significant *exacerbating* effects on existing environmental hazards – effects that arise because the project brings "development and people into the area affected." The Supreme Court stated that even in those specific instances where evaluation of a project's potentially significant exacerbating effects on existing environmental hazards is appropriate, the evaluation of how future residents or users could be affected by the exacerbated conditions is still compelled by the project's impact on the environment, for instance the project's emission of TACs, and not the environment's impact on the project, such as the exposure of proposed receptors to existing off-site TAC emissions.[16]

Considering the court ruling, while the future residents of the proposed project would be considered a sensitive receptor, consideration of potential impacts from existing sources of TACs, such as the existing rail yard, would only be justified if the proposed project would exacerbate existing hazardous conditions. The proposed project involves a residential development that would operate separately from the rail yard and would not have an effect on rail yard operations or rail yard related DPM emissions. Therefore, the proposed project would not be considered to exacerbate an existing hazardous condition, and analysis of potential impacts related to DPM exposure of future residents is outside of the scope of CEQA. Thus, the

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14 *Ibid*.

15 Angel Green, Senior Planner, Planning Services Division, Placer County. Personal Communication [email] with Nick Pappani, Vice President, Raney Planning and Management. February 23, 2022.

16 Alameda County Superior Court. *California Building Industry Association v. Bay Area Air Quality Management District. A135335 and A136212*. Filed August 12, 2016.

analysis in this chapter will focus on the potential for the proposed project to result in TAC emissions that could affect existing nearby sensitive receptors.

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, the project site is located within an area categorized as least likely to contain NOA, because faults and serpentinite outcroppings are not known to exist in the project area.[17]

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 6-3, 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 County is designated attainment or unclassified for all other AAQS. Due to the nonattainment designations, the PCAPCD, along with the other air districts in the SVAB 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.

[17] 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.

Table 6-3
Placer County 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.

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. The nearest local air quality monitoring station to the project site is the Roseville-N Sunrise Ave station, which is located approximately 3.4 miles east of the project site. Based on the data available from the applicable monitoring station, Table 6-4 presents the number of days that the State and federal AAQS were exceeded for the three-year period from 2018 to 2020.

Odors

While offensive odors rarely cause physical harm, they can be unpleasant, leading to considerable annoyance and distress among the public and can generate citizen complaints to local governments and air districts. Adverse effects of odors on residential areas and other sensitive receptors warrant the closest scrutiny; but consideration is also be given to other land use types where people congregate, such as recreational facilities, worksites, and commercial areas. The potential for an odor impact is dependent on a number of variables including the nature of the odor source, distance between a receptor and an odor source, and local meteorological conditions.

One of the most important factors influencing the potential for an odor impact to occur is the distance between the odor source and receptors, also referred to as a buffer zone or setback. The greater the distance between an odor source and receptor, the less concentrated the odor emission would be when reaching the receptor.



Table 6-4
Air Quality Data Summary (2018-2020)

Pollutant	Standard	Days Standard Was Exceeded		
		2018	2019	2020
1-Hour Ozone	State	4	0	1
	Federal	0	0	0
8-Hour Ozone	State	11	3	4
	Federal	11	1	3
24-Hour $PM_{2.5}$	Federal	17.3	0	19.7
24-Hour PM_{10}	State	*	2.0	38.0
	Federal	2.0	0	5.3
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 January 2022.

Meteorological conditions also affect the dispersion of odor emissions, which determines the exposure concentration of odiferous compounds at receptors. The predominant wind direction in an area influences which receptors are exposed to the odiferous compounds generated by a nearby source. Receptors located upwind from a large odor source may not be affected due to the produced odiferous compounds being dispersed away from the receptors. Wind speed also influences the degree to which odor emissions are dispersed away from any area.

Odiferous compounds could be generated from a variety of source types including both construction and operational activities. Examples of common land use types that typically generate significant odor impacts include, but are not limited to, wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, and food packaging plants.

The Dry Creek Wastewater Treatment Plant is located in the vicinity of the project site and is considered a potential source of odors. In addition, various industrial land uses and the J.R. Davis Yard are in proximity to the project site, and could generate odors from existing or future operations. Although existing potential sources of odors are located in proximity to the project site, the recent CBIA case, discussed above, dictates that analysis of existing environmental conditions must be limited to the effects of the proposed project on the environment. Nevertheless, the Project-Specific Impacts and Mitigation Measures section of this Chapter includes a brief discussion of potential odors associated with the Dry Creek Wastewater Treatment Plant and rail yard for informational purposes only.

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. The nearest sensitive receptors to the project site are the single-family residences located west of the Schellhous parcel. The area immediately to the west of the Schellhous parcel features single-family residences, barns, and

other associated outbuildings, the closest of which is approximately 15 feet from the Schellhous parcel's western boundary. The nearest residence to the Placer Greens parcel is approximately 120 feet to the west of the Placer Greens parcel.

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.[18]

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.

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

[18] U.S. Environmental Protection Agency. *Sources of Greenhouse Gas Emissions*. Available at: https://19january2017snapshot.epa.gov/ghgemissions/sources-greenhouse-gas-emissions_.html. Accessed August 2021.

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 6-5.

Table 6-5
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.[19] Signs that global climate change has occurred include:

- 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.

[19] 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 August 2021.

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.

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.[20]

6.3 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, 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.

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

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 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 1°C 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, President Joe Biden issued an EO 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.

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).

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 6-2.

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, 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.[21] 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".[22]

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".[23]

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21 California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
22 *Ibid.*
23 *Ibid.*

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 California Code of Regulations [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).

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 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.[24] 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.

[24] California Air Resources Board. *Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*. October 24, 2013. Available at: http://www.arb.ca.gov/msprog/truck-idling/truck-idling.htm. Accessed December 2020.

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.[25] 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.

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.

EO S-3-05

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 issued reports from 2006 to 2010.

AB 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

[25] 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 December 2020.

feasible and cost-effective GHG emission reductions by 2020. The CARB's Scoping Plan is described in further detail below.

EO 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 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 (SB) 32 and AB 197

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, CARB adopted California's *2017 Climate Change Scoping Plan* (2017 Scoping Plan) for public review and comment. The 2017 Scoping Plan builds on the successful framework established in the initial Scoping Plan and First Update while identifying new, technologically feasible and cost-effective strategies that will 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. Strategies within the 2017 Scoping Plan include implementing renewable energy and energy efficiency measures, increased stringency of the LCFS, measures identified in the Mobile Source and Freight Strategies, measures identified in the proposed Short-Lived Climate Pollutant (SLCP) Plan, and increased stringency of SB 375 targets (discussed in further detail below). To fill the gap in additional reductions needed to achieve the 2030 target, the 2017 Scoping Plan recommends continuing the Cap-and-Trade Program and a measure to reduce GHGs from refineries by 20 percent.

For local governments, the 2017 Scoping Plan replaced the initial Scoping Plan's 15 percent reduction goal with a recommendation to aim for a community-wide 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. Such goals are also consistent with the Under 2 Memorandum of Understanding (Under 2 Coalition 2019) and the Paris Agreement, which were developed around the scientifically based levels necessary to limit global warming to below an increase of 2°C. The 2017 Scoping Plan recognized the benefits of local government GHG planning (e.g., through Climate Action Plans [CAPs]) and provide more information regarding tools CARB is working on to support those efforts. The 2017 Scoping Plan also recognizes 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 states 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 recognizes that such a standard may not be appropriate or feasible for every development project. The 2017 Scoping Plan further provides 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."

An update to the 2017 Scoping Plan, the 2022 Scoping Plan Update, is currently being drafted by the CARB.

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.

SB 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 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.

EO B-55-18

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.

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.

AB 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. However, as previously described within the Federal Vehicle Standards section, the USEPA's SAFE Vehicles Rule Part One, adopted in November 2019, revokes California's authority to set GHG emissions standards. As the USEPA rule is the subject of pending legal challenges and President Biden issued an EO to review Part One and Part Two, the analysis within this EIR uses the best available information at this time, as set forth in CARB's Emission Factor Database (EMFAC).

SB 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. However, implementation of the Advanced Clean Cars program is contingent upon the outcome of the ongoing SAFE Vehicles Rule litigation.

EO 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.

AB 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.

EO 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.

AB 939 and AB 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.

SB 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]).

EO 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

The most prominent local regulations related to air quality and GHG emissions are established by the PCAPCD and the Placer County General Plan and 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 federal ozone nonattainment area, 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 remains 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 as nonattainment for the 2015 ozone standards.[26]

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.

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

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.

Dry Creek-West Placer Community Plan

The following goals and policies related to air quality are from the DCWPCP:

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.

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.[27] 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.

6.4 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 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:

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

- 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.

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 6-6.

Table 6-6
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.***

Therefore, if the proposed project's emissions exceed the PCAPCD's pollutant thresholds presented in Table 6-6, 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.

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.[28]

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 the project-level operational emissions thresholds; the operational/cumulative thresholds are presented in Table 6-6.[29]

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.[30] 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

[28] Placer County Air Pollution Control District. *CEQA Air Quality Handbook* [pg. 38]. November 21, 2017.
[29] Placer County Air Pollution Control District. *CEQA Air Quality Handbook* [pg. 40]. November 21, 2017.
[30] Placer County Air Pollution Control District. *California Environmental Quality Act Thresholds of Significance: Justification Report*. October 2016.

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.[31]

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 6-7.

Table 6-7
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.

The PCAPCD directs lead agencies to determine whether a project is considered rural or urban. Although the project site is located within a rural portion of the DCWPCP, because urban development generally exists to the east and south of the site, the PCAPCD's urban efficiency threshold of 4.5 $MTCO_2e$/capita is used for further analysis of project-related operational emissions. It should be noted that the urban efficiency metric is more stringent, and, thus, use of the urban efficiency metric presents a conservative analysis.

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 6-7, the project would be considered to result in a cumulatively considerable contribution to global climate change.

[31] *Ibid.*

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. In addition to the 597 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for up to 60 additional on-site Accessory Dwelling Units (ADUs) to be included in the project in order to meet the County's affordable housing requirements. Thus, this analysis considers emissions from the 60 on-site ADUs, as well as the 597 single-family residences.

Construction Emissions

The proposed project's construction emissions have been estimated using two modeling tools: California Emissions Estimator Model (CalEEMod) Version 2020.4.0 and the Sacramento Metropolitan Air Quality Management District's (SMAQMD's) RoadMod, Version 9.0.0. While the project site is not located within the jurisdiction of SMAQMD, RoadMod is an industry standard tool for evaluating emissions associated with linear construction projects (i.e., new roadway construction, road widening, utility installations, etc.) throughout the State.

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. CalEEMod was used to estimate emissions associated with construction of all on-site structures, as well as on-site demolition, site preparation, and grading. Based on applicant-provided information, construction was assumed to commence in August of 2023 and occur over an approximately four-year period. Construction would include the demolition of approximately 2,080 square feet of building area and export of the demolished materials from the site, and the grading phase would require the import of 100,000 cubic yards of soil. The trucks hauling soil to the project site are expected to travel an average trip length of ten miles. In addition, as part of the soil testing and removal that would be required as part of the project (see Chapter 11, Hazards and Hazardous Materials, for more information), up to 50 truck loads of soil would be removed during site preparation.

RoadMod was used to model construction of the off-site sewer line improvement. RoadMod requires the user to input information related to the area of disturbance, the length of time a project would occur, and, for linear non-roadway projects, a list of equipment that would be used during project construction. Modeling of the proposed off-site sewer line improvement was assumed to begin in 2023, occur over approximately one month (22 working days), and occur over 1.82 miles in length. While this EIR evaluates three different pipeline alignment options for the proposed sewer lift station, the length estimate (1.82 miles) used for this analysis is based on the longest possible combination of sewer improvement options, which would represent the worst-case, most emissions-intensive scenario, thereby providing a conservative analysis.

The results of construction emissions modeling were compared to the standards of significance discussed above in order to determine the associated level of impact. All CalEEMod and RoadMod results are included in Appendix C to this EIR.

It should be noted that, while not included as part of the project improvements, this EIR includes evaluation of the environmental impacts associated with the construction of up to two potential future pedestrian bridges over Dry Creek to connect to the future Dry Creek Greenway West Multi-Use Trail, one of which would facilitate access to Creekview Ranch Middle School, located northwest of the project site. Because the potential pedestrian bridges would be constructed in the future, separate from the proposed project construction, emissions associated with construction of the pedestrian bridges would not overlap with any part of the proposed project construction. Due to the relatively small scale of such improvements, the emissions associated with such are not anticipated to exceed PCAPCD thresholds of significance and, thus, were not modeled.

Operational Emissions

The proposed project's operational emissions were estimated using CalEEMod.

Based on applicant-provided information, the proposed project was assumed to be fully operational by the year 2027. The modeling performed for the proposed project included compliance with PCAPCD rules and regulations (i.e., low-VOC [volatile organic compounds] paints and low-VOC cleaning supplies), as well as with the MWELO and the 2019 Building Energy Efficiency Standards Code, including the provision requiring that single-family residential units three stories and less must generate 100 percent electricity demand from on-site renewable energy generation systems. The proposed project's compliance with such would be verified as part of the County's building permit application review process. As noted above, the modeling assumed that all 60 ADUs would be built on the project site, as well as the proposed 597 single-family units. Although ADUs are generally smaller in size than single-family units, each ADU was represented as a "Single Family Residential" land use in CalEEMod in order to provide a conservative emissions estimate. KD Anderson & Associates, Inc. provided project-specific trip generation rates and vehicle miles traveled (VMT), including vehicle trips generated from both the single-family units and ADUs, which were applied to the project modeling. In addition, the modeling assumed that, should fireplaces be installed in the proposed residences, all fireplaces would be natural gas powered. The proposed sewer lift station, regardless of which location is ultimately chosen, would include an emergency backup generator, the operation of such would be limited to infrequent maintenance and reliability testing, as well as operations in emergency conditions. Accordingly, the operational modeling for the proposed project included the limited operation of a diesel-powered emergency generator during regular maintenance testing.

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 C 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.

6-1 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 of the project, various types of equipment and vehicles would temporarily operate on the project site. 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. Project construction activities also represent sources of fugitive dust, which includes PM emissions. As construction of the proposed project would generate emissions of criteria air pollutants, including ROG, NO_X, and PM_{10}, intermittently within the site and in the vicinity of the site, until all construction has been completed, construction is a potential concern, as the proposed project is located in a nonattainment area for ozone and PM.

Estimated unmitigated construction-related emissions associated with the proposed project are presented in Table 6-8.

Table 6-8
Maximum Unmitigated Construction Emissions (lbs/day)

	ROG	NO_X	PM_{10}
On-Site Construction Emissions	18.80	68.48	21.20
Off-Site Sewer Pipeline Improvement Emissions	1.89	16.13	14.05
Project Total Emissions	*20.69*	*84.61*	*35.25*
PCAPCD Significance Threshold	**82.0**	**82.0**	**82.0**
Exceeds Threshold?	**NO**	**YES**	**NO**

Sources: CalEEMod, June 2022; RoadMod, January 2022 (see Appendix C).

As shown in the table above, the project's total maximum construction-related emissions would be below the applicable PCAPCD thresholds of significance for ROG and PM_{10}, but would exceed the threshold of significance for NO_X. When considered independently, on-site construction and off-site construction would not exceed the PCAPCD's thresholds of significance. However, if both on-site and off-site construction were to occur simultaneously, as shown in Table 6-8, then the combined emissions would exceed the PCAPCD's threshold of significance for NO_X and would contribute substantially to the region's nonattainment status for ozone.

It should be noted that construction activity 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 from what has been estimated and presented above in Table 6-8. 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 for the proposed project 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)

Conclusion

Although emissions from construction-related activities would be reduced through implementation of the foregoing County requirements, the combined emissions resulting from on- and off-site construction activities are still anticipated to exceed the PCAPCD's applicable threshold of significance for emissions of NO_X. Thus, construction activities associated with development of the proposed project could substantially contribute to the PCAPCD's nonattainment status for ozone, and could conflict with or obstruct implementation of the applicable air quality plan. Accordingly, a ***significant*** impact could occur.

Mitigation Measure(s)

Mitigation Measure 6-1 would reduce the project's construction-related NO_X emissions to below the applicable threshold of significance, as shown in Table 6-9. Therefore, implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

Table 6-9
Maximum Mitigated Construction Emissions (lbs/day)

	ROG	NO_X	PM_{10}
On-Site Construction Emissions	18.80	61.58	20.63
Off-Site Sewer Pipeline Improvement Emissions	1.89	15.48	14.05
Project Total Emissions	*20.69*	*77.06*	*34.68*
PCAPCD Significance Threshold	**82.0**	**82.0**	**82.0**
Exceeds Threshold?	**NO**	**NO**	**NO**

Sources: CalEEMod, June 2022; RoadMod, January 2022 (see Appendix C).

6-1 *Prior to approval of any Improvement Plans, the project applicant shall provide proof of compliance with the following to the satisfaction of the Placer County Community Development Resource Agency:*

- *Prior to the approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the PCAPCD 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 of NOx and 45 percent of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions*

may include 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 PCAPCD as described above: http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation.

6-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation. Based on the analysis below and with the implementation of mitigation, the impact is *less than significant*.

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. Thus, if a 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 during operations of the proposed project from both mobile and stationary sources. Emissions related to operation of the proposed project would include sources such as architectural coatings, landscape maintenance equipment exhaust, the emergency generator associated with the proposed sewer lift station, and consumer products (e.g., deodorants, detergents, hair spray, cleaning products, spray paint, insecticides, floor finishes, polishes, etc.). However, the most significant source of emissions related to the proposed project would be from mobile sources. As discussed in the Method of Analysis section above, to capture the potential emissions related to mobile sources from the proposed project, the project-specific trip generation rates and VMT estimates prepared by KD Anderson & Associates, Inc. were applied to the project modeling.

The maximum unmitigated operational emissions for the proposed project are presented in Table 6-10 below.

Table 6-10
Maximum Unmitigated Operational Emissions (lbs/day)

	ROG	NO_X	PM_{10}
Project Emissions	1,053.93	43.46	202.04
PCAPCD Significance Threshold	**55**	**55**	**82**
Exceeds Threshold?	**YES**	**NO**	**YES**

Source: CalEEMod, June 2022 (see Appendix C).

The emissions presented in Table 6-10 include emissions from the proposed 597 single-family residential units, as well as the emissions associated with up to 60 ADUs. As shown in the table, the maximum unmitigated operational emissions associated with the

proposed project, including the proposed 597 single-family residential units and 60 ADUs, would exceed the PCAPCD's thresholds of significance for ROG and PM_{10}.

Accordingly, operations of 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)

The primary source of operational ROG and PM_{10} emissions from the proposed project would be from wood-burning fireplaces. Therefore, prohibiting the installation of wood-burning fireplaces would result in the reduction of ROG and PM_{10} emissions as shown in Table 6-11. The maximum mitigated emissions would be below the PCAPCD's applicable thresholds of significance. Thus, implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

Table 6-11
Maximum Mitigated Operational Emissions (lbs/day)

	ROG	NO_X	PM_{10}
Project Emissions	49.61	33.64	28.81
PCAPCD Significance Threshold	**55**	**55**	**82**
Exceeds Threshold?	**NO**	**NO**	**NO**

Source: CalEEMod, June 2022 (see Appendix C).

6-2 *Prior to issuance of building permits for the proposed project, the project applicant shall demonstrate via project design and/or notation included on project design that wood-burning hearths shall be prohibited.*

Conformance with the foregoing requirement shall be confirmed through review and approval of building permit plans by the Placer County Community Development Resource Agency.

6-3 Expose sensitive receptors to substantial pollutant concentrations. Based on the analysis below, 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. Implementation of the proposed project would increase traffic volumes on streets near the project site; therefore, the project would be expected to increase local CO concentrations. Concentrations of CO approaching the AAQS are only expected where background levels are high, and traffic volumes and congestion levels are high. The statewide CO Protocol document identifies signalized intersections operating at LOS E or F, or projects that would result in the worsening of signalized intersections to LOS E or F, as having the potential to result in localized CO

concentrations in excess of AAQS, as a result of large numbers of cars idling at stop lights.[32]

As noted previously, the PCAPCD has established 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. According to the modeling performed for the proposed project, operation of the project would result in maximum unmitigated mobile source CO emissions of 134.24 lbs/day (see Appendix C). Consequently, CO emissions related to mobile sources associated with operation of the proposed project would be below the 550 lbs/day screening threshold used by PCAPCD. Therefore, according to the PCAPCD's screening methodology for localized CO emissions, the proposed project would not be expected to generate localized CO emissions that would contribute to an exceedance of AAQS, and the proposed project would not expose sensitive receptors to substantial concentrations of localized CO.

TAC Emissions

As stated above, if a project would introduce a new source of TACs, 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 nearest existing sensitive receptors to the project site are the single-family residences located west of the Schellhous parcel. Specifically, the nearest existing residence from where on-site construction activities would occur is located approximately 75 feet west of the Schellhous parcel. Thus, activities related to the construction and operation of the proposed project are analyzed to determine whether the proposed project would expose nearby sensitive receptors to TAC emissions.

The CARB has identified DPM from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

Construction-related activities have the potential to generate concentrations of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. The construction period would be temporary and would occur over a relatively short duration in comparison to the operational lifetime of the proposed project. While methodologies for conducting health risk assessments are associated with long-term exposure periods (e.g., over a 30-year period or longer), construction activities associated with the proposed project were estimated to occur over an approximately four-year period. Only portions of the site would be disturbed at a time throughout the construction period, with operation of construction equipment occurring intermittently

[32] University of California, Davis. *Transportation Project-Level Carbon Monoxide Protocol*. December 1997.

throughout the course of a day rather than continuously at any one location on the project site. In addition, the portion of the project site closest to the nearest existing sensitive receptor (i.e., along the western border of the Schellhous parcel) would not be subjected to the more emissions-intensive construction activities such as demolition, major trenching for utilities, or considerable cut and fill. A 50-foot buffer would be provided on-site between the western property line of the Schellhous parcel to the proposed residential lot lines within the West Village of the project site, where construction activities would not occur. Furthermore, the backyards of the proposed residential lots along the western boundary would be closest to the western project boundary, which would further separate the nearest existing sensitive receptors from on-site construction activity areas. The southwestern-most corner of the Shellhous parcel would not involve any on-site construction activities due to the PG&E easement. As noted previously, the prevailing wind direction in the project area is most often from the south.[33] As a result, construction-related emissions would primarily flow towards the north, away from the nearest sensitive receptors.

All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation. 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, as well as standards relating to fleet average emissions and the use of Best Available Control Technologies. As discussed above, under Impact 6-1, through standard conditions of approval, Placer County requires off-road equipment used within the County to achieve lower than State-average emissions of NO_X and PM. Thus, on-site emissions of PM would be reduced, which would result in a proportional reduction in DPM emissions and exposure of nearby residences to DPM. Project construction would also be required to comply with all applicable PCAPCD rules and regulations, including Rule 501 related to General Permit Requirements.

Considering the intermittent nature of construction equipment operating within an influential distance to the nearest sensitive receptors, the duration of construction activities in comparison to the operational lifetime of the project, the typical long-term exposure periods associated with conducting health risk assessments, and compliance with regulations, the likelihood that any one nearby sensitive receptor would be exposed to high concentrations of DPM for any extended period of time would be low.

In addition, as discussed above, the proposed project's construction-related emissions would be below the applicable mass emissions thresholds of significance for PM_{10}, which includes DPM and fugitive dust related to construction. The PCAPCD's Handbook advises that if construction-related emissions have been quantified and are below the thresholds of significance, the project would result in a less-than-significant impact related to criteria pollutant emissions during construction.[34] Considering that the proposed project's construction-related PM_{10} emissions, which include emissions of DPM, would be below the PCAPCD's thresholds of significance, construction of the

[33] 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 February 2022.

[34] Placer County Air Pollution Control District. *CEQA Air Quality Handbook* [pg. 31 to 32]. November 21, 2017.

proposed project would not be expected to generate substantial DPM emissions such that an increase in cancer risk levels of more than 10 in one million persons or a non-cancer hazard index greater than 1.0 would occur.

Based on the above, the proposed project would not expose sensitive receptors to substantial concentrations of DPM during construction.

Operational-related emissions of TACs are typically associated with stationary diesel engines or land uses that involve heavy truck traffic or idling. The proposed residences would not involve long-term or frequent operations of any stationary diesel engines. Although the residences included in the proposed project would not involve long-term or frequent operations of any stationary diesel engines that could generate substantial amounts of TACs, the proposed sewer lift station would include installation of an emergency generator. Operations of the emergency generator would be strictly limited by PCAPCD permit conditions, and would be limited to infrequent maintenance and reliability testing, as well as operations in emergency conditions. Considering the intermittent nature of operation of the generator for testing and emergency purposes, and the highly dispersive nature of DPM, the proposed generator would not be anticipated to result in the exposure of sensitive receptors to substantial concentrations of DPM.

Although not a CEQA consideration, it is noted that the proposed project would involve siting residences in the vicinity of J.R. Davis Rail Yard. Rail yards are listed in the CARB Handbook as a source category associated with emissions of TACs and, specifically, DPM. The CARB Handbook also provides advisory recommendations for siting sensitive receptors near such source categories in order to avoid health risks. The project site is located over 2,500 feet west of the J.R. Davis Rail Yard and, thus, would comply with the CARB's recommended 1,000-foot buffer distance between rail yards and sensitive land uses.[35]

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, the project site is located within an area categorized as least likely to contain NOA, because faults and serpentinite outcroppings are not known to be in the project area.[36] Consequently, NOA is not anticipated to be present on the project site.

Criteria Pollutants

As noted in Table 6-1, exposure to criteria air pollutants can result in adverse health effects. The AAQS presented in Table 6-2 are health-based standards designed to ensure safe levels of criteria pollutants that avoid specific adverse health effects. Because the SVAB is designated as nonattainment for State and federal eight-hour ozone and State PM_{10} standards, the PCAPCD, along with other air districts in the SVAB region, has adopted federal and state attainment plans to demonstrate progress towards

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

[36] 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 of the AAQS. Full implementation of the attainment plans would ensure that the AAQS are attained and sensitive receptors within the SVAB 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.[37] 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.

However, as discussed in Impacts 6-1 and 6-2, and following implementation of Mitigation Measures 6-1 and 6-2, the proposed project would not result in emissions that exceed the PCAPCD's thresholds of significance. Consequently, implementation of the proposed project would not conflict with the PCAPCD's adopted attainment plans nor would the proposed project inhibit attainment of regional AAQS. Therefore, implementation of the proposed project would not contribute towards regional health effects associated with the existing nonattainment status of ozone and PM_{10} standards.

Conclusion

Based on the above analysis, the proposed residential land uses would not be anticipated to result in the production of substantial concentrations of TACs, including DPM, localized CO, or criteria pollutants. In addition, the likelihood of NOA being present on the project site is low. Therefore, the proposed project would not result in the exposure of sensitive receptors to substantial pollutant concentrations, and a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

6-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Based on the analysis below, the impact is *less than significant*.

Emissions of pollutants have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, visible emission (including dust), or emissions considered to constitute air pollutants. Air pollutants have been discussed in Impacts 6-1 through 6-3 above. Therefore, the following discussion focuses on emissions of odors and visible emissions.

Odors

Odors are generally regarded as an annoyance rather than a health hazard. Due to the subjective nature of odor impacts, the number of variables that can influence the

[37] Placer County Air Pollution Control District. *CEQA Air Quality Handbook* [pg. 20]. November 21, 2017.

potential for an odor impact, and the variety of odor sources, quantitative methodologies to determine the presence of a significant odor impact are difficult. Certain land uses such as wastewater treatment and conveyance facilities, landfills, confined animal facilities, composting operations, food manufacturing plants, refineries, and chemical plants have the potential to generate considerable odors. Operations of the proposed residential units would not introduce any such activities. However, the proposed project would include the construction and operation of a new sewer lift station serving the local DCWPCP shed area. Three different locations for the sewer lift station are considered and evaluated in this EIR. The three alternatives for the sewer lift station are generally located at the northeast, northwest, and southeast corners of the Schellhous parcel (refer to Figure 3-8 in Chapter 3, Project Description). The proposed sewer lift station would have the potential to result in odors within the project area. As discussed in the Existing Environmental Setting section, this analysis is appropriately limited to the potential effects that the proposed project, specifically the sewer lift station, may have on the surrounding environment, per CBIA case law. The nearest off-site residences to lift station Options 1 and 3 are located over 2,500 feet to the southwest. The nearest off-site residence to lift station Option 2 is located approximately 700 feet to the west, along Glaser Lane.

Placer County maintains a Pump Station Design Manual, which provides design and engineering criteria that must be met for approval of proposed sewer lift stations.[38] The County, through the Design Manual, reserves the right to require that odor control facilities be included in sewer lift station design. In order to determine whether a proposed sewer lift station would require the inclusion of odor control facilities, County staff reviews project Improvement Plans for several factors. In particular, the potential for sewer lift stations to result in odors is largely dependent upon the size of the area serviced by the proposed lift station and if the lift station receives sewerage flows from other lift stations. Sewer lift stations that service large sewer shed areas or receive flows from other lift stations can have a heightened potential for creating odors, because sewage collected over large areas or transported over large distances is exposed to anaerobic conditions where odors can be generated. In addition to the consideration of the potential for a proposed lift station to result in the generation of odors, County staff considers the distance between the proposed lift station and the nearest receptors, as well as the site conditions surrounding the lift station.

In the case of the proposed lift station, the sewer shed serviced by the station would be limited to the Spink Dry Creek West Placer sewer shed area, which covers a total of 897.8 acres within the southeast area of the DCWPCD, including the project site. The County maintains the discretion to require the inclusion of odor control facilities, such as air filters/scrubbers, in the design of the sewer lift station. Due to the size of the sewer shed, the County would require the proposed sewer lift station to include an Odor Scrubber System, as enforced by the following project condition of approval:

- Install an air/odor filtration or air scrubber system as part of the design for the Lift Station to mitigate for potential odor issues.

[38] Placer County Environmental Engineering. *Pump Station Design Manual*. June 30, 2016.

Installation of the Odor Scrubber System would ensure that the proposed lift station does not result in emissions of substantial odors. Moreover, the nearest off-site receptor to the proposed sewer lift station would be approximately 700 feet away from the lift station, which would provide ample distance for odors to dissipate. For the purposes of avoiding odor impacts related to operations of sewer lift stations, the County considers a setback distance of 50 feet or more to be sufficient to avoid impacts. The nearest off-site receptors would be well outside of the 50-foot setback.

While not a CEQA consideration, this analysis also considers impacts of the proposed sewer lift station on the new sensitive receptors proposed as part of the project. The closest proposed receptors to lift station Option 1 and Option 3 would be in Village 1A, Lots 34 and 90, and Lots 63 and 64, respectively (see Figure 3-7). In both cases, the proposed lots would be approximately 50 feet away from the proposed sewer lift station. The closest proposed receptors to Option 2 would be in Village 2-A, Lots 9 and 10. The distance between Village 2-A, Lots 9 and 10 and the proposed lift station, should Option 2 be selected, may be less than 50 feet. As a result, the County shall require the following conditions of project approval to ensure that the proposed sensitive receptors are not exposed to substantial emissions of odors associated with the proposed sewer lift station:

- The sewer lift station shall maintain a site distance of 50 feet to residential lot lines to reduce odor impacts.
- Notice shall be provided in the recorded Covenants, Codes and Restrictions of all lots created within 500 feet of the proposed lift station that there is the potential for odors to result from lift station operations and maintenance.

Diesel fumes from construction equipment are often found to be objectionable; however, construction is temporary, and operation of equipment is regulated by federal, State, and local standards, including PCAPCD rules and regulations. Buildout of the proposed project would involve construction activity in different areas of the site and within off-site improvement areas throughout the construction period. 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 the proposed project 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.

The Dry Creek Wastewater Treatment Plant, which is a land use type associated with the potential to generate odors, is located outside of the northeast corner of the Schellhous parcel. However, impacts of the existing environment on the proposed project is outside the purview of CEQA.[39] Nonetheless, a brief discussion is provided herein. Given the inclusion of the open space area along the northern boundary of the

[39] See *Ballona Wetlands Land Trust v. City of Los Angeles,* [2011] 201 Cal.App.4th 455, 473.

Schellhous parcel, the closest proposed residence would be sited over 1,500 feet away from the nearest water treatment pond. In addition, the proposed residences and the Dry Creek Wastewater Treatment Plant would be separated by the trees and other vegetation associated with Dry Creek. Trees are known to provide natural filtration and reduce odors.[40] The substantial distance between the proposed residences and the Dry Creek Wastewater Treatment Plant, as well as the natural filtration through vegetation, would allow any odors associated with the Wastewater Treatment Plant to substantially disperse prior to reaching any proposed residences. In addition, the County's General Plan requires buffers from certain types of public facilities with a minimum width of 1,000 feet to any residential land use. The buffers are intended to separate residential uses from public facilities "…where odors… would likely be perceived as a nuisance or otherwise be incompatible with other land uses." Given the separation between the Wastewater Treatment Plant and the nearest planned residence, the proposed project would comply with the County-required 1,000-foot buffer. Finally, the prevailing wind direction in the project area is from the south. Therefore, any odors associated with the Dry Creek Wastewater Treatment Plant would be directed in the north/northeast direction, and away from the project site.

Furthermore, PCAPCD Rule 205, Nuisance, addresses the exposure of "nuisance or annoyance" air contaminant discharges, including odors, and provides enforcement of odor control. Rule 205 is complaint-based, where if public complaints are sufficient to cause the odor source to be considered a public nuisance, then the PCAPCD is required to investigate the identified source, as well as determine and ensure a solution for the source of the complaint, which could include operational modifications to correct the nuisance condition. Thus, if odor or air quality complaints are made upon development of the proposed project, the PCAPCD would be required (see PCAPCD Rule 205) to ensure that such complaints are addressed and mitigated, as necessary.

Considering the above, operations and construction of the proposed project are unlikely to result in the creation of substantial odors.

Visible Emissions

As defined in PCAPCD Rule 202, visible emissions may be smoke, dust, or any other substance that obscures an observer's view based on standardized scales of opacity. Visible emissions may result from the use of internal combustion engines, such as smoke from diesel fueled equipment, the burning of vegetation, or the upset and release of soil as dust.

PCAPCD Rule 202 specifically prohibits any person from discharging visible emissions of any air contaminant for a period or periods aggregating to more than three minutes in any one-hour time. Operation of the proposed residential land uses would not be anticipated to result in any visible emissions that would have the potential of violating Rule 202. Construction equipment on-site would be required to meet the visible emissions standards of Rule 202, and, considering the regulated nature of construction

[40] U.S. Department of Health & Human Services, Agency for Toxic Substances and Disease Registry. *Environmental Odors: Odor Control*. Available at: https://www.atsdr.cdc.gov/odors/odor_control.html. Accessed February 2022.

equipment, as well as the temporary use of such equipment on-site, would not be anticipated to result in substantial visible emissions.

Additionally, PCAPCD Rule 228 requires implementation of 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. Following project construction, vehicles operating within the project site would be limited to paved areas of the site, which would not have the potential to create substantial dust emissions.

Considering the above, implementation of the proposed project would not be anticipated to result in substantial visible emissions during project construction or operations.

Conclusion

For the aforementioned reasons, project construction and operations would not result in emissions of other pollutants (such as those leading to odors) that could adversely affect a substantial number of people. Accordingly, implementation of the proposed 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.

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 portion of the SVAB that is 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.

6-5 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, the project's incremental contribution to this significant cumulative impact is *less than cumulatively considerable*.

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.

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 6-6. 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 6-2, and demonstrated in Table 6-11, with the implementation of Mitigation Measure 6-2, operational criteria pollutant emissions associated with the proposed project would be below the applicable PCAPCD thresholds of significance.

Therefore, implementation of the proposed project would not 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. As such, the proposed project's incremental contribution to regional air quality impacts would be ***less than cumulatively considerable***.

Mitigation Measure(s)

None required.

6-6 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, the project's incremental contribution to this significant cumulative impact is *less than cumulatively considerable*.

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

The estimated unmitigated maximum construction-related GHG emissions from the proposed project, including from both the on-site and off-site construction activities, are presented in Table 6-12. As presented therein, the maximum annual construction-related GHG emissions would be well below the PCAPCD's bright-line threshold of 10,000 $MTCO_2e$/yr, even if on-site and off-site construction activities were to occur simultaneously.

Table 6-12
Unmitigated Maximum Annual Project Construction GHG Emissions

	GHG Emissions ($MTCO_2e$/yr)
On-Site Construction Emissions	1,098.24
Off-Site Sewer Pipeline Improvement Emissions	34.58
Project Total Emissions	*1,132.82*
PCAPCD Significance Threshold	**10,000**
Exceeds Threshold?	**NO**
Sources: CalEEMod, June 2022; RoadMod, January 2022 (see Appendix C).	

Long-Term Operational GHG Emissions

The modeling assumptions 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 operation of the 597 proposed single-family residences, the 60 ADUs, and the emergency generator for the sewer lift station. The estimated unmitigated operational GHG emissions at full buildout (2027) are presented in Table 6-13.

As presented in the table, the proposed project would result in operational GHG emissions that exceed the PCAPCD's Screening Level Threshold. However, the project's operational GHG emissions would be below the PCACPD's Bright Line Threshold of 10,000 $MTCO_2e$/yr. Therefore, the project has been further evaluated in comparison with the efficiency thresholds presented in Table 6-7. The efficiency thresholds rely on $MTCO_2e$ emissions per year per capita to determine significance for residential projects in rural or urban settings. In general, urban projects are considered to involve shorter vehicle trips, which would inherently reduce GHG emissions from mobile sources, while rural projects are considered to involve relatively longer vehicle trips and proportionally higher GHG emissions from mobile sources.



Table 6-13
Unmitigated Project Operational GHG Emissions

Emission Source	GHG Emissions ($MTCO_2e$/yr)
Area	1,002.99
Energy	1,319.84
Mobile	4,244.99
Stationary	0.23
Solid Waste	340.60
Water	89.99
Total Annual GHG Emissions	*6,998.64*
PCAPCD Screening Level Threshold	**1,100**
PCAPCD Bright Line Threshold	**10,000**

Note: Rounding may result in small differences in summation.

Source: CalEEMod, June 2022 (see Appendix C).

In recognition of the inherent inequality between mobile source GHG emissions from rural and urban projects, PCAPCD established higher efficiency thresholds for rural projects as compared to urban projects (refer to Table 6-7). The PCAPCD directs lead agencies to determine whether a project is considered rural or urban. The proposed project is located within a generally rural portion of the DCWPCP region. Although the project site is currently within a rural portion of the DCWPCP, because urban development generally exists to the east and south of the site, the PCAPCD's urban efficiency threshold is used for further analysis of project-related operational emissions. It should be noted that the urban efficiency metric is more stringent, and, thus, use of the urban efficiency metric presents a conservative analysis. The estimated emissions per capita for the proposed project are presented below in Table 6-14 and compared with the applicable PCAPCD efficiency threshold.

Table 6-14
Unmitigated Project Operational GHG Emissions Per Capita

Project Emissions ($MTCO_2e$/yr/capita)	PCAPCD Efficiency Threshold for Urban Residential Projects ($MTCO_2e$/yr/capita)
3.56	4.5

Notes: The estimated population for the project at buildout is based on a 3.10 persons per single-family household and 1.91 persons per ADU rate for the DCWPCP area. Thus, the estimated population of the proposed project is 1,965 residents. ([597 du * 3.10 persons per du] + [60 ADUs * 1.91 persons per ADU] = 1,965)

As shown in the table, the proposed project would result in operational GHG emissions below the applicable PCAPCD efficiency threshold. Therefore, operation of the proposed project would not be considered to generate GHG emissions that may have a significant impact on the environment.

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 previously, Placer County adopted the PCSP in January, 2020.[41] 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 noted above, because the proposed project's operational GHG emissions would be below the applicable thresholds (see Table 6-13 and Table 6-14), implementation of the GHG reduction measures included in the PCSP is not required. Therefore, the proposed project would not conflict with implementation of the PCSP.

Conclusion

Based on the above, the proposed project would not 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 would not result in a cumulatively considerable incremental contribution to impacts related to GHG emissions or climate change and the project's impact would be ***less than cumulatively considerable***.

Mitigation Measure(s)

None required.

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

7. Biological Resources

7. BIOLOGICAL RESOURCES

7.1 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 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 D of this EIR).[1] Further information was sourced from the Placer County General Plan,[2] the Placer County General Plan EIR,[3] the Dry Creek-West Placer Community Plan (DCWPCP),[4] and the Placer County Conservation Program (PCCP).[5]

7.2 EXISTING ENVIRONMENTAL SETTING

The following sections describe the regional biological setting in which the project site is located, the biological setting of the project site, and the special-status species and sensitive natural communities known to occur within the project site and surrounding environs.

Regional Setting

The project site is comprised of the Schellhous and Placer Greens parcels, which are located north and south of PFE Road, respectively, within the DCWPCP, in an unincorporated portion of western Placer County, southwest of the City of Roseville. The DCWPCP experiences a Mediterranean type climate with cool, wet winters, and hot, dry summers. Temperatures in the project region fluctuate from average highs in July of 96 degrees Fahrenheit, with average lows in December and January of 39 degrees Fahrenheit.[6] Nearly all precipitation occurs between October and April in the form of rainfall, with February typically the wettest month, averaging 4.6 inches.

The DCWPCP area is located within the Sacramento Valley portion of Placer County. The Sacramento Valley is a broad valley characterized by predominantly agricultural uses and open space, with interspersed urban centers and rural towns. To the east and northeast of the DCWPCP area, the terrain transitions from the relatively flat Sacramento Valley to the foothill region of Placer County, followed by the increasingly steep and rugged Sierra Nevada Mountains. Habitat types within the Sacramento Valley portion of Placer County generally include oak woodland, riparian woodland, annual brome grasslands, and agricultural land.

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1 Madrone Ecological Consulting. *Biological Resources Assessment, Creekview Ranch, Placer County, California*. May 2022.
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. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.
5 Placer County. *Placer County Conservation Program*. September 1, 2020.
6 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 February 2022.

The DCWPCP, itself, is unique in that the plan area contains vast tracts of undeveloped land interspersed with rural single-family lots and residential subdivisions. A portion of the DCWPCP, the Dry Creek floodplain, remains in its natural state and generally flows in a west-to-east direction. A variety of ecotypes are located within the DCWPCP boundaries, including valley grasslands, riparian woodlands, valley woodlands, and cultivated or grazed agricultural lands. 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.

Project Setting

In total, the 239-acre study area evaluated by the BRA consists of the following components: (1) the 186-acre project site; (2) three off-site sewer pipeline alignment options (see Figure 7-1); and (3) two potential trail alignments, the East Trail and West Trail, which would not be developed as part of the project but are still evaluated in this chapter for potential environmental impacts. As detailed throughout the various technical chapters of this EIR, the project site is comprised of the 141.07-acre Schellhous parcel, north of PFE Road, and the 44.53-acre Placer Greens parcel, southeast of the PFE Road/Antelope Road intersection. Both parcels are located outside the southwestern limits of the City of Roseville. As shown in Figure 3-8 of the Project Description chapter of this EIR, the off-site sewer alignment options (Options 1A, 1B, and 1C) each extend toward the City of Roseville. Options 1A and 1B would be located adjacent to the Dry Creek Wastewater Treatment Plant (WWTP) site, located within Roseville to the northeast of the Schellhous parcel. The study area is primarily located in unincorporated Placer County; however, portions are located in other jurisdictions (see Figure 7-2). The eastern portion, associated with the off-site sewer alignment alternatives, extends into the City of Roseville. The southern portion extends into northern unincorporated Sacramento County. In addition, the northern portion of the study area, consisting primarily of the Schellhous parcel, is located within the PCCP plan area. The PCCP will be discussed in further detail in the Regulatory Context section of this chapter. Additionally, this chapter evaluates potential impacts in accordance with applicable regulations that would apply to the project based on the jurisdiction in which each project component would be located.

The study area is largely comprised of annual brome grasslands, which are interspersed with blue oak (*Quercus douglassii*) woodlands. Dry Creek and its associated broad Valley oak (*Quercus lobata*) riparian corridor occur in the northern portion of the study area, specifically, within the Schellhous parcel. A pair of intermittent Dry Creek tributaries meander through the study area within both the Schellhous and Placer Greens parcels. Small ephemeral drainages and seasonal wetland swales branch off of the segment of the intermittent tributary that flows within the central and southern portions of the Schellhous parcel. Additionally, seasonal wetlands and vernal pools are scattered within the study area's annual brome grassland, primarily within the Schellhous parcel, and a number of roadside ditches occur along the paved roadways. The Schellhous residence and several associated sheds are located within the annual brome grassland in the Schellhous parcel, and an old orchard is located just to the west of the homestead. Inclusions of disturbed areas are scattered throughout the study area, along roadways, in residential areas, and in parking areas that encroach upon the study area's periphery from adjacent properties. The terrain within the study area is gently rolling, and generally slopes towards Dry Creek. Elevations range from approximately 110 feet above mean sea level (MSL) to approximately 140 feet above MSL.

Figure 7-1
Study Area and Project Components

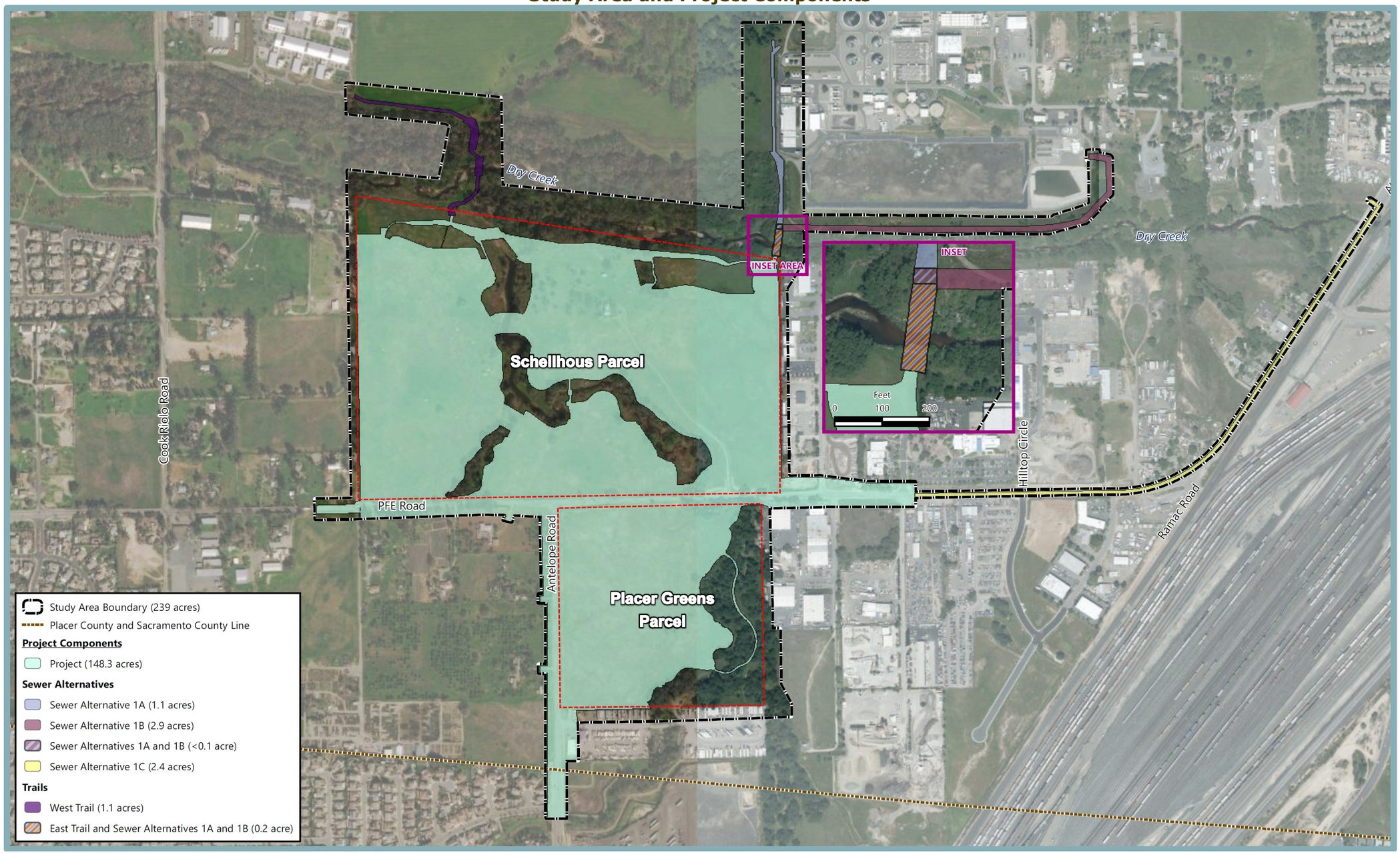
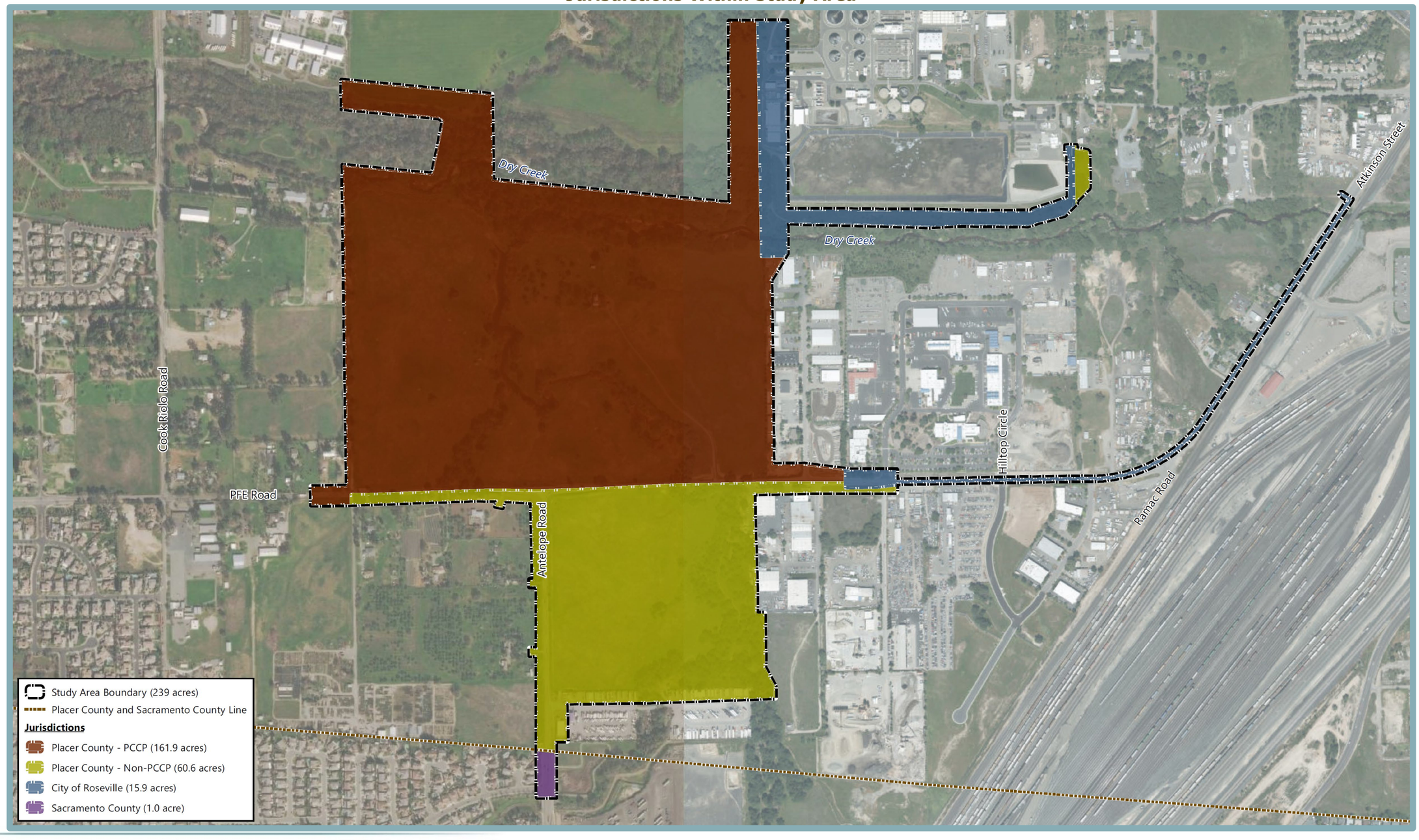


Figure 7-2
Jurisdictions Within Study Area



Terrestrial Vegetation Communities

Madrone identified the following six habitat types within the study area: annual brome grassland, blue oak woodland, riparian woodland, valley needlegrass grassland, abandoned almond orchard, and rural residential/urban areas. The study area's vegetation communities are shown in Figure 7-3, summarized in Table 7-1, and discussed in further detail below.

Table 7-1
PCCP Land Covers/Vegetation Communities Within the Study Area

Land Covers/Vegetation Communities	PCCP	Non-PCCP	Total
Grasslands			
Annual Brome Grassland	-	40.8	40.8
Vernal Pool Complex High	6.5	-	6.5
Vernal Pool Complex Intermediate	60.4	-	60.4
Vernal Pool Complex Low	43.1	-	43.1
Valley Needlegrass Grassland	-	<0.1	<0.1
Oak Woodlands			
Blue Oak Woodland	7.6	13.9	21.5
Orchards			
Orchard	2.8	-	2.8
Abandoned Almond Orchard	-	1.7	1.7
Riparian Habitat			
Riparian	17.9	-	17.9
Riparian Woodland	-	3.2	3.2
Urban Areas			
Rural Residential	3.0	-	3.0
Urban	5.3	15.8	21.1
Total	**146.6**	**75.4**	**222.0**

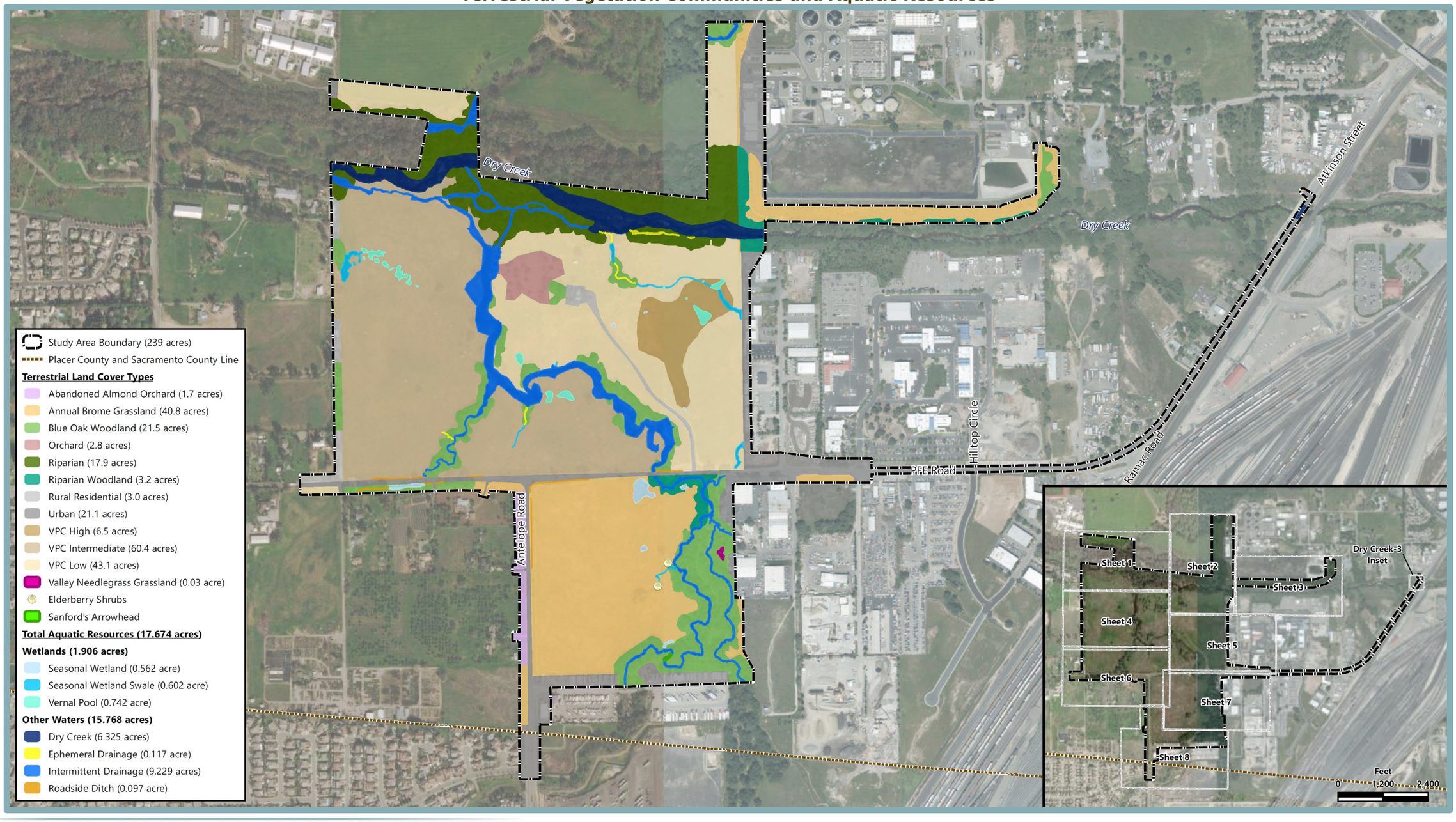
Source: Madrone Ecological Consulting, 2022.

Annual Brome Grassland/Vernal Pool Complex Low, Intermediate, and High

The annual brome grassland within the study area is 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*). In addition, the community also includes 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*), Canadian horseweed (*Erigeron canadensis*), black mustard (*Brassica nigra*), chicory (*Cichorium intybus*), 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*). Seasonal wetlands and swales occur sporadically throughout the community, as well as isolated trees, which are scattered throughout and comprised of interior live oak (*Quercus wislizeni*) and Valley oak (*Quercus lobata*).

It should be noted that the annual brome grasslands located primarily north of PFE Road consist of Vernal Pool Complex (VPC) Low, VPC Intermediate, and VPC High land covers, as designated by the PCCP (see Figure 3-13 of the PCCP).

Figure 7-3
Terrestrial Vegetation Communities and Aquatic Resources



Valley Needlegrass Grassland

A small patch of valley needlegrass (*Stipa pulchra*) grassland was mapped within an opening in the blue oak woodland south of PFE Road. The area supports approximately 30 percent cover of valley needlegrass. Co-dominants are typical of the herbaceous plant species, which are found throughout the surrounding blue oak woodland.

Blue Oak Woodland

Blue oak woodland occurs along the intermittent and ephemeral drainages within the study area, as well as within a strip of land parallel to the south of PFE Road, west of Antelope Road. The blue oak woodland canopy is predominantly closed and dominated by blue oak. Valley oak, interior live oak (*Quercus wislizenii*), Chinese tallow tree (*Triadica sebifera*), olive (*Olea europaea*), and common fig (*Ficus carica*) also occur within the canopy. The shrub layer is lacking in most areas, but where present, the layer is comprised of poison-oak (*Toxicodendron diversilobum*) and Himalayan blackberry (*Rubus armeniacus*). The canopy's herbaceous understory is composed of species typical of the annual brome grassland described above. As shown in Table 7-1, the PCCP portion of the study area includes 7.6 acres of Blue Oak Woodland land cover. The non-PCCP portion of the study area consists of 13.7 acres of blue oak woodlands.

Abandoned Almond Orchard/Orchard

Abandoned almond (*Prunus dulcis*) orchards occur just west of the Schellhous residence and along the west of Antelope Road. The orchards have not been maintained since the 1950s or 1960s. 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 brome grassland described above.

It should be noted that the abandoned almond orchards within the Schellhous parcel are designated as Orchard land cover by the PCCP (see Figure 3-16 of the PCCP).

Riparian Woodland/Riparian

Riparian woodland occurs along Dry Creek and its northern tributary adjacent to the WWTP, as well as along the southern Dry Creek tributary, just south of PFE Road. The riparian woodland canopy is dense and 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*), cigar tree (*Catalpa bignonioides*), common fig, sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), Oregon ash (*Fraxinus latifolia*), blue oak, interior live oak, and black walnut (*Juglans hindsii*).

The understory is dense in locations, featuring thickets of Himalayan blackberry, wild reed (*Arundo donax*), wild rose (*Rosa californica*), poison-oak, sandbar willow (*Salix exigua*), and California wild grape (*Vitis californica*). Herbaceous species within the understory include western ragweed (*Ambrosia psilostachya*), 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*).

It should be noted that areas mapped as Riparian land cover for PCCP purposes are consistent with the riparian woodlands (see Figure 3-14 of the PCCP).

Rural Residential/Urban and Suburban

A number of areas within the PCCP portion of the study area are designated as Rural Residential or Urban and Suburban land covers by the PCCP (see Figure 3-17 of the PCCP). Such areas include paved roadways; portions of rural residential parcels comprised of houses or landscaping; industrial commercial areas; and the WWTP.

Most of the areas are paved or otherwise unvegetated; however, some areas support maintained landscaping or ruderal vegetation, including stinkwort, bindweed (*Convolvulus arvensis*), purple sand-spurrey (*Spergularia rubra*), yellow star-thistle, and turkey mullein.

Aquatic Resources

Pursuant to the BRA, a total of 17.674 acres of aquatic resources have been mapped within the study area in accordance with the U.S. Army Corps of Engineers (USACE) Sacramento District's *Minimum Standards for Acceptance of Preliminary Wetlands Delineations* (see Figure 7-3). The aquatic resources shown within the study area have been submitted to the USACE with a request for a Preliminary Jurisdictional Determination.

Table 7-2 below provides the acreage of each aquatic resource located within the study area, which is then followed by a detailed description of each.

Table 7-2
Aquatic Resources Within the Study Area

Resource Type	Acreage
Wetlands	
Seasonal Wetland	0.562
Seasonal Wetland Swale	0.602
Vernal Pool	0.742
Other Waters	
Dry Creek	6.325
Ephemeral Drainage	0.117
Intermittent Drainage	9.229
Roadside Ditch	0.097
Total	**17.674**

Source: Madrone Ecological Consulting, 2022.

Seasonal Wetland

Seasonal wetlands are depressional wetlands that pond water seasonally. The features are often topographically and hydrologically similar to vernal pools, but have a short hydroperiod. As a result, seasonal wetlands support a slightly different plant community that is not characterized by a dominance of vernal pool endemics. Vegetation within the features is generally sparse, consisting of perennial ryegrass and Mediterranean barley, with other ruderal vegetation, such as curly dock, slender tarweed, hairy hawkbit, soft chess, and Medusa-head grass. Numerous wetland-oriented species are present in low-to-moderate quantities, including Great Valley popcornflower, coyote thistle, hyssop loosestrife, Carter's buttercup (*Ranunculus bonariensis*), smooth goldfields (*Lasthenia glaberrima*), Oregon woolly marbles (*Psilocarphus oregonus*), and toad rush (*Juncus bufonius*).

Seasonal Wetland Swale

Seasonal wetland swales are sloping, linear seasonal wetlands that convey surface runoff and may detain it for short periods of time. Vegetation within the swales varies, but is generally dominated by perennial ryegrass, and includes an array of wetland and ruderal vegetation, such as tall flatsedge, Baltic rush (*Juncus balticus*), Bermuda grass, turkey tangle frogfruit (*Phyla nodiflora*), creeping spikerush, coyote thistle, Carter's buttercup, rabbitsfoot grass, Mediterranean barley, curly dock, English plantain, slender tarweed, hairy hawkbit, rough cocklebur, poison hemlock, Himalayan blackberry, soft chess, and sticky willy. Hydrology within the swales is driven predominantly by precipitation runoff within the annual grassland and from adjacent development, as well as by draining water from several vernal pools and seasonal wetlands.

Vernal Pool

Vernal pools are topographic basins that are underlain with an impermeable or semi-permeable hardpan or duripan layer. They are inundated during the wet season, and typically dry by late spring, remaining dry through the summer months. Vernal pools are differentiated from depressional seasonal wetlands based upon the predominance of vernal pool endemic plant species. The vernal pools on-site are largely dominated by coyote thistle (*Eryngium castrense*) and creeping spikerush (*Eleocharis macrostachya*). Other vegetation present within the vernal pools includes Great Valley popcornflower (*Plagiobothrys stipitatus*), hyssop loosestrife (*Lythrum hyssopifolia*), white headed navarretia (*Navarretia leucocephala subsp. leucocephala*), Torrey's willow-herb (*Epilobium torreyi*), rabbitsfoot grass (*Polypogon monspeliensis*), curly dock, Mediterranean barley (*Hordeum marinum*), perennial ryegrass, hairy hawkbit, and harvest brodiaea.

Dry Creek

Dry Creek runs through the northern portion of the study area. Dry Creek is a broad, perennial creek with a gravel/cobble substrate. The creek is almost entirely unvegetated within the channel, due to the scouring effects of high winter flows, but a few islands and sand bars are present, where a few plants have managed to become established. The creek is incised, with steep, eroded banks on outer bends, and deep sand deposits on inner bends. The banks support a dense, well-developed riparian woodland (described above). Emergent wetland vegetation is present along the edges of the low-water channel, including tall flatsedge, redroot flatsedge (*Cyperus erythrorhizos*), water primrose (*Ludwigia peploides*), smartweed (*Persicaria sp.*), barnyard grass, rough cocklebur, panicled willow-herb, and curly dock.

Ephemeral Drainage

Ephemeral drainages convey stormwater runoff for short periods of time directly after precipitation events. The drainages are generally unvegetated, due to the scouring effects of water, but upland species such as Italian thistle, white horehound, and hedgehog grass occur sparsely. The features drain into intermittent drainages and Dry Creek.

Intermittent Drainage

Several intermittent drainages run through the study area. Two portions of one intermittent tributary to Dry Creek occur north of Dry Creek, and a number of branches of an intermittent tributary to Dry Creek run through the portion of the study area south of Dry Creek. The features range from approximately 3.5 feet wide in some very narrow reaches to over 175 feet wide adjacent to and south of the abandoned almond orchard. Water ponds for an extended period of time in the drainages, but appears to completely dry every year. The drainages are unvegetated throughout much of its channel, due to the depth and scouring effects of water, but they support

a well-developed fringe of hydrophytes along the banks, including rice cutgrass, spotted lady's-thumb (*Persicaria punctata*), stick-tight (*Bidens frondosa*), tall nutsedge, rough cocklebur, and northern water plantain (*Alisma triviale*). Blue oak woodland occurs adjacent to many segments of intermittent drainage throughout the study area.

Roadside Ditch

Several roadside ditches are located within the study area along PFE Road and Antelope Road. The roadside ditches serve to convey stormwater runoff from the road into the storm drain system and intermittent drainages. The features are primarily unvegetated, due to ditch maintenance, but some ruderal vegetation has become established in portions of the features. Plant species observed in and adjacent to the roadside drainages include perennial ryegrass, wild radish (*Raphanus sativus*), tall nutsedge, and Bermuda grass.

Placer County Conservation Program Special Habitats and County Aquatic Resources Program Setbacks

The following PCCP special habitats and County Aquatic Resources Program (CARP) setbacks have been mapped, consistent with applicable guidelines and are shown in Figure 7-4.

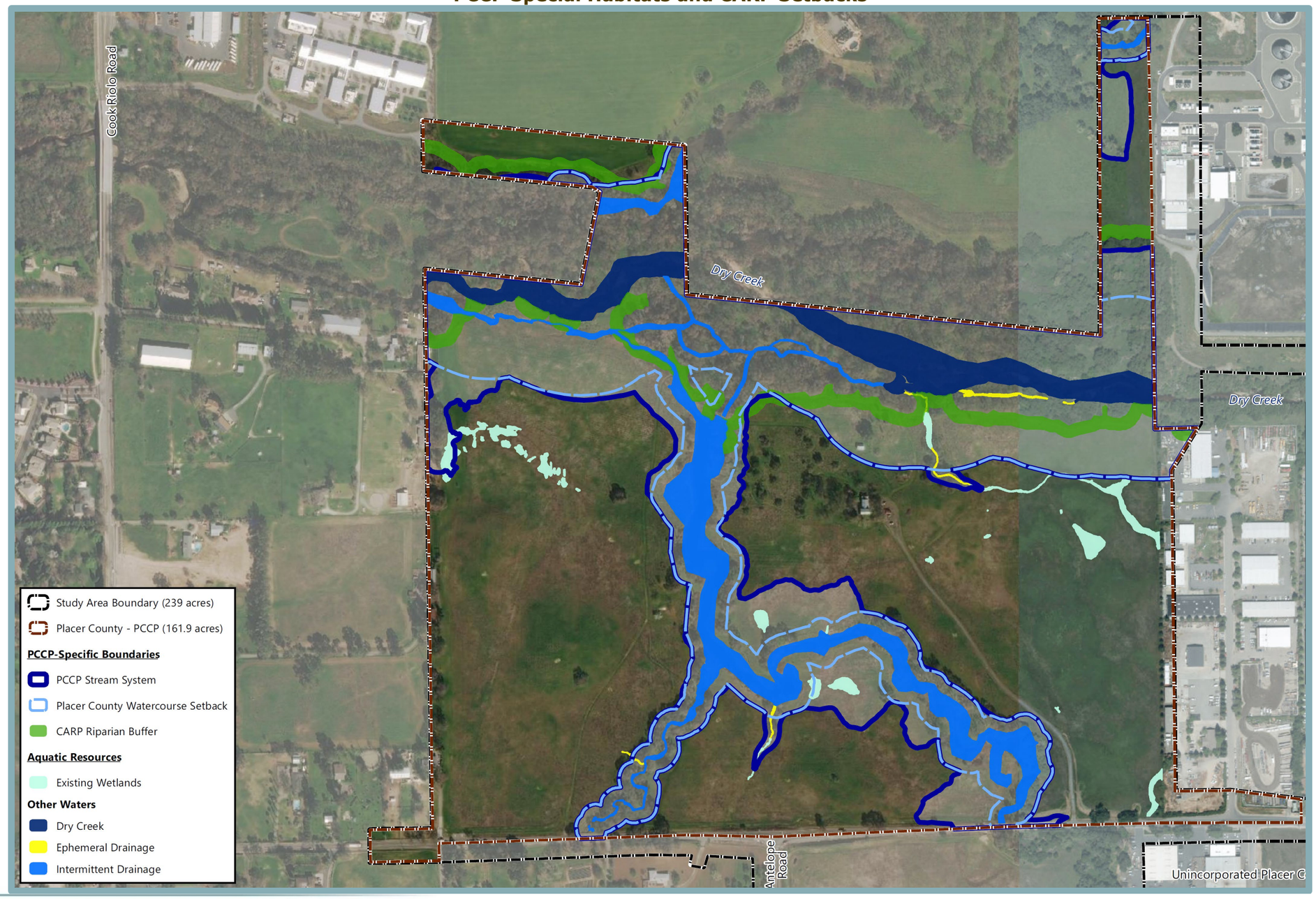
- PCCP Stream System, along Dry Creek and its tributary drainages;
- CARP Riparian Buffers, which are any areas within 50 feet of riparian habitat that are outside of the Stream System; and
- Placer County Watercourse Setback, along Dry Creek and its tributary drainages.

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.

Figure 7-4
PCCP Special Habitats and CARP Setbacks



Listed and Special-Status Plant Species

According to the records of the California Natural Diversity Database (CNDDB), maintained by the CDFW, 10 special-status plant species have the potential to occur on or within five miles of the study area. Table 7-3 lists all 10 special-status plant species with potential to occur in the vicinity of the study area. As shown in the table, based on protocol-level plant surveys and literature review (detailed further in this chapter under the Method of Analysis subsection), six special-status plant species were determined to have the potential to occur in the project study area. The species that is present in the study area is Sanford's arrowhead. Species that are considered to have a *low* potential to occur in the study area include dwarf downingia, Bogg's Lake hedge-hyssop, Ahart's dwarf rush, Legenere, and pincushion navarretia.

The following discussions provide further details of the six special-status plant species with potential to occur within the study area. The following set of criteria was used to determine the potential for special-status plant and wildlife species to occur within the study area:

- Present: Species occurs within the study area based on CNDDB records and/or was observed within the study area during the field surveys;
- High: The study area is within the known range of the species and suitable habitat exists within the study area;
- Moderate: The study area is within the known range of the species and very limited suitable habitat within the study area;
- Low: The study area is within the known range of the species and marginally suitable habitat exists within the study area or the species was not observed during protocol-level surveys conducted within the study area; or
- Absent/Habitat Not Present: The study area does not contain suitable habitat for the species, the species was not observed during protocol-level floristic surveys conducted within the study area, or the study area is outside the known range of the species.

Sanford's Arrowhead

Sanford's arrowhead (*Sagittaria sanfordii*) is not federally or State listed. The species is a CRPR List 1B.2 plant. Sanford's arrowhead 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 perennial rhizomatous species blooms from May to October and occurs at elevations ranging from sea level to approximately 2,000 feet above MSL.

The species was documented within the intermittent drainage in the southern portion of the study area during the 2021 biological field survey conducted as part of the BRA. The nearest documented occurrence of Sanford's arrowhead outside of the study area is CNDDB Occurrence #49, located approximately 0.5-mile to the southeast in a ditch just west of Roseville Road (see Figure 7-5). Based on the above, Sanford's arrowhead is *present* within the study area.

Dwarf Downingia

Dwarf downingia (*Downingia pusilla*) is not federally or State listed. The species is classified as CRPR List 1B.2. The plant 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 above MSL. Dwarf downingia is typically associated with areas that experience a moderate degree of disturbance and blooms from March to May.

Table 7-3
Special-Status Species with Potential to Occur Within the Study Area

Scientific Name (Common Name)	Federal Status	State Status	PCCP Covered Species	Habitat Requirements	Potential for Occurrence
Plants					
Balsamorhiza macrolepis Big-scale balsamroot	--	CRPR 1B.2	No	Prefers chaparral, cismontane woodland, and valley and foothill grasslands. Often associated with serpentine soils.	**Absent**. Marginally suitable habitat is present in the annual brome grassland. Protocol-level surveys did not detect this species.
Chloropyron molle ssp. *hispidum* Hispid bird's-beak	--	CRPR 1B.1	No	Prefers seasonally flooded, saline-alkali soils at elevations below 500 feet.	**Habitat Not Present**. Saline-alkali soils are not present within the study area.
Downingia pusilla Dwarf downingia	--	CRPR 2B.2	No	Occurs in vernal pools and other depressional wetlands.	**Low**. The vernal pools, seasonal wetlands, and seasonal wetland swales within the study area provide suitable habitat for the species. Protocol-level surveys did not detect the species.
Gratiola heterosepala Bogg's Lake hedge-hyssop	--	CE, CRPR 1B.2	No	Occurs in vernal pools and along the margins of lakes/ponds.	**Low**. The vernal pools and seasonal wetlands within the study area provide marginal habitat for the species. Protocol-level surveys did not detect the species.
Juncus leiospermus var. *ahartii* Ahart's dwarf rush	--	CRPR 1B.2	No	Occurs along the edges of vernal pools and other seasonally ponded features.	**Low**. The vernal pools and seasonal wetlands within the study area provide suitable habitat for the species. Protocol-level surveys did not detect the species.
Juncus leiospermus var. *leiospermus* Red Bluff dwarf rush	--	CRPR 1B.1	No	Occurs in vernal mesic areas in chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools between 100 feet and 4,100 feet elevation.	**Habitat Not Present**. The only documented occurrence in Placer County is, according to the notes on the occurrence, considered to be erroneous.

(Continues on next page)

Table 7-3
Special-Status Species with Potential to Occur Within the Study Area

Scientific Name (Common Name)	Federal Status	State Status	PCCP Covered Species	Habitat Requirements	Potential for Occurrence
Legenere limosa Legenere	--	CRPR 1B.1	No	Occurs in vernal pools.	**Low**. The vernal pools and seasonal wetlands within the study area provide marginal habitat for the species. Protocol-level surveys did not detect the species.
Navarretia myersii ssp. *myersii* Pincushion navarretia	--	CRPR 1B.1	No	Occurs in vernal pools.	**Low**. The vernal pools and seasonal wetlands within the study area provide suitable habitat for the species. Protocol-level surveys did not detect the species.
Orcuttia tenuis Slender Orcutt grass	FT	CE, CRPR 1B.1	No	Occurs in vernal pools and other seasonally ponded features.	**Habitat Not Present**. The vernal pools within the study area do not have sufficient hydrology for the species.
Orcuttia viscida Sacramento Orcutt grass	FE	CE, CRPR 1B.1	No	Occurs in vernal pools.	**Habitat Not Present**. The vernal pools within the study area do not have sufficient hydrology for the species.
Sagittaria sanfordii Sanford's arrowhead	--	CRPR 1B.2	No	Occurs in emergent marsh habitat, typically associated with drainages, canals, or irrigation ditches.	**Present**. Sanford's arrowhead is present in the intermittent drainage near the southern boundary of the study area.
Invertebrates					
Branchinecta conservation Conservancy fairy shrimp	FE	--	Yes	Occurs in very large, turbid vernal pools.	**Habitat Not Present**. The vernal pools within the study area are too small to support the species.
Branchinecta lynchi Vernal pool fairy shrimp	FT	--	Yes	Occurs in vernal pools.	**High**. Suitable habitat for the species is present in the seasonal wetlands and vernal pools within the study area.

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Table 7-3
Special-Status Species with Potential to Occur Within the Study Area

Scientific Name (Common Name)	Federal Status	State Status	PCCP Covered Species	Habitat Requirements	Potential for Occurrence
Danaus plexippus Monarch butterfly	FC	--	No	A migratory species that is most prevalent in the Central Valley in summer and early fall. Dependent upon milkweed (*Asclepias* species) plants as their exclusive larval host.	**Habitat Not Present**. A few scattered milkweed plants are present in the southern portion of the study area, but not substantially enough to support the species.
Desmocerus californicus dimorphus Valley elderberry longhorn beetle	FT	--	Yes	Dependent upon elderberry (*Sambucus* species) shrubs as primary host species.	**Absent.** Several elderberry shrubs are present in the eastern portion of the Placer Greens parcel. Valley elderberry longhorn beetle exit holes were not observed on the shrubs.
Lepidurus packardi Vernal pool tadpole shrimp	FE	--	Yes	Occurs in vernal pools.	**Low**. Most of the seasonal wetlands and vernal pools within the study area are too small to support the species, but the largest of such aquatic features provides marginally suitable habitat for vernal pool tadpole shrimp.
Fish					
Hypomesus transpacificus Delta smelt	FT	CE	No	Adults are found in the brackish open surface waters of the Delta and Suisun Bay. Though never observed, spawning is believed to occur in tidally influenced sloughs and drainages on the freshwater side of the mixing zone.	**Habitat Not Present.** Tidally influenced sloughs or drainages are not present within the study area.
Oncorhynchus mykiss irideus Central Valley steelhead	FE	--	Yes	Anadromous species requiring freshwater water courses with gravelly substrates for breeding. The young remain in freshwater areas before migrating to estuarine and marine environments.	**High**. Dry Creek within the study area is designated Critical Habitat for Central Valley Steelhead, and the intermittent drainage within the study area represent marginally suitable habitat for the species.

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Table 7-3
Special-Status Species with Potential to Occur Within the Study Area

Scientific Name (Common Name)	Federal Status	State Status	PCCP Covered Species	Habitat Requirements	Potential for Occurrence
Oncorhynchus tshawytscha Central Valley fall-run chinook Salmon	--	CSC	Yes	Anadromous species requiring freshwater water courses with gravelly substrates for breeding. The young remain in freshwater areas before migrating to estuarine and marine environments.	**High**. Dry Creek serves as a migration corridor to spawning habitat upstream of the study area, and the intermittent drainages within the study area represent marginally suitable habitat for the species.
Amphibians					
Ambystoma californiense California tiger salamander	FT	CT, CSC	No	Breeds in ponds or other deeply ponded wetlands, and uses gopher holes and ground squirrel burrows in adjacent grasslands for upland refugia/foraging.	**Habitat Not Present.** The study area is outside of the known range of the species.
Rana draytonii California red-legged frog	FT	CSC	Yes	Breeds in permanent to semi-permanent aquatic habitats including lakes, ponds, marshes, creeks, and other drainages.	**Habitat Not Present.** The study area is outside of the known range of the species.
Spea hammondii Western spadefoot toad	--	CSC	No	Breeds in vernal pools, seasonal wetlands, and associated swales. Forages and hibernates in adjacent grasslands.	**High**. The seasonal wetlands and vernal pools within the study area provide suitable habitat for the species.
Reptiles					
Actinemys marmorata Western pond turtle	--	CSC	Yes	Occurs in ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	**High**. Suitable habitat for the species is present in Dry Creek, and marginally suitable habitat is present in the intermittent drainages.
Thamnophis gigas Giant garter snake	FT	CT	Yes	Occurs in rivers, canals, irrigation ditches, rice fields, and other aquatic habitats with slow-moving water and heavy emergent vegetation.	**Habitat Not Present.** The study area is outside of the known range of the species.

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Table 7-3
Special-Status Species with Potential to Occur Within the Study Area

Scientific Name (Common Name)	Federal Status	State Status	PCCP Covered Species	Habitat Requirements	Potential for Occurrence
Birds					
Agelaius tricolor Tricolored blackbird	--	CE, CSC	Yes	Colonial nester in cattails, bulrush, or blackberries associated with marsh habitats.	**Low**. Blackberry brambles scattered throughout the study area provide marginally suitable nesting habitat for the species. The adjacent annual grasslands provide potential foraging habitat.
Ammodramus savannarum Grasshopper sparrow	--	CSC	No	Typically found in expansive short- to middle-height, moderately open grasslands with scattered shrubs or other song perches.	**Habitat Not Present**. The annual brome grasslands within the study area are not sufficiently expansive to support the species.
Aquila chrysaetos Golden eagle	--	CFP	No	Forages in open areas including grasslands, savannahs, deserts, and early successional stages of shrub and forest communities. Nests in large trees and cliffs.	**Habitat Not Present**. The annual brome grasslands within the study area are not sufficiently expansive to support the species.
Athene cunicularia Burrowing owl	--	CSC	Yes	Nests in abandoned ground squirrel burrows associated with open grassland habitats.	**Moderate**. Although few ground squirrel burrows were observed, occasional burrows and debris scattered throughout the study area could provide artificial burrows. The annual brome grasslands provide suitable foraging habitat.
Buteo swainsoni Swainson's hawk	--	CT	Yes	Nests in large trees, preferably in riparian areas. Forages in fields, cropland, irrigated pasture, and grassland near large riparian corridors.	**Present**. The annual brome grasslands throughout the study area provide suitable foraging habitat for Swainson's hawk, and the trees within the study area provide suitable nesting habitat. The species was observed foraging on-site during a field survey.

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Table 7-3
Special-Status Species with Potential to Occur Within the Study Area

Scientific Name (Common Name)	Federal Status	State Status	PCCP Covered Species	Habitat Requirements	Potential for Occurrence
Circus cyaneus Northern harrier	--	CSC	No	Nests in emergent wetland/marsh, open grasslands, or savannah habitats. Forages in open areas such as marshes, agricultural fields, and grasslands.	**High**. The annual brome grassland provides suitable nesting and foraging habitat for the species.
Coccyzus americanus occidentalis Western yellow-billed cuckoo	FT	CE	No	Inhabits extensive deciduous riparian thickets or forests with dense, low-level or understory foliage, adjacent to slow-moving waterways, backwaters, or seeps.	**Habitat Not Present**. The riparian woodland on-site supports only patchy understory, and as such, does not provide suitable habitat for the species. In addition, the species is only known from woodlands adjacent to major rivers in northern California.
Elanus leucurus White-tailed kite	--	CFP	No	Open grasslands, fields, and meadows are used for foraging. Isolated trees in close proximity to foraging habitat are used for perching and nesting.	**Present**. The annual brome grasslands throughout the study area provide suitable foraging habitat for white-tailed kite, and the trees throughout the study area provide suitable nesting habitat. The species was observed foraging on-site during a field survey.
Lanius ludovicianus Loggerhead shrike	--	CSC	No	Occurs in open areas with sparse trees, shrubs, and other perches.	**High**. The annual brome grasslands throughout the study area provide suitable foraging habitat for loggerhead shrike, and the trees and shrubs within the study area provide suitable nesting habitat.
Laterallus jamaicensis coturniculus California black rail	--	CT	Yes	Nests and forages in salt, brackish, and fresh marshes with abundant vegetative cover.	**Habitat Not Present**. The only marsh vegetation is along the edges of Dry Creek, which lacks the cover the species requires.

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Table 7-3
Special-Status Species with Potential to Occur Within the Study Area

Scientific Name (Common Name)	Federal Status	State Status	PCCP Covered Species	Habitat Requirements	Potential for Occurrence
Melospiza melodia mailliardi Song sparrow "Modesto" population	--	CSC	No	Nests in emergent freshwater marshes dominated by tules and cattails, as well as riparian willow thickets. The species also nests in riparian forests of valley oak with a blackberry understory, along vegetated irrigation canals and levees, and in recently planted valley oak restoration sites.	**Habitat Not Present**. Although the riparian woodland would otherwise represent suitable nesting habitat for the species, it has not been documented nesting in Placer County, and only nests in extensive marshes in the Sacramento Valley area, which are not present.
Progne subis Purple martin	--	CSC	No	Nests in tall bridges and overpasses near water and open areas.	**Habitat Not Present**. The bridge over Dry Creek is the only tall bridge in the study area, and the bridge does not provide suitable substrate for the species.
Seophaga petechia Yellow warbler	--	CSC	No	Occupies riparian vegetation in close proximity to water along streams and in wet meadows. The species does not breed in the Central Valley, but occurs as a common migrant in the fall and winter months.	**High**. Although the study area is outside of the species' breeding range, it has been documented along Dry Creek just downstream of the study area, and suitable winter foraging habitat is present in the riparian woodlands within the study area.
Riparia riparia Bank swallow	--	CT	No	Colonial nester preferring vertical cliffs and banks with fine-textured/sandy soils associated with riparian zones along streams, rivers, and lakes.	**Habitat Not Present**. Tall, vertical cliffs with sandy soils occur along Dry Creek; however, the species has only rarely been observed in Placer County, is not known to nest in Placer County, and has high nest fidelity. In addition, nest holes were not observed on the cliffs in the study area.

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Table 7-3
Special-Status Species with Potential to Occur Within the Study Area

Scientific Name (Common Name)	Federal Status	State Status	PCCP Covered Species	Habitat Requirements	Potential for Occurrence
Mammals					
Antrozous pallidus Pallid bat	--	CSC, WBWG H	No	Roosts in crevices in rocky outcrops and cliffs, caves, mines, trees (e.g., basal hollows of coast redwoods and giant sequoias, bole cavities of oaks, exfoliating bark, deciduous trees in riparian areas, and fruit trees in orchards), bridges, barns, porches, bat boxes, and buildings.	**High**. Suitable roosting habitat for the species is present in tree hollows and under exfoliating bark on trees scattered throughout the study area.
Corynorhinus townsendii Townsend's big-eared bat	--	CC, WBWG H	No	Roosts in caves and cave analogues, such as abandoned mines, buildings, bridges, rock crevices and large basal hollows of coast redwoods and giant sequoias. Extremely sensitive to human disturbance.	**Low**. Some of the buildings associated with the Schellhous residence could provide marginally suitable roosting habitat for the species.
Lasionycteris noctivagans Silver-haired bat	--	WBWG M	No	Roosts in abandoned woodpecker holes, under bark, and occasionally in rock crevices. The silver-haired bat forages in open wooded areas near water features.	**High**. Suitable roosting habitat for the species is present in tree hollows and under exfoliating bark on trees scattered throughout the study area.
Lasiurus blossevillii Western red bat	--	CSC, WBWG H	No	Roosts primarily in the foliage of trees or in 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.	**High**. Trees scattered throughout the study area provide suitable roosting habitat for the species.
Lasiurus cinereus Hoary bat	--	WBWG M	No	Roosts primarily in foliage of both coniferous and deciduous trees at the edges of clearings.	**High**. Trees scattered throughout the study area provide suitable roosting habitat for the species.

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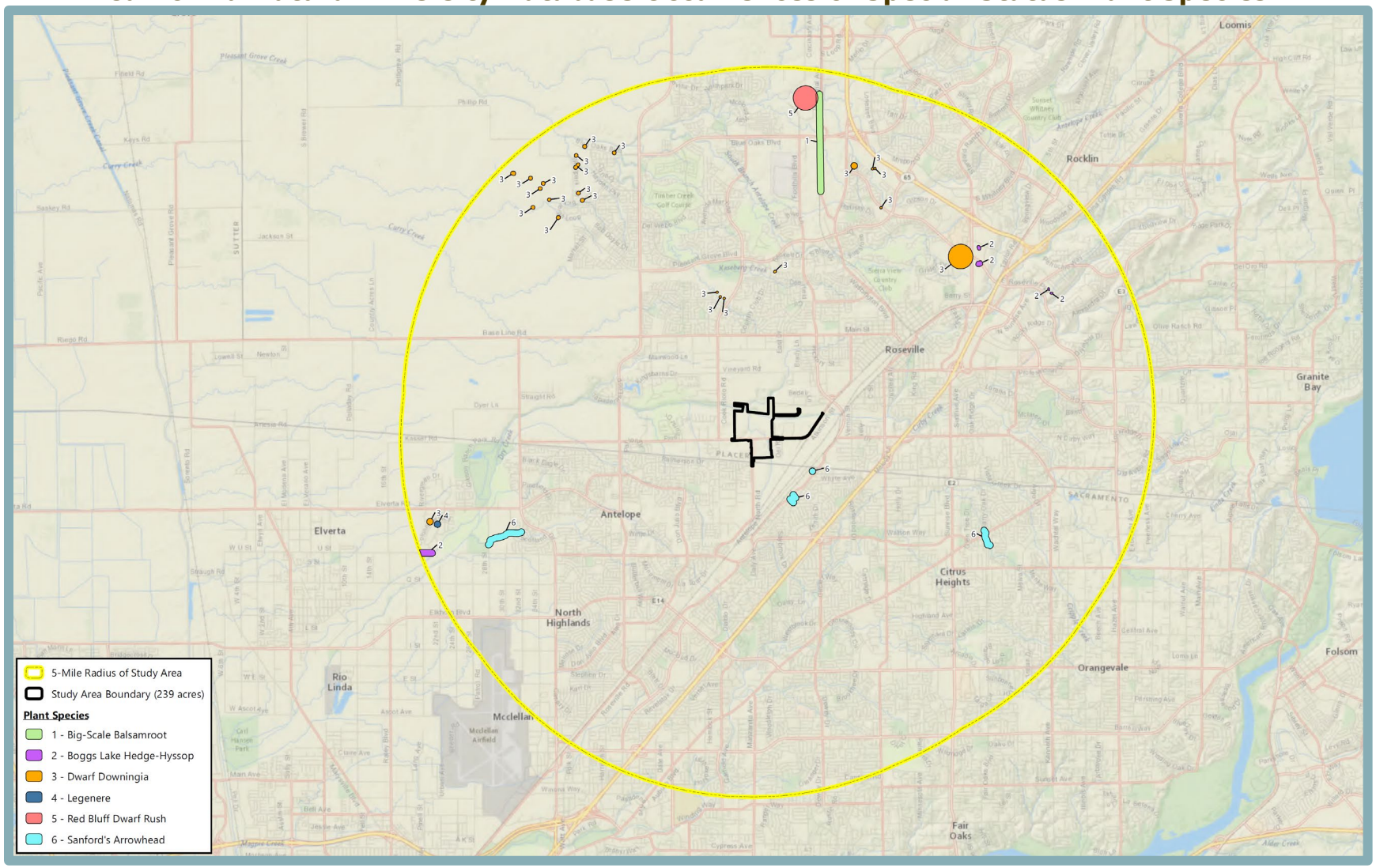
Table 7-3
Special-Status Species with Potential to Occur Within the Study Area

Scientific Name (Common Name)	Federal Status	State Status	PCCP Covered Species	Habitat Requirements	Potential for Occurrence
Taxidea taxus American badger	--	CSC	No	The species prefers dry open fields, grasslands, and pastures.	**Habitat Not Present**. The annual brome grasslands within the study area are not sufficiently expansive enough to support the species.

Status Codes:
CC: CDFW Candidate for Listing
CE: CDFW Endangered
CFP: CDFW Fully Protected
CRPR: California Rare Plant Rank
CSC: CDFW Species of Concern
CT: CDFW Threatened
FE: Federally Endangered
FT: Federally Threatened
WBWG M: Western Bat Working Group Medium Threat Rank
WBWG H: Western Bat Working Group High Threat Rank

Source: Madrone Ecological Consulting, 2022.

Figure 7-5
California Natural Diversity Database Occurrences of Special-Status Plant Species



The vernal pools, seasonal wetlands, and seasonal wetland swales within the study area provide suitable habitat for the species. However, the species was not observed during the 2021 special-status plant survey of the study area, which was conducted in April when the species was observed in bloom at other nearby locations. Pursuant to the CNDDB, 10 records of dwarf downingia are within five miles of the study area. The nearest occurrence, CNDDB Occurrence #142, is located approximately 1.5 miles to the north in the Silverado Oaks Wetland Preserve (see Figure 7-5). Based on the above, dwarf downingia has *low* potential for occurrence within the study area.

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 grows in vernal pools and around the perimeter of lakes and ponds, between elevations of 30 feet and 7,800 feet. The small annual herb favors clay soils, and blooms from April to August.

The larger vernal pools and seasonal wetlands within the study area provide suitable habitat for Bogg's Lake hedge-hyssop. The species was not observed during the 2021 field survey. The species did not bloom at most of the reference locations in the region in 2021, and as a result, all suitable habitat was resurveyed in April 2022 after the species had been observed at a nearby reference location. Three CNDDB records of Bogg's Lake hedge-hyssop occurrences are within five miles of the study area, two of which are extirpated, and the last of which is potentially extirpated (see Figure 7-5). The nearest of the records (CNDDB Occurrence #16) is located approximately 3.5 miles northeast of the study area, what is now the location of the Roseville Galleria shopping center. Based on the above, Bogg's Lake hedge-hyssop has *low* potential for occurrence within the study area.

Ahart's Dwarf Rush

Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*) is not federally or State listed. The species is a CRPR List 1B.2 plant. Ahart's dwarf rush grows along the edges of seasonal wet habitats, such as vernal pools and swales within valley and foothill grasslands, between elevations of approximately 100 feet and 750 feet. The annual herb blooms from March to May.

The larger vernal pools and seasonal wetlands within the study area provide suitable habitat for Ahart's dwarf rush. The species was not observed during the 2021 or 2022 field surveys of the study area, which were conducted in April. The species has not been documented within five miles of the study area, pursuant to the CNDDB. Based on the above, Ahart's dwarf rush has *low* potential for occurrence within the study area.

Legenere

Legenere (*Legenere limosa*) is not federally or State listed. The species is a CRPR List 1B.1 species. The annual herb 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, and blooms from April to June.

The larger vernal pools and seasonal wetlands within the study area represent suitable habitat for the species. Legenere was not observed during the 2021 or 2022 field surveys of the study area, which were conducted in April, when the species was identifiable at a nearby location. Only one CNDDB record of Legenere is within five miles of the study area, and the record is considered extirpated (see Figure 7-5). The occurrence (CNDDB Occurrence #32) is located approximately

4.5 miles west of the site in the community of Rio Linda. Based on the above, Legenere has *low* potential for occurrence within the study area.

Pincushion Navarretia

Pincushion navarretia (*Navarretia myersii* ssp. *myersii*) is not federally or State listed. The species is a CRPR List 1B.1 plant. The species is found in vernal pools and other mesic areas in annual grasslands, often on acidic soils. Pincushion navarretia is found between elevations of approximately 65 feet and 1,100 feet and blooms in April and May.

The vernal pools, seasonal wetlands, and seasonal wetland swales within the study area provide suitable habitat for the species. Pincushion navarretia was not observed during the 2021 or 2022 field surveys of the study area, which were conducted in April, when other wetland *Navarretia* species were in bloom on the site. The species has not been documented within five miles of the study area in the CNDDB. Based on the above, pincushion navarretia has *low* potential for occurrence within the study area.

Listed and Special-Status Wildlife Species

According to the records search conducted as part of the BRA, 33 special-status wildlife species have the potential to occur on-site or within five miles of the study area. Based on field observations and literature review (detailed further in this chapter under the Method of Analysis subsection), 18 of the 33 special-status wildlife species were determined to have the potential to occur within the study area. Species that are considered to be present include Swainson's hawk and white-tailed kite. Species that are considered to have *high* potential to occur include vernal pool fairy shrimp, Central Valley steelhead, Central Valley fall-run chinook salmon, western spadefoot, western pond turtle, northern harrier, loggerhead shrike, yellow warbler, pallid bat, silver-haired bat, western red bat, and hoary bat. Species that are considered to have *moderate* potential to occur include burrowing owl. Species that are considered to have *low* potential to occur include vernal pool tadpole shrimp, tricolored blackbird, and Townsend's big-eared bat.

The following discussions provide further details of the 18 special-status wildlife species with potential to occur within the study area. Because elderberry shrubs are located on-site, a discussion is also included on Valley elderberry longhorn beetle (VELB). Table 7-3 above lists all 33 special-status wildlife species with potential to occur in the vicinity of the study area.

Vernal Pool Fairy Shrimp

The vernal pool fairy shrimp (*Branchinecta lynchi*) is listed as threatened, pursuant to the FESA. The species is also a PCCP Covered Species. Historically, the range of vernal pool fairy shrimp extended throughout the Central Valley. 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 lifecycle 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.

Fifteen CNDDB occurrences of vernal pool fairy shrimp have been recorded within five miles of the study area, the nearest of which is located approximately 0.5-mile north of the study area, just north of Dry Creek Elementary School (see Figure 7-6). The vernal pools and seasonal wetland swales throughout the study area provide suitable habitat for the species. Protocol-level wet-season and dry-season surveys of the wetlands in the Placer Greens parcel and along PFE Road were negative. The surveys were conducted in accordance with the 2017 USFWS *Survey Guidelines for the Listed Large Branchiopods*. Therefore, vernal pool fairy shrimp is considered absent from these areas. Surveys have not been conducted within the Schellhous parcel. Thus, the species could be present in the parcel, and vernal pool fairy shrimp has *high* potential for occurrence within the northern portion of the study area.

Valley Elderberry Longhorn Beetle

VELB is listed as threatened, pursuant to the FESA, and is a PCCP Covered Species. The historic range of VELB 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, the beetle was known from less than 10 localities in Merced, Sacramento, and Yolo counties. VELB's current distribution is patchy throughout the Central Valley and associated foothills.

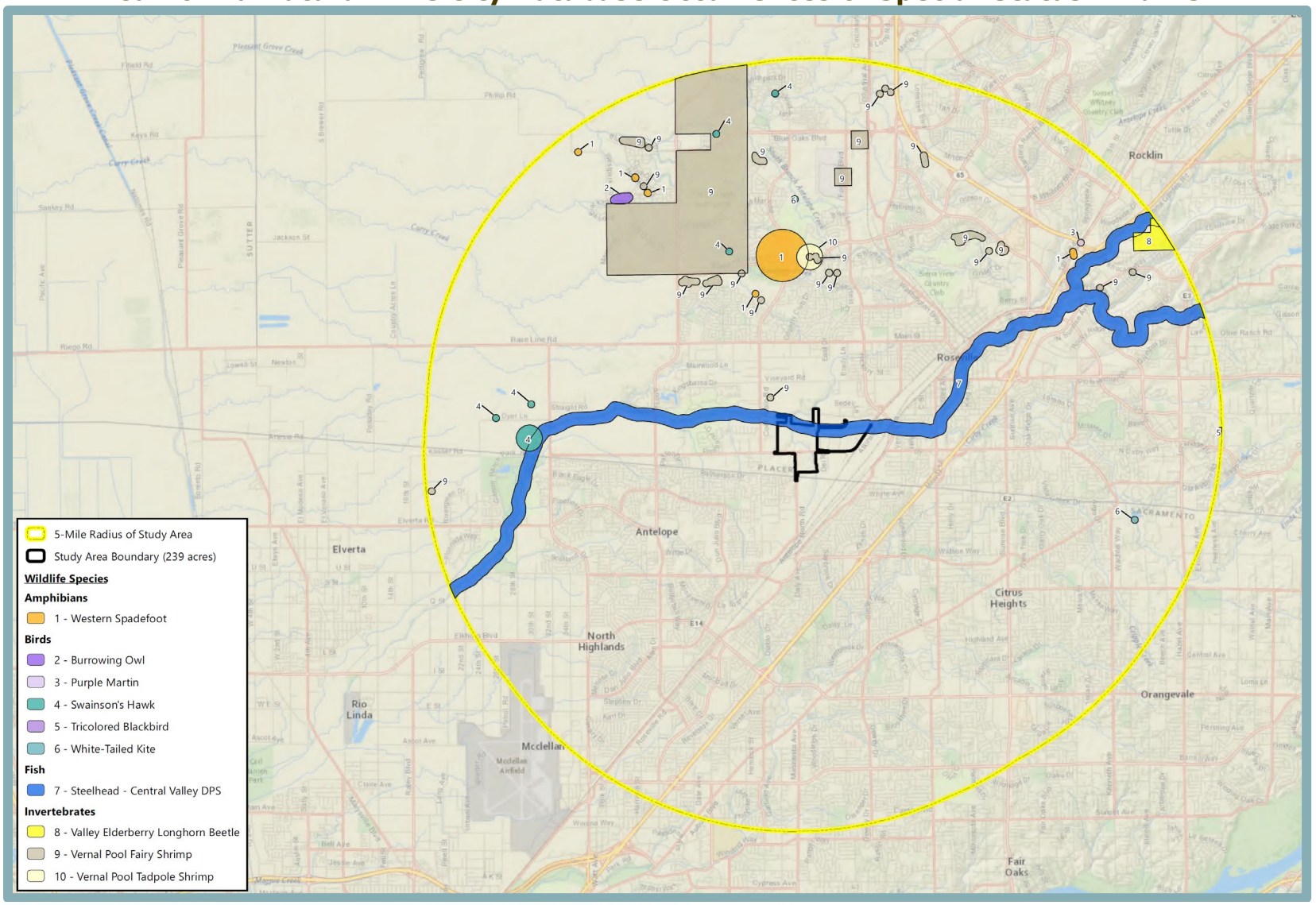
VELB is completely dependent on its host plant, the elderberry (*Sambucus* species), which occurs in riparian and other woodland communities in the Central Valley and associated foothills. Female beetles lay their eggs in crevices on the stems or on the leaves of living elderberry plants. When the eggs 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 beetles forage on leaves and flowers of elderberry shrubs.

Two clusters of elderberry shrubs are present in the southeastern portion of the study area (see Figure 7-3). Each of the clusters has numerous stems with a diameter of one inch or greater, but exit holes were not observed on any of the shrubs when surveyed by a qualified biologist in early February 2022. The survey was conducted to collect information for analysis of the shrubs consistent with USFWS *The Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle*. The shrubs are not in a riparian location. One documented CNDDB occurrence of VELB is within five miles of the study area (see Figure 7-6). The occurrence (CNDDB Occurrence #270) is located approximately five miles northeast of the study area near Secret Ravine Parkway and is considered potentially extirpated. Given the lack of evidence of VELB presence and the long distance to the nearest occupied habitat, VELB are considered *absent* from the site.

Vernal Pool Tadpole Shrimp

The vernal pool tadpole shrimp (*Lepidurus packardi*) is listed as endangered, pursuant to the FESA, and is a PCCP Covered Species. The historic range of the vernal pool tadpole shrimp likely extended throughout the Central Valley and has been documented from east of Redding in Shasta County, south to Fresno County, and to 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.

Figure 7-6
California Natural Diversity Database Occurrences of Special-Status Wildlife



Large vernal pools within the project site provide marginally suitable habitat for the species. One documented CNDDB occurrence of vernal pool tadpole shrimp is within five miles of the study area (see Figure 7-6). The occurrence (CNDDB Occurrence #24) is located approximately 2.5 miles north of the study area in the Woodcreek Oaks Wetland Preserve and is considered potentially extirpated. Protocol-level wet-season and dry-season surveys of the wetlands in the Placer Greens parcel and along PFE Road were negative. The surveys were conducted in accordance with the 2017 USFWS *Survey Guidelines for the Listed Large Branchiopods*. Therefore, vernal pool tadpole shrimp is considered absent from the area. However, surveys have not been conducted within the Schellhous parcel. Based on the marginal suitability of habitat, the species has *low* potential for occurrence within the northern portion of the study area.

Central Valley Steelhead

Steelhead (*Oncorhynchus mykiss irideus*) populations in the Central Valley evolutionary significant unit (ESU) have been listed by the National Oceanic and Atmospheric Administration (NOAA) NMFS as threatened under the FESA. The species is 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 migrating to the ocean as smolts. Typically, juvenile steelhead migrate 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-inch 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 degrees 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.

The segment of Dry Creek within the study area is designated as Critical Habitat for Central Valley steelhead. The reach of the creek within the study area is considered too degraded to provide spawning and rearing habitat, but serves as a migration corridor to better habitat upstream in Secret Ravine and Miner's Ravine. The intermittent drainage is tributary to Dry Creek, but does not have appropriate substrate for spawning, and its intermittent nature renders it unsuitable for rearing habitat. Although steelhead could possibly swim through the drainage, the aquatic feature is not considered suitable habitat for the species. Based on the above, Central Valley steelhead has *high* potential for occurrence within the study area.

Central Valley Fall-Run Chinook Salmon

Chinook salmon are a PCCP Covered Species and 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 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 are opportunistic feeders. They eat aquatic insects, terrestrial insects, and bottom invertebrates. Juvenile Chinook are significantly affected by predatory nonnative fish.

The segment of Dry Creek within the study area is designated as Essential Fish Habitat for all Pacific Salmon, including the Central Valley fall-run Chinook. While the reach of the creek within

the study area is considered too degraded to provide spawning and rearing habitat for salmonids, the creek serves as a migration corridor to better habitat upstream in Secret Ravine and Miner's Ravine. The intermittent drainage is tributary to Dry Creek, but does not have appropriate substrate for spawning, and the drainage's intermittent nature renders the aquatic feature unsuitable for rearing habitat. Although Chinook could possibly swim through the intermittent drainage, the feature is not considered suitable habitat for the species. Based on the above, Chinook has *high* potential for occurrence within the study area.

Western Spadefoot

The western spadefoot (*Spea hammondii*) is not federally or State listed. The species 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 over 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, adults are largely terrestrial in nature and will burrow into sandy or gravelly soils utilizing the "spades" on their hind feet. The majority of an adult's life is spent in underground burrows. In Placer County, western spadefoots are known to breed in relatively deep manmade features, such as ponded areas adjacent to railroad tracks, and in intermittent drainage plunge pools or similar pools that hold water through late spring.

Several of the vernal pools and seasonal wetlands within the study area provide suitable breeding habitat for western spadefoot. The surrounding annual brome grasslands/VPC land covers provide suitable dry-season habitat. Western spadefoot tadpoles were not observed during wet-season vernal pool branchiopod surveys in the portion of the study area south of PFE Road. Five documented CNDDB occurrences of western spadefoot are within five miles of the study area, the nearest of which (CNDDB Occurrence #171) is located approximately 2.25 miles to the north in the Woodcreek Oaks Open Space Preserve (see Figure 7-6). Based on the above, western spadefoot has *high* potential for occurrence within the study area.

Western Pond Turtle

The western pond turtle (*Emys marmorata*) is not federally or State listed. The species is a CDFW Species of Special Concern and a PCCP Covered Species. Western 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. Western pond turtle predators include raccoons, coyotes, raptors, weasels, large fish, and bullfrogs. The species breeds from mid to late spring in adjacent open grasslands or sandy banks.

Dry Creek and the intermittent drainages within the study area provide suitable habitat for western pond turtle. The species has not been documented, pursuant to the CNDDB, within five miles of the study area; however, an unprocessed CNDDB record of the species has been documented approximately four miles to the east in Upper Linda Creek, a tributary of Dry Creek. Based on the above, western pond turtle has *high* potential for occurrence within the study area.

Tricolored Blackbird

Tricolored blackbird (*Agelaius tricolor*) is not federally listed. The species is State listed as threatened, a CDFW Species of Special Concern, and a PCCP Covered Species. Tricolored blackbirds are colonial nesters, preferring to nest in dense stands of cattails, bulrush, or blackberry thickets associated with perennial water.

Isolated blackberry brambles and small cattail patches in and around the intermittent drainage running through the study area provide marginally suitable nesting habitat for tricolored blackbird. One documented CNDDB occurrence of tricolored blackbird is within five miles of the study area (see Figure 7-6). The occurrence (CNDDB Occurrence #330) is located approximately five miles east of the study area, along Wellington Way just north of East Roseville Parkway. Based on the above, tricolored blackbird has *low* potential for occurrence within the study area.

Burrowing Owl

Burrowing owl (*Athene cunicularia*) is not listed pursuant to either the FESA or CESA. The species is designated as a CDFW Species of Special Concern and is a PCCP Covered Species. Burrowing owls typically inhabit 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 manmade structures such as culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement. The species' breeding season extends from February 1 through August 31.

Although few ground squirrel burrows were observed during the field survey, debris scattered throughout the study area could provide artificial burrows for burrowing owl. The annual brome grasslands provide suitable foraging habitat for the species. One documented CNDDB occurrence of burrowing owl is within five miles of the Study Area (see Figure 7-6). The occurrence (CNDDB Occurrence #339) is located approximately five miles northwest of the study area, along Phillip Way. Based on the above, burrowing owl has *moderate* potential for occurrence within the study area.

Swainson's Hawk

Swainson's hawk (*Buteo swainsoni*) is a raptor species that is not federally listed, but is listed as threatened by CDFW. The raptor is also a PCCP Covered Species. Breeding pairs typically nest in tall trees associated with riparian corridors, and forage in grassland, irrigated pasture, and cropland with a high density of rodents. The Central Valley populations breed and nest in the late spring through early summer before migrating to Central and South America for the winter.

The annual brome grasslands throughout the study area provide suitable foraging habitat for Swainson's hawk, and the trees within the study area provide suitable nesting habitat. The species was observed foraging on-site during field surveys. Five occurrences of Swainson's hawk nests have been documented within the CNDDB (see Figure 7-6). In addition, numerous unprocessed records for the species exist. The nearest documented Swainson's hawk nest is an unprocessed record approximately 2.5 miles west of the study area, west of Walerga Road. Based on the above, Swainson's hawk is *present* within the study area.

Northern Harrier

The northern harrier *(Circus cyaneus)* is not listed, pursuant to either the FESA or CESA. The species is a CDFW Species of Special Concern. Northern harrier, a ground-nesting species, is known to nest within the Central Valley, along the Pacific Coast, and in northeastern California,

typically nesting 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 brome grasslands throughout the study area provide suitable nesting and foraging habitat for the species. Northern harrier has not been documented in the CNDDB within five miles of the study area. Based on the above, northern harrier has *high* potential for occurrence within the study area.

White-Tailed Kite

White-tailed kite (*Elanus leucurus*) is not federally or State listed. The raptor is a CDFW fully protected species. White-tailed kite is a yearlong resident of 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.

The annual brome grasslands throughout the study area provide suitable foraging habitat for white-tailed kite, and the trees within the study area provide suitable nesting habitat. The species was observed foraging in the southern portion of the study area during the field survey. CNDDB includes five documented occurrences of white-tailed kite nests, the nearest of which is approximately 2.5 miles north of the study area, near the Woodcreek Golf Club (CNDDB Occurrence #56) (see Figure 7-6). Based on the above, white-tailed kite is *present* within the study area.

Loggerhead Shrike

The loggerhead shrike *(Lanius ludovicianus)* is not listed, pursuant to either the FESA or CESA. The species 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 trees and annual brome grassland within the study area provide suitable foraging and nesting habitat for loggerhead shrike. The species has not been documented in the CNDDB within five miles of the study area. Based on the above, loggerhead shrike has *high* potential for occurrence within the study area.

Yellow Warbler

The yellow warbler *(Setophaga petechia)* is not listed, pursuant to the FESA or CESA. The species is a CDFW Species of Special Concern. The yellow warbler is largely extirpated as a breeder in the Sacramento Valley, but the bird is a common migrant during the fall and winter months. Yellow warblers generally occupy riparian vegetation in close proximity to streams. The species' preferred habitat in northern California is dominated by willows (*Salix* spp.), cottonwoods (*Populus* spp.), and Oregon ash (*Fraxinus latifolia*).

Although the study area is outside the species' breeding range, a yellow warbler has been documented along Dry Creek just downstream of the study area, and suitable winter foraging habitat is present in the riparian woodlands within the study area. Based on the above, yellow warbler has *high* potential for occurrence within the study area.

Pallid Bat

Pallid bat (*Antrozous pallidus*) is not federally or State listed. The species 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 manmade 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 bat is a nocturnal hunter and captures prey in flight, but unlike most American bats, the species has been observed foraging for flightless insects, which the bat seizes after landing.

Tree hollows and exfoliating bark on trees throughout the study area and outbuildings associated with the homestead provide suitable day and maternity roosting habitat for pallid bat. Pallid bat has not been documented in the CNDDB within five miles of the study area. Based on the above, pallid bat has *high* potential for occurrence within the study area.

Townsend's Big-Eared Bat

Townsend's big-eared bat (*Corynorhinus townsendii townsendii*) is not federally listed; however, the species is a candidate for State listing and classified by the WBWG as a High priority species. Townsend's big-eared bat roosts primarily in caves and cave-like roosting habitat, including abandoned mines. The species' habit of roosting on open surfaces while resembling a pendant makes the bat readily detectable, and the species can be most readily observed when present (commonly in low numbers) in caves and abandoned mines throughout the bat's range. Townsend's big-eared bat has also been reported to utilize buildings, bridges, rock crevices, and hollow trees as roost sites. The bat forages in edge habitats along streams and adjacent to and within a variety of wooded habitats.

Assorted outbuildings associated with the Schellhous residence provide marginally suitable day and maternity roosting habitat for Townsend's big-eared bat. The species has not been documented in the CNDDB within five miles of the study area. Based on the above, Townsend's big-eared bat has *low* potential for occurrence within the study area.

Silver-Haired Bat

Silver-haired bat (*Lasionycteris noctivagans*) is not federally or State listed. The species 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 bat roosts in abandoned woodpecker holes, under bark, and occasionally in rock crevices. The insectivore's favored foraging sites include open wooded areas near water features.

Tree hollows and exfoliating bark on trees throughout the study area provide suitable day and maternity roosting habitat for silver-haired bat. The species has not been documented in the CNDDB within five miles of the study area. Based on the above, silver-haired bat has *high* potential for occurrence within the study area.

Western Red Bat

Western red bat (*Lasiurus blossevillii*) is not federally or State listed. The species 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.

Trees within the riparian woodland provide suitable day and maternity roosting habitat for western red bat. The species has not been documented in the CNDDB within five miles of the study area. Based on the above, western red bat has *high* potential for occurrence within the study area.

Hoary Bat

The hoary bat (*Lasiurus cinereus*) is not federally or State listed. The species is classified by the WBWG as a Medium priority species. 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 within the study area's oak woodland and riparian woodland represent suitable day and maternity roosting habitat for hoary bat. The species has not been documented in the CNDDB within five miles of the study area. Based on the above, hoary bat has *high* potential for occurrence within the study area.

Trees

Because the project site, off-site sewer pipeline alignment options, and potential trail alignments encompass unincorporated Placer County and the City of Roseville, with portions of the foregoing areas located within the PCCP and other portions located outside of the PCCP, the discussion of the existing on-site trees are organized in accordance with the applicable regulations to which removal of the trees would be subject. The discussions below detail the existing trees within the PCCP portion of the study area, the City of Roseville (which does not participate in the PCCP), and the non-PCCP portion of the County.

Trees Within the Placer County Conservation Program

As discussed further in the Impacts and Mitigation Measures section of this chapter under Impact 7-14, potential project impacts to native trees and oak woodlands within the PCCP plan area are mitigated through payment of land cover conversion fees. The PCCP portion of the study area, which consists of the Schellhous parcel and the West Trail alignment includes such trees, but as potential impacts would be mitigated through the PCCP by way of payment of land conversion fees, the BRA did not quantify the number of native trees and oak woodlands within the PCCP portion of the study area.

Trees Within the City of Roseville

Portions of Options 1A, 1B, and 1C of the proposed off-site sewer pipeline alignment, as well as a portion of the East Trail alignment, are located outside of the PCCP within the City of Roseville. Chapter 19.66 of the Roseville Municipal Code, discussed further in the Regulatory Context section of this chapter, sets forth the City's requirements for tree preservation. Within the Option 1A sewer pipeline alignment are 56 valley oaks, an interior live oak, and an oracle oak. The Option 1B alignment consists of 46 valley oaks and five interior live oaks. The portion of the Option 1C alignment within the City of Roseville does not include native oak trees. Finally, the East Trail alignment contains seven valley oaks.

Trees Within the County, Outside of the Placer County Conservation Program

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, where tree crown canopy coverage is 10 percent/acre or greater and the dominant tree species are native California oaks, the County regulates impacts to these areas as impact to oak woodland under the 2008 *Interim Guidelines for Evaluating Development Impacts on Oak Woodland* (Interim Guidelines). Furthermore, the Interim Guidelines 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. Table 7-4 summarizes the existing individual trees within the non-PCCP portion of the study area in areas of potential disturbance that would be protected under the County Tree Ordinance. In addition, the non-PCCP portion of the study area contains existing "significant trees" within the oak woodlands, the potential impacts to which are discussed under Impact 7-14 in this chapter and detailed in Table 7-11.

Table 7-4
Study Area Individual Native Trees Within Non-PCCP Portions of Placer County

Species	Project Site (DBH)	Sewer Option 1B (DBH)
Blue Oak	21 (524.5)	0
Fremont Cottonwood	0	1 (55)
Interior Live Oak	9 (150)	1 (12.7)
Red Willow	0	1 (12)
Valley Oak	11 (129)	7 (187.9)
Total	**41 (803.5)**	**10 (267.6)**

Source: Madrone Ecological Consulting, 2022.

7.3 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. No further consultation is 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 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 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 Sections 5515, 5050, 3511, and 4700 of the CFGC, 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 Lake or Streambed Alteration Agreement.

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 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 Water Quality Control Act.



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 Water Quality Control Act (Porter-Cologne Act, Water Code Section 13000 et seq.) 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 Pollution 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. The City of Roseville is not participating in the PCCP, so only the portions of the overall study area that are within Placer County north of PFE Road, but outside of the City of Roseville, would participate in 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. The project site is within Plan Area A, which 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.

The Valley portion of Plan Area A, within which the project site is located, comprises the City of Lincoln and unincorporated western Placer County below roughly 200 feet in elevation. VPCs and annual grasslands are the primary natural communities in the Valley

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 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 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.

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.

Dry Creek-West Placer Community Plan

The following goals and policies from the DCWPCP 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.

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.

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 these areas outside of the PCCP as impact 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 in accordance with the County Tree Ordinance.

City of Roseville Tree Ordinance

The City of Roseville Tree Ordinance (Chapter 19.66 of the Roseville Municipal Code) (Roseville Tree Ordinance) regulates the removal and preservation of trees within the City of Roseville. "Protected Trees" under the Roseville Tree Ordinance include all native oak trees with a DBH equal to or greater than six inches measured as a total of a single trunk or multiple trunks. Each Protected 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 Roseville Tree Ordinance requires a Tree Permit for any activity within the Protected Zone of a protected tree where the encroachment exceeds 20 percent of the Protected Zone, or where the activity is related to a discretionary project. In addition, a Tree Permit is required for the removal of any Protected Tree, unless otherwise exempted.

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 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 and Arborist Report prepared by Madrone.

Biological Resource Assessment

The analyses within the BRA is based on a literature review and field surveys of the study area, which are detailed further below.

Literature Review

A list of special-status plant and wildlife species with potential to occur within the study area was developed as part of the BRA through queries of the following databases:

a) CNDDB query of the study area and all areas within five miles of the study area (see Figure 7-5 and Figure 7-6);
b) USFWS Information for Planning and Conservation (IPaC) query of the study area (included as Attachment B of the BRA);
c) CNPS Rare and Endangered Plant Inventory query of the "Citrus Heights, California" U.S. Geological Survey topographic quadrangle and the eight surrounding quadrangles (included as Attachment C 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 study area. The following documents were reviewed and incorporated into this document as appropriate:

- *Biological Resources Assessment for the 65-acre PFE Assemblage Study Area*;
- *Biological Resources Assessment for the 45-acre Placer Greens Study Area*;
- *Preliminary Arborist Report & Tree Inventory for PFE Road Widening Study*;
- *Arborist Report & Tree Inventory & Assessment for Placer Greens South East Corner of PFE Road & Antelope Road*;
- *Arborist Report & Tree Inventory & Assessment for PFE Road Project*;
- *Special-Status Plant Survey Report for Mill Creek*;[7]
- *2017-2018 Wet Season and Dry Season Branchiopod Surveys 90-Day Report - Mill Creek*;
- *Draft Biological Resources Assessment for Mill Creek*; and
- *Aquatic Resources Delineation Report for the Schellhous Property*.

Field Surveys

A Madrone biologist conducted field surveys of various portions of the study area on February 28, May 18, June 21, July 18, August 26, and October 27, 2017; November 4, 2020; March 11 and 26, October 27, and November 10, 2021; and January 21, 2022 to map vegetation communities/land covers, assess the suitability of habitats on-site to support special-status species, and to inventory trees in areas that data was required. Protocol-level special-status plant surveys were conducted on April 12, 14, and 20, July 6, July 7, 2021; and April 5, 2022. Protocol-level VELB surveys were conducted throughout the study area concurrent with the special-status plant surveys, and the identified clumps of elderberry shrubs were fully surveyed for exit holes on February 3, 2022 when the shrubs were dormant, and thus, leaves were not obscuring the stems. Aquatic resources delineations conducted in accordance with USACE protocol were conducted in sewer and trail alignment areas on March 11 and 26, October 27, and November 10, 2021; and January 21, 2022. Meandering pedestrian surveys were performed on foot throughout the study area. Vegetation communities were classified in accordance with *The Manual of California Vegetation, Second Edition*, and plant taxonomy was based on the nomenclature in the *Jepson eFlora*. PCCP land covers were mapped within the portions of the study area within the PCCP plan area. A list of all wildlife species observed during the field surveys is included as Attachment E in the BRA (see Appendix D of this EIR).

The results of the following additional surveys were also incorporated into the BRA:

- *Preliminary Arborist Report & Tree Inventory for PFE Road Widening Study*;
- *Arborist Report & Tree Inventory & Assessment for Placer Greens South East Corner of PFE Road & Antelope Road*;
- *Arborist Report & Tree Inventory & Assessment for PFE Road Project*;

[7] The referenced "Mill Creek" documents refer to a previous project that was proposed in Placer County. The project site for the Mill Creek Project encompassed multiple parcels, including the Placer Greens parcel. As such, the BRA prepared for the proposed project reviewed and incorporated applicable information from the biological resources documents for Mill Creek.

- A 2021 Aquatic Resources Delineation conducted by Madrone in portions of the site for which a verified wetland delineation was not available;
- Special-status plant surveys conducted by Madrone in 2022 throughout the study area; and
- Tree inventory data from California Tree and Landscape (CalTLC).

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.

7-1 Impacts to special-status plant species either directly (e.g., threaten to eliminate a plant community) or through substantial habitat modifications. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

As detailed in Table 7-3, the special-status plant species with potential to occur within the study area include Sanford's arrowhead, dwarf downingia, Bogg's Lake hedge-hyssop, Ahart's dwarf rush, Legenere, and pincushion navarretia. Pursuant to the protocol-level special-status plant surveys conducted as part of the BRA, only Sanford's arrowhead was identified as being present within the study area. However, the Sanford's arrowhead population is located in the avoidance area in the southern portion of the Placer Greens parcel (see Figure 7-7).

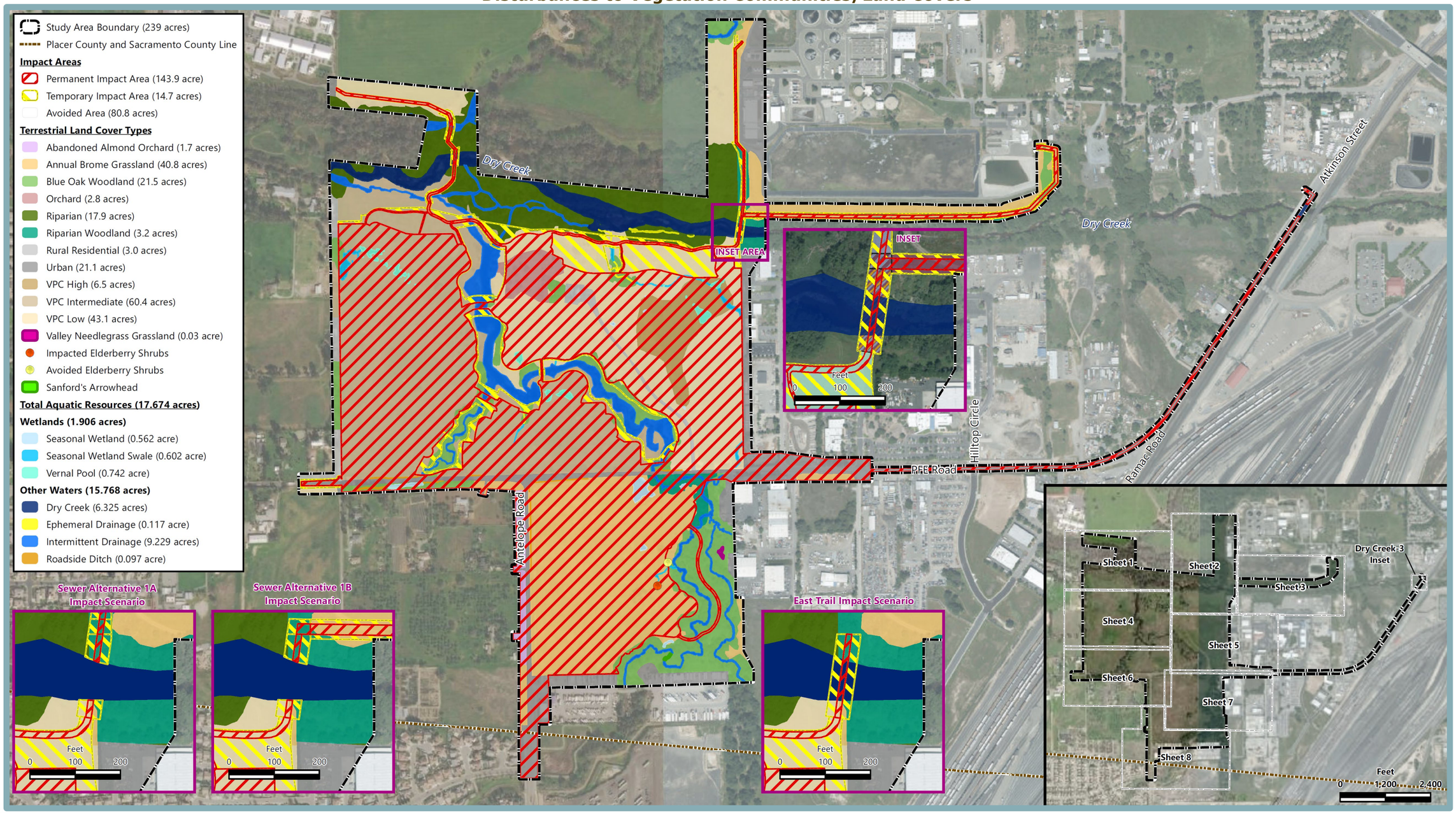
The special-status plant surveys conducted throughout the study area in 2021 and 2022 were negative for all other species that could occur within the proposed impact area; however, given enough time, plants may become established in areas where suitable habitat exists. Various on-site vegetation communities and PCCP land covers proposed for disturbance, such as the Riparian and VPC Low, Intermediate, and High land covers, provide suitable habitat for a variety of special-status plant species. Therefore, special-status plants could become established within the foregoing vegetation communities and land covers in the interim between surveys/analysis and construction, which could result in potential impacts during construction of the proposed project.

Based on the above, should construction commence during or following the spring of 2024, without additional field surveys, 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. Thus, 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. Special-status plants are not covered under the PCCP; thus, the following mitigation measure applies to both the PCCP and non-PCCP portions of the project site.

Figure 7-7
Disturbances to Vegetation Communities/Land Covers



7-1 *If construction has not commenced prior to the first day of spring 2024 (March 19, 2024), a new round of special-status plant surveys shall be conducted in areas proposed for disturbance, prior to the commencement of construction.*

The surveys shall be conducted in accordance with the USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants, the CNPS 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. If special-status plant species are not found, further mitigation shall not be required.

If special-status plants are found within the proposed impact area 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 avoided area on-site 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 it into a suitable constructed wetland at a mitigation site. If special-status plants are impacted, a mitigation plan shall be developed and approved by the Placer County Community Development Resource Agency. The Mitigation Plan shall describe the proposed mitigation for impacts to the plant species, and include (at minimum) details regarding success criteria, monitoring, reporting, and contingency in case of failure. Mitigation for the transplantation/establishment of rare plants shall not result in the net loss of individual plants after a five-year monitoring period.

7-2 Impacts to special-status branchiopods 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

As discussed in the Existing Setting section of this chapter, the identified special-status branchiopod species that have potential to occur within the study area include vernal pool fairy shrimp and vernal pool tadpole shrimp, which are each PCCP Covered Species. Protocol-level surveys have documented the absence of vernal pool fairy shrimp and vernal pool tadpole shrimp in all suitable habitat in the non-PCCP portions of the study area. However, such surveys have not been conducted within the study area's PCCP portions. The Schellhous parcel contains vernal pools in the parcel's northeast, northwest, and central portions, which total 0.742-acre and are considered potential habitat for vernal pool fairy shrimp and vernal pool tadpole shrimp (see Figure 7-7). This vernal pool habitat will be impacted by development of the proposed project. Therefore, absent confirmation of the species' presence/absence by way of protocol-level surveys of the PCCP portion of the project site, the proposed project could result in a significant impact to either species. Pursuant to the BRA, vernal pool branchiopod

habitat is not located within the footprint of any of the sewer pipeline alignment alternatives or the potential trail alignments. As such, the proposed project would not result in off-site impacts to special-status branchiopods.

Based on the above, without protocol-level surveys for vernal pool fairy shrimp and vernal pool tadpole shrimp within suitable habitat in the PCCP portion of the study area, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a branchiopod species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Thus, a ***significant*** impact could occur.

Mitigation Measure(s)

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

7-2 *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 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:*

1. *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.*
2. *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.*
3. *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.*
4. *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.

5. *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.*
6. *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.*
7. *The surveys must be conducted far enough in advance of development that the pools can dry out sufficiently for inoculum to be salvaged.*

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.

The results of the wet-season surveys shall be submitted to the Placer County Community Development Resource Agency and PCA.

7-3 Impacts to VELB 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Pursuant to the BRA, the on-site biological surveys identified two clusters of elderberry shrubs within the project site, each within the Placer Greens parcel, which could indicate the presence of VELB (see Figure 7-7). 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. 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.

With respect to the two confirmed clusters of on-site elderberry shrubs, exit holes were not observed on any of the shrubs during field surveys conducted in early February 2022. In addition, the elderberry shrubs are not located within the site's riparian areas, and the easternmost cluster is located in an area that would be avoided by project components. Furthermore, the nearest previous VELB occurrence within five miles of the study area, as documented in the CNDDB, is considered extirpated. As such, the field surveys concluded VELB to be absent from the project site. In regard to the off-site sewer pipeline alignment and potential trail alternatives, elderberry shrubs do not occur within 165 feet of such areas. Thus, the BRA concluded that VELB are not currently present in the proposed off-site areas that could be disturbed through development of the proposed project.

The proposed project would include the removal of the westernmost cluster of shrubs, which would be transplanted to an appropriate open space area(s) on-site, prior to the start of site grading activities. However, prior to transplantation, VELB surveys will be required out of an abundance of caution (see Mitigation Measure 7-3) because in the interim between the field surveys and the commencement of project construction, VELB could colonize the existing elderberry shrubs. Additionally, new on-site shrubs could become established. Therefore, VELB could become present on-site in areas proposed for disturbance, resulting in the potential for significant impacts.

Based on the above, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on an invertebrate species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Thus, 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 *Potential impacts that could occur to VELB in portions of the project site and off-site areas within the PCCP shall be addressed through compliance with applicable requirements set forth by the PCCP, including AMMs set forth in Chapter 6 of the PCCP and payment of impact fees.*

If construction does not commence prior to February 2025 within non-PCCP areas, then prior to the commencement of construction activities, a qualified biologist shall conduct comprehensive VELB surveys within

the areas proposed for disturbance, no more than three years prior to commencement of construction. Surveys may be conducted at any time of the year, but elderberry shrubs tend to be most visible in spring. Surveys shall be conducted in accordance with the USFWS Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle, or the most recent USFWS VELB guidance at the time. The results of the survey shall be submitted to the Placer County Community Development Resource Agency.

If VELB are not identified, further mitigation shall not be required. If VELB are located, prior to the start of construction, the following provisions shall be implemented:

1. *All occupied elderberry shrubs (which are defined for the purposes of this section 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, except as permitted under paragraph 2 below, 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 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 dripline;*
    - *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 noncompliance;*
    - *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;*
    - *Elderberry shrubs shall not be trimmed;*
    - *Herbicides shall not be used within the dripline of the shrub. Insecticides shall not be used within 100 feet of an elderberry shrub; and*
    - *Mechanical weed removal within the dripline of the shrub shall be limited to the season when adults are not active (August to February) and shall avoid damaging the elderberry.*

2. *If an elderberry shrub occupied with VELB must be removed to accommodate construction, then the applicant shall notify the Placer County Community Development Resource Agency and consult with USFWS, which could issue a Biological Opinion. At a minimum, the removal of elderberry shrubs found to be occupied with VELB shall be mitigated through the purchase of one (1) VELB mitigation credit from an agency-approved mitigation bank for each occupied shrub removed or through the planting of five (5) elderberry seedlings and five (5) native California trees or shrubs at a USFWS-approved location for each shrub removed. If the latter option is selected, then the seedlings and associated natives shall achieve an 80 percent survival rate measured at the end of a five-year monitoring period.*

7-4 Impacts to special-status salmonids 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Dry Creek, which consists of a segment that flows through the project site, is designated as Critical Habitat for Central Valley steelhead and Essential Habitat for Central Valley fall-run Chinook salmon. The creek serves as a migration corridor for both fish species to suitable spawning and rearing habitat, located upstream in Secret Ravine and Miner's Ravine. The intermittent drainages that connect to Dry Creek do not provide habitat for salmonids (see Figure 7-7).

DCWPCP Policy 5 requires the identification of all important fish and wildlife areas within the DCWPCP plan area and protection of such areas from urban/suburban encroachment, where feasible. As discussed in the Project Description chapter of this EIR, consistent with Policy 5, the parks developed as part of the proposed project would be located along the Dry Creek tributaries and the project's open space corridor, minimizing the placement of any structures within the 100-year floodplain associated with the creek. In addition, approximately 33 acres of the Schellhous parcel, along Dry Creek, is anticipated to be received by the PCCP preserve system. Furthermore, as discussed in the Hydrology and Water Quality chapter of this EIR, because the proposed project would disturb more than one acre, the project would be subject to the provisions of the NPDES Construction General Permit, codified within Articles 8.28 and 15.48 of the Placer County Code. As part of compliance with the Construction General Permit, the project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP) and implement BMPs to control erosion during project construction. Final BMPs for the proposed project construction would be chosen in consultation with the applicable *California Stormwater Quality Association Stormwater Best Management Practices Handbooks* and implemented by the project contractor. Additionally, as necessitated by the Construction General Permit, the project site would be inspected during construction, before and after storm events and every 24 hours during extended storm events, in order to identify maintenance requirements for

the implemented BMPs and to determine the effectiveness of the implemented BMPs. Through compliance with DCWPCP Policy 5 and the NPDES Construction General Permit, the project, as proposed, entirely avoids Dry Creek within the Schellhous parcel.

With respect to the proposed off-site sewer pipeline alignment alternatives, Options 1A and 1B would be bored under Dry Creek, which would not result in direct impacts to salmonid habitat, but the jack and bore process could result in an accidental release of rock and sand or drilling mud through a process known as a frac-out. Frac-out occurs during drilling operations, and is defined as the inadvertent release of drilling fluids or slurry into materials other than its intended entry and exit points. Therefore, should Options 1A or 1B ultimately be selected, construction associated with the proposed project could result in an adverse impact to Dry Creek. Under Option 1C, the sewer line would be hung on an existing bridge to cross Dry Creek, resulting in no direct impacts, but potential indirect effects to water quality could occur if appropriate erosion control measures are not implemented. Therefore, the proposed off-site sewer pipeline alignment could result in significant impacts to special-status salmonids from erosion of soil and/or pollutants into Dry Creek.

With respect to the potential trail alignments, if the West Trail were constructed at a future date by another party, a bridge would be built across Dry Creek. The potential fill within the creek associated with the bridge would consist of approximately eight concrete piles measuring approximately 25 square feet (sf) total. In addition, the West Trail would result in the permanent removal of herbaceous and woody riparian vegetation and minor bankside impacts above the OHWM. Furthermore, the structure would result in permanent shading of 0.031-acre of the creek within the PCCP plan area and direct temporary disturbance of 0.07-acre of Dry Creek within the PCCP plan area. If the East Trail were constructed at a future date by another party, the bridge built across Dry Creek would similarly result in potential fill within the creek, permanent removal of herbaceous and woody riparian vegetation and minor bankside impacts above the OHWM, and permanent shading of 0.002-acre of the creek within the PCCP and 0.022-acre of the creek outside of the PCCP. In addition, direct temporary disturbance to salmonid habitat in 0.036-acre of Dry Creek within the PCCP and 0.044-acre of the creek outside of the PCCP would occur. On the whole, the East Trail would result in 0.024-acre of permanent indirect impacts and 0.080-acre of temporary direct impacts to Dry Creek. Therefore, the potential trail alignments could result in significant impacts to special-status salmonids.

Overall, the proposed project combined with the required sewer pipeline alignment and potential future trails would result in the following impacts. The ranges below represent the range of impacts, depending on whether the trails are built.

- Within the PCCP portion of the study area, permanent shading of 0.000 to 0.033-acre (zero to 18 linear feet) of Dry Creek and 0.000 to 0.178-acre (zero to 96 linear feet) of temporary impacts to salmonid habitat in Dry Creek;
- Within the non-PCCP portion of the study area, permanent shading of 0.000 to 0.022-acre (zero to 12 linear feet) of Dry Creek, and 0.000 to 0.310-acre (zero to 171 linear feet) of temporary impacts to salmonid habitat in Dry Creek; and

- A combined total of 0.000 to 0.055-acre (zero to 30 linear feet) of permanent indirect shading impacts and 0.000 to 0.310-acre (zero to 171 linear feet) of temporary impacts to salmonid habitat in Dry Creek.

It should be noted that in-water work is not proposed as part of the project in non-PCCP areas of the project site or off-site improvement areas. During the Section 404 permit process, the USACE would request concurrence from NMFS that potentially significant impacts to listed salmonids would not occur in non-PCCP areas. Pursuant to Madrone's experience with similar projects, the NMFS would be expected to concur. Thus, the proposed project is not anticipated to require Section 7 consultation or a Biological Opinion to address potential impacts to listed salmonids in non-PCCP areas.

Based on the above, the proposed sewer pipeline alignment and potential trail alignments could have a substantial adverse effect, either directly or through habitat modifications, on a salmonid species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Thus, 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 Plan Area

7-4(a) *PCCP General Condition 1: Prior to improvement plan approval, the proposed 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 shall be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site shall 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 shall be promptly and properly removed from the site.*

3. *Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) shall be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.*

    (a) *Erosion control measures shall be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets shall be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.*
    (b) *Erosion control measures shall 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 shall 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 shall not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but shall 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.*

7-4(b) *<u>PCCP Stream System Condition 1</u>: The project shall be designed to minimize development activities within the stream system to the maximum extent possible.*

7-4(c) *Work adjacent to Dry Creek associated with the sewer alternatives or the potential future East trail could result in water quality impacts if appropriate runoff, erosion, and sediment control Best Management Practices (BMPs) are not implemented. Therefore, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for the proposed project prior to issuance of the grading permit 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 Dry Creek, 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 Dry Creek. The SWPPP shall be submitted for review and approval to the Placer County Department of Public Works.

If off-site sewer pipeline alignment Options 1A or 1B are selected, the jack and bore or horizontal directional drilling (HDD) under Dry Creek has a very small potential to result in a "frac-out". Frac-out, or inadvertent return of drilling lubricant, is a potential concern when the HDD is used under sensitive habitats and waterways. If one of the foregoing alternatives is selected, then prior to construction, the contractor shall be required to develop a Frac-Out Contingency Plan. The Frac-Out Contingency Plan shall be prepared to ensure that preventive and responsive measures can be implemented by the contractor. To minimize the potential for a frac-out, the Frac-Out Contingency Plan shall include design protocols to be implemented for the protection of sensitive biological resources and design protocols to require a geotechnical engineer or qualified geologist to make recommendations regarding the suitability of the formations to be bored to minimize the potential for frac-out conditions. In addition, the jack and bore may only be conducted between June 15 and October 15 to avoid any impacts to salmonid upstream or downstream migration in the unlikely event that a frac-out should occur. The Frac-Out Contingency Plan shall be submitted for review and approval to the Placer County Department of Public Works.

7-5 Impacts to western spadefoot 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Western spadefoot is a nocturnal amphibian that forages in grassland, open chaparral, and pine-oak woodlands for a variety of invertebrates such as insects and worms and breeds in a variety of temporary wetlands, including creeks, pools in intermittent drainages, vernal pools, and seasonal wetlands, and other fish-free water features. As such, the seasonal wetlands and vernal pools that would be disturbed by the proposed project provide suitable breeding habitat for western spadefoot and the surrounding annual brome grasslands/VPC land covers provide suitable dry-season habitat.

Project construction would permanently disturb a total of approximately 1.279 acres of suitable breeding habitat, approximately 58.53 acres of suitable upland habitat, and temporarily disturb approximately 8.12 acres of suitable upland habitat within the overall project site. With respect to the proposed off-site sewer pipeline alignment alternatives and potential trails, suitable habitat for western spadefoot is not present

within any of the potential locations. Therefore, the foregoing project components would not result in impacts to the species.

Based on the above, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a wildlife species (western spadefoot) identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Thus, 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. The western spadefoot is not a covered species under the PCCP; thus, the following mitigation measure applies to both the PCCP and non-PCCP portions of the project site.

7-5 *During the spring prior to the commencement of construction activities, the project applicant shall ensure that a qualified biologist surveys all suitable aquatic habitat within the project site (including features proposed for avoidance) by sampling the features thoroughly with dipnets during March or early April, when spadefoot tadpoles could 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 shall 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. The results of the surveys shall be submitted to the Placer County Community Development Resource Agency.*

If both the aquatic survey and the nocturnal acoustic survey are negative, further mitigation shall not be necessary. If western spadefoots 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 overall project site. If western spadefoots are observed within aquatic habitat proposed for avoidance, then the project applicant 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 overall project site, or install silt fence along the edge of the proposed area of disturbance within 300 feet of the occupied aquatic habitat to prevent metamorphosed individuals from dispersing into the construction area.

7-6 Impacts to western pond turtle 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

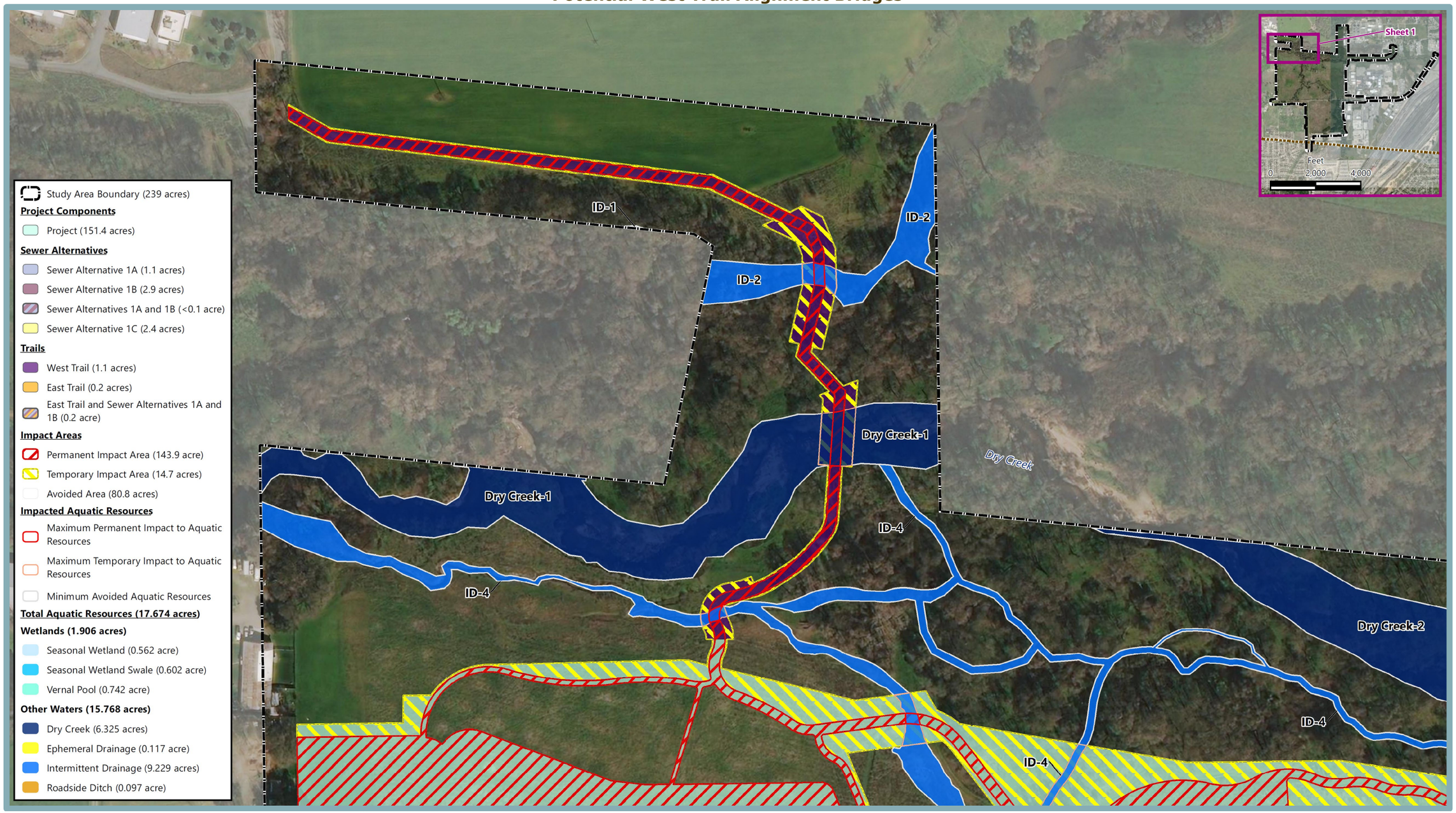
Dry Creek and its intermittent drainages within the study area provide suitable aquatic habitat for western pond turtle. In addition, the adjacent oak and riparian woodlands within 150 feet of Dry Creek and its intermittent drainages provide potential movement habitat. As shown in Figure 7-7, several segments of intermittent drainages and adjacent woodlands would be temporarily or permanently disturbed during project construction. In the event that western pond turtles or their nests are present in such areas during construction activities, individual turtles could be injured or killed, or nests could be destroyed.

Within the PCCP portion of the site, approximately 0.196-acre of western pond turtle habitat within the intermittent drainages, and approximately 0.86-acre of movement habitat in adjacent woodlands, would be permanently disturbed by the proposed project. Additionally, approximately 0.55-acre of habitat within the intermittent drainages and 0.81-acre of movement habitat in adjacent woodlands would be temporarily disturbed. Within the non-PCCP portion of the site, approximately 0.209-acre of western pond turtle habitat in the intermittent drainages and approximately 1.99 acres of movement habitat in adjacent woodlands would be permanently affected; however, western pond turtle habitat within intermittent drainages or adjacent woodlands would not be temporarily affected. Altogether, the project would permanently disturb a total of approximately 0.405-acre of habitat within intermittent drainages and temporarily disturb a total of 0.550-acre in intermittent drainages within the project site.

With respect to off-site project components, the proposed project would result in similar impacts related to the sewer pipeline alignment alternatives as those discussed under Impact 7-4 for special-status salmonids. Options 1A, 1B, and 1C would not result in direct impacts to Dry Creek; however, Options 1A and 1B could indirectly result in water quality impacts to the creek during jack-and-bore operations if appropriate erosion control measures are not implemented during work on either side of the creek. In addition, Options 1A and 1B would temporarily disturb approximately 0.19-acre of adjacent woodlands (e.g., movement habitat) within the non-PCCP portion of the project site. Option 1C could similarly result in indirect water quality impacts during construction, when hanging the pipeline under the existing bridge, should proper erosion control measures not be implemented.

With respect to the potential trail alignments, the West Trail would include construction of a bridge across Dry Creek and two bridges would be built across intermittent tributaries to the creek, as shown in Figure 7-8. The potential fill within the creek associated with the bridge would consist of the aforementioned eight concrete piles discussed under Impact 7-4, as well as six piles (approximately 19 sf) in the intermittent tributary north of Dry Creek and four piles (approximately 13 sf) in the intermittent tributary south of Dry Creek.

Figure 7-8
Potential West Trail Alignment Bridges



The West Trail alignment would result in the following permanent and temporary impacts:

1. The bridges would result in permanent indirect impacts to approximately 0.031-acre of Dry Creek and 0.213-acre of intermittent drainages that serve as western pond turtle aquatic habitat;
2. The bridges would also result in approximately 0.14-acre of permanent direct impacts to movement habitat in adjacent woodlands within the PCCP;
3. The West Trail alignment could also result in direct temporary impacts to approximately 0.070-acre of Dry Creek and 0.587-acre of intermittent drainages that serve as western pond turtle aquatic habitat, as well as 0.16-acre of movement habitat in adjacent woodlands within the PCCP; and
4. Combined, the potential West Trail alignment would result in permanent indirect impacts to a total of approximately 0.244-acre of aquatic habitat, permanent direct impacts to a total of 0.14-acre to upland movement habitat, and temporary direct impacts to a total of 0.673-acre associated with the West Trail.

In regard to the potential East Trail, the trail would also include a bridge constructed across Dry Creek as shown in Figure 7-9, which would result in the aforementioned eight concrete piles of fill within the creek. The East Trail alignment would result in the following permanent and temporary impacts:

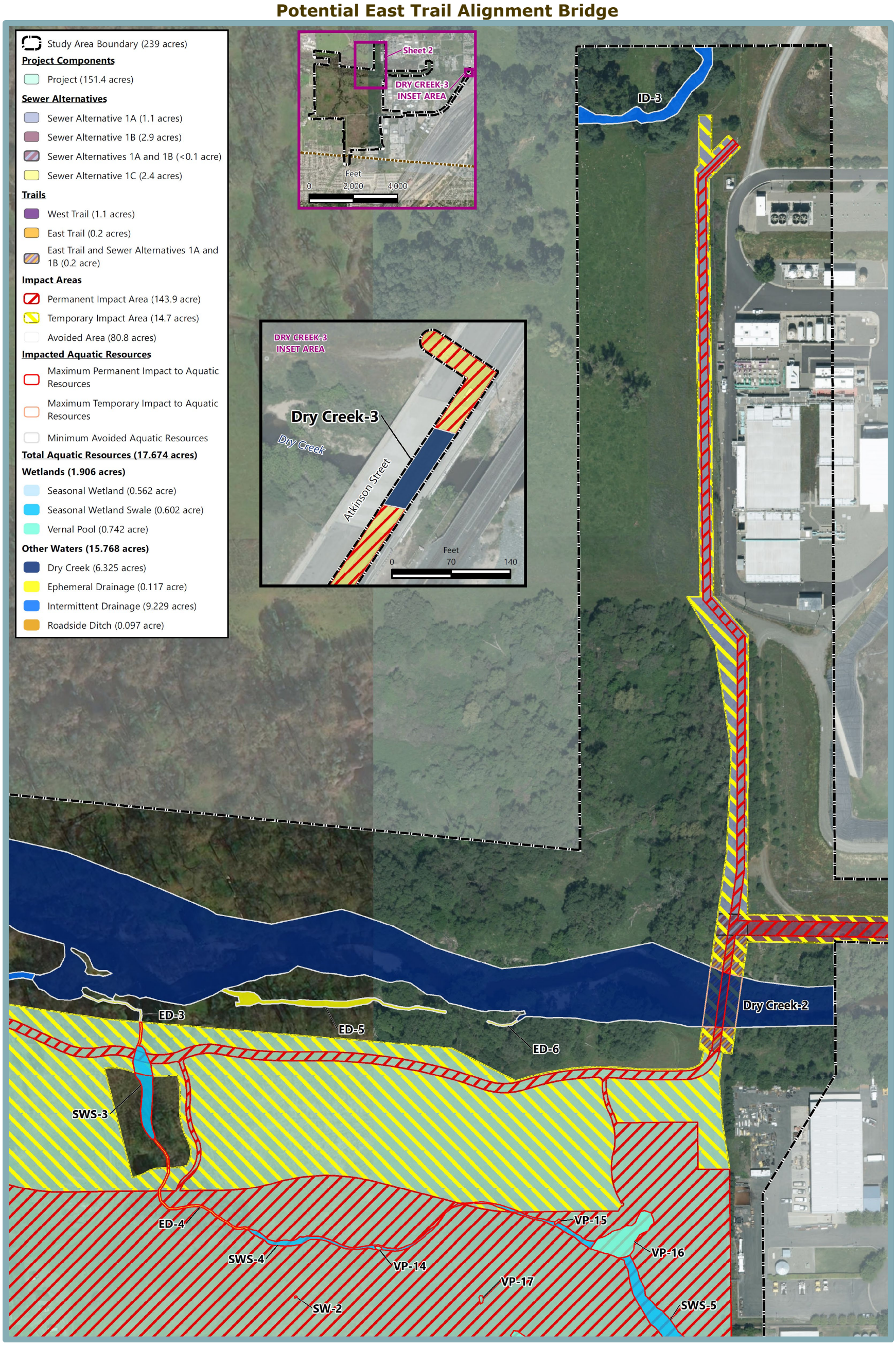
1. The bridge could result in permanent indirect impacts to approximately 0.002-acre of habitat within Dry Creek in the PCCP portion of the site and 0.022-acre of the creek outside of the PCCP plan area;
2. The East Trail alignment would result in direct temporary impacts to approximately 0.036-acre of habitat in Dry Creek within the PCCP plan area;
3. The East Trail alignment would also result in approximately 0.044-acre of direct temporary impacts to aquatic habitat provided by Dry Creek and 0.19-acre of movement habitat provided by adjacent woodlands, each of which would be outside of the PCCP plan area; and
4. Overall, the East Trail alignment would result in a total of approximately 0.024-acre of permanent indirect impacts and 0.27-acre of temporary direct impacts.

Based on the above, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a wildlife species (western pond turtle) identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Thus, 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.

Figure 7-9
Potential East Trail Alignment Bridge



Note: A portion of the trail shown along the south side of the Creek may be eliminated from the project design; thus, this impact analysis is conservative.

Placer County Conservation Program Plan Area

7-6(a) Implement the following Mitigation Measures set forth in this EIR:

- *7-4(a) [PCCP General Condition 1]: Prior to improvement plan approval, the proposed 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 shall be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site shall 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 shall be promptly and properly removed from the site.*
  3. *Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) shall be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.*

     a. *Erosion control measures shall be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets shall be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.*
     b. *Erosion control measures shall 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 shall 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 shall not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but shall 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.*

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.

- *7-12(c) [PCCP Community Condition 1.1]: Prior to land conversion authorization approval, the unavoidable effects to 1.334 acres of vernal pool type wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid to the PCA shall be that in effect at the time of land conversion authorization issuance.*

- *7-11(b) [PCCP Community Condition 2.1]: To the maximum extent possible, the proposed 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.*

- *7-11(c) [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 shall be incorporated into the project's Land Conversion Authorization letter.*

  Prior to land conversion authorization approval, the unavoidable effects to 1.00 to 1.48 acres0.50 to 1.65 acres riverine and

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.

- *7-4(b) [PCCP Stream System Condition 1]: The project shall be designed to minimize development activities within the stream system to the maximum extent possible.*

- *7-10(a) [PCCP Species Condition 4]: Prior to initiation of PCCP Covered Activities associated with the proposed project, the qualified biologist(s) shall conduct preconstruction surveys to evaluate the presence of tricolored blackbird nesting colonies for each phase of the project. 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 USFWS and CDFW 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 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.

  Construction activity or other covered activities that may disturb an occupied nest colony site, as determined by a qualified

biologist, shall 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 shall 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., Himalayan 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 USFWS and CDFW, 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 USFWS and CDFW 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 USFWS, CDFW, and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone.

Active nesting colonies that occur within the non-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 shall 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 shall 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 USFWS and CDFW within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work with the USFWS and CDFW to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and USFWS and CDFW 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 shall 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 shall 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.

No additional avoidance and minimization measures specific to this species are required by the PCCP. If individual western pond turtles are identified on-site, the project proponent shall obtain an incidental take permit from CDFW and/or USFWS before relocating or otherwise impacting the species.

Areas Outside of the Placer County Conservation Program

7-6(b) *A western pond turtle survey shall be conducted by a qualified biologist no more than 48 hours prior to construction in the non-PCCP portion of the Overall Project where construction activities overlap with Dry Creek, intermittent drainages, and woodlands within 150 feet of these aquatic resources.*

The results of the survey shall be submitted to the Placer County Community Development Resource Agency.

If western pond turtles or nests are not found, further mitigation is not necessary. If a western 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 western 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 no less than 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.

7-7 Impacts to roosting bats 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Pursuant to the BRA, pallid bat, silver-haired bat, western red bat, and hoary bat all have high potential to occur within the study area, and Townsend's big-eared bat has low potential to occur. More specifically, the abandoned buildings and trees throughout the study area provide habitat for the foregoing special-status bats species. As such, if special-status bats were roosting in trees or buildings proposed for removal during project construction, including structures associated with the Schellhous residence, or areas within the footprints of the chosen sewer pipeline alignment or potential trail alternatives, the bats could be injured or killed.

Based on the above, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a bat species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Thus, 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. Bats are not a covered species under the PCCP; thus, the following mitigation measure applies to both the PCCP and non-PCCP portions of the project site.

7-7 *Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Placer County Community Development Resource Agency.*

- *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 the presence of roosting bats. The surveys are recommended to 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 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, it is recommended that all other tree removal 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. The plan shall be approved*

by the Placer County Community Development Resource Agency and CDFW and shall be implemented prior to the start of construction.

7-8 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 Swainson's hawk. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The annual brome grassland/VPC land cover areas within the project site and off-site areas provide suitable foraging habitat for Swainson's hawk, a PCCP covered species. As such, removal of the foraging habitat could indirectly impact the species by reducing the availability of prey.

Within the PCCP portion of the project site, approximately 6.48 acres of VPC High land cover, 48.98 acres of VPC Intermediate land cover, and 27.86 acres of VPC Low land cover that currently provides Swainson's hawk foraging habitat would be permanently impacted by the proposed project (see Figure 7-7). Within the non-PCCP portion, approximately 33.57 acres of annual brome grassland that currently provides Swainson's hawk foraging habitat would be permanently impacted. Overall, a total of 116.89 acres of hawk foraging habitat would be permanently impacted.

With respect to the proposed off-site sewer pipeline alignment alternatives, if Option 1A is selected, approximately 0.19-acre of VPC Low land cover within the PCCP portion of the alternative and 0.03-acre of annual brome grassland within the non-PCCP portion, both of which currently provide raptor foraging habitat, would be permanently impacted, for a total of 0.22-acre. If Option 1B is selected, approximately 0.01-acre of VPC Low land cover in the PCCP and 1.26 acres of annual brome grassland outside of the PCCP would be permanently impacted, representing a total of 1.27 acres of raptor foraging habitat. The footprint of Option 1C does not include raptor foraging habitat.

In regard to the potential future trail alignments, development of the West Trail would permanently impact approximately 0.08-acre of VPC Intermediate land cover and 0.32-acre of VPC Low land cover in the PCCP portion of the alternative, representing a total of 0.40-acre of raptor foraging habitat. If the East Trail were constructed, approximately 0.01-acre of VPC Low land cover within the PCCP portion of the trail would be permanently impacted.

Additionally, the vegetation communities within the project site and proposed off-site areas provide suitable nesting habitat to accommodate Swainson's hawk. Should Swainson's hawk and other nesting raptors occur in areas proposed for disturbance, development of such locations could result in a significant impact to the aforementioned raptor species.

Based on the above, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a raptor species (Swainson's hawk)

identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Thus, 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 Plan Area

7-8(a) *PCCP Species Condition 1: If construction must occur during the nesting season (approximately February 1 to September 15), planning-level Swainson's hawk surveys shall be required a year in advance of construction using the survey guidelines developed for the PCCP. Planning-level surveys are intended to identify nest trees to guide avoidance during project tree removal and construction.*

Additionally, year of construction (starting in February) and pre-construction (no more than 15 days prior to ground disturbance) surveys shall be conducted within a 1,320-foot radius of the project. Surveys shall be conducted consistent with PCCP guidelines (based on Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to a 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 typically required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). The applicant shall contact the PCA for assistance with survey timing. If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.

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, PCCP Covered Activities can proceed normally.

Construction monitoring shall be conducted by a qualified biologist if work is to continue outside of the nest buffer, 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, all construction activities shall cease until the young have fledged from the nest (as confirmed by a qualified biologist).

The frequency of monitoring shall 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 shall 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.

Areas Outside of the Placer County Conservation Program

7-8(b) *A targeted Swainson's hawk nest survey shall be conducted throughout the non-PCCP portion of the overall project area and all accessible areas within a 0.25-mile radius of the proposed construction area, at most,15 days prior to construction activities. 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 project biologist determines that the young have fledged or it is determined that the nesting attempt has failed. The 0.25-mile buffer may be reduced if a smaller, sufficiently protective buffer is proposed by the project 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 there are visual or acoustic barriers between the proposed activity and the nest), and what (if any) nest monitoring is proposed. The results of the Swainson's hawk nest survey shall be submitted to the Placer County Community Development Resource Agency.*

7-8(c) *Approximately 33.57 acres of annual brome grassland that represents suitable foraging habitat for Swainson's hawks will be permanently impacted during construction of the portion of the proposed project outside of the PCCP plan area, and as much as an additional 1.27 acres could be impacted, depending on which sewer alternative is selected. Swainson's hawk foraging habitat outside of the PCCP does not exist for either of the potential future trails. The aforementioned impacts shall be mitigated through purchase and conservation of similar habitat as follows:*

Two Swainson's hawk nests have been documented approximately 2.5 miles west of the study area; one south of PFE Road, and one west of Walerga Road. Prior to project construction, 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 aforementioned nests to determine if they are still present. The biologist shall provide the Placer County Community Development Resource Agency with a summary of the findings.

If it has been determined that a portion of the overall project site is 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:

- *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 by way of 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 by way of 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 by way of purchase of mitigation bank credits or other land protection mechanism acceptable to the County.*
- *If the proposed project is built in phases, the purchase of this foraging habitat mitigation may be phased as well, such that all areas are mitigated prior to impact.*

7-9 Impacts to burrowing owl 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The annual brome grassland and VPC land cover areas within the project site and proposed off-site areas provide suitable foraging habitat for burrowing owl. In addition, ground-squirrel burrows and debris located throughout the study area provide marginally suitable burrow habitat. If ground disturbance occurs while burrowing owls are in burrows in such areas, individuals could be directly impacted and a significant impact would occur.

Within the PCCP portion of the project site, approximately 6.48 acres of VPC High land cover, 48.98 acres of VPC Intermediate land cover, and 27.86 acres of VPC Low land cover, all of which currently provide burrowing owl habitat, would be permanently impacted by the proposed project (see Figure 7-7). Within the non-PCCP portion, approximately 33.57 acres of annual brome grassland, which currently provides burrowing owl habitat, would be permanently impacted. Together, a total of approximately 116.89 acres would be permanently impacted by the project.

With respect to the proposed off-site sewer pipeline alignment alternatives, the footprint of Option 1A consists of approximately 0.19-acre of VPC Low land cover within the PCCP and 0.03-acre of annual brome grassland outside of the PCCP, representing a total of 0.21-acre of burrowing owl habitat that would be permanently impacted. The Option 1B footprint is comprised of approximately 0.01-acre of VPC Low land cover within the PCCP and 1.26 acres of annual brome grassland outside of the PCCP, representing a total of 1.27 acres of burrowing owl habitat that would be permanently impacted. The footprint for Option 1C does not include burrowing owl habitat.

Finally, the potential West Trail alignment consists of approximately 0.08-acre of VPC Intermediate land cover and 0.32-acre of VPC Low land cover within the PCCP, representing a total of 0.40 acre of burrowing owl habitat that would be permanently impacted. The East Trail alignment is comprised of approximately 0.01-acre of VPC Low land cover within the PCCP portion of the trail's footprint that would be permanently impacted.

Based on the above, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a raptor species (burrowing owl) identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Thus, 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 Plan Area

7-9(a) *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 results of the burrowing owl surveys shall be submitted to the Placer County Community Development Resource Agency and PCA.

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 shall 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 shall 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 (three 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 burrowing owls are 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 shall 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 shall 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 CDFW approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

If burrowing owls are 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 CDFW 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 CDFW, 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 USFWS and/or CDFW and submitted to and approved by the PCA and the USFWS and CDFW. Burrow exclusion shall 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. 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.

Areas Outside of the Placer County Conservation Program

7-9(b) *If project construction begins during the nesting season (February 15 to August 31), a qualified biologist shall conduct a targeted burrowing owl nest survey of all accessible areas within 500 feet of the non-PCCP portion of the proposed construction footprint within 14 days prior to construction activities, utilizing 60-foot transects as outlined in the Staff Report on Burrowing Owl Mitigation (Staff Report). The results of the survey shall be submitted to the Placer County Community Development Resource Agency.*

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 a qualified biologist determines that the young have fledged or the biologist determines that the nesting attempt has failed. If the project applicant desires to work within 250 feet of the nest burrow, the applicant shall consult with CDFW and the Placer County Community Development Resource Agency to determine if the nest buffer can be reduced.

If construction begins during the non-nesting season, (September 1 through the 14 February), a qualified biologist shall conduct a survey for burrows or debris that represent suitable nesting habitat for burrowing owls within areas of proposed ground disturbance. The results of the survey shall be submitted to the Placer County Community Development Resource Agency. If overwintering owls are located, the biologist may exclude any burrowing owls observed, and collapse any burrows or remove the debris in accordance with the methodology outlined in the Staff Report.

7-9(c) *If any nesting burrowing owls are found during the breeding season preconstruction survey, 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 7-8[c]), if burrowing owls have been documented utilizing that area, or if the qualified biologist and the Placer County Community Development Resource Agency determine that the area is suitable. The Staff Report recommendations for mitigation land for burrowing owls are as follows:*

1. *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 there is the potential 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.*
2. *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. 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.*
3. *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 (Fisher et al. 2007).

4. *Permanently protect mitigation land through a conservation easement deeded to a nonprofit 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.*
5. *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).*
6. *Fund the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment.*
7. *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.*
8. *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. Offsite 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.*

9. *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.*
10. *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).*
11. *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 onsite. 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 (Wesemann and Rowe 1985, Millsap and Bear 2000, Lincer and Bloom 2007). Items 4, 5 and 6 also still apply to this mitigation approach.*
12. *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.*

7-10 Impacts to other nesting birds and raptors protected under the MBTA and CFGC 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Similar to the analysis under Impact 7-8 regarding Swainson's hawk, the vegetation communities within the project site and proposed off-site areas provide suitable nesting habitat to accommodate nesting songbirds and raptors protected under the MBTA and CGFC. For example, the annual brome grasslands throughout the Study

Area represent suitable foraging habitat for white-tailed kite, and the trees within the Study Area provide suitable nesting habitat. This species was observed foraging in the southern portion of the Study Area during a field survey. The annual brome grasslands throughout the Study Area also provide suitable nesting and foraging habitat for norther harrier and loggerhead shrike, both CDFW Species of Special Concern. The isolated blackberry brambles and small cattail patches in and around the intermittent drainage running through the study area represents marginally suitable nesting habitat for tricolored blackbird, a state threatened species covered under the PCCP Should such species be nesting in areas proposed for disturbance as part of the proposed project, development of such locations could result in a significant impact to the species.

With respect to yellow warbler, which is protected under the MBTA and considered a CDFW Species of Special Concern, this species has the potential to forage in the riparian woodland habitat in the study area during the winter. Given the large amount of riparian woodland within the study area and in adjacent areas, the relatively small extent of proposed disturbance to available habitat, the scientific evidence that the species does not breed in the Sacramento Valley, but rather is a common migrant during winter, and considering that most construction activities would occur outside of the winter foraging season, the project would not result in significant effects to foraging yellow warbler.

Based on the above, although the proposed project would not significantly impact yellow warbler, the project could have a substantial adverse effect, either directly or through habitat modifications, on nesting songbirds and raptor species protected under the MBTA and CFGC. Thus, 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 Plan Area

7-10(a) *PCCP Species Condition 4 (Tricolored Blackbird): Prior to initiation of PCCP Covered Activities associated with the proposed project, the qualified biologist(s) shall conduct preconstruction surveys to evaluate the presence of tricolored blackbird nesting colonies for each phase of the project. 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 USFWS and CDFW 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 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.

Construction activity or other covered activities that may disturb an occupied nest colony site, as determined by a qualified biologist, shall 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 shall 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., Himalayan 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 USFWS and CDFW, 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 USFWS and CDFW 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 USFWS, CDFW, and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone.

Active nesting colonies that occur within the non-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 shall 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 shall 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 USFWS and CDFW within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work with the USFWS and CDFW to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and USFWS and CDFW 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 shall 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 shall 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.

7-10(b) *A preconstruction nesting bird survey shall be conducted by the qualified biologist (project biologist) throughout the portion of the project proposed for construction and all accessible areas within a 500-foot radius of proposed construction areas for each phase, no more than three days prior to the initiation of construction. If there is a break in construction activity of more than three days, then subsequent surveys shall be conducted.*

A report summarizing the survey(s) shall be provided to the Placer County Community Development Resource Agency and the PCA within 30 days of the completed survey and is valid for one construction season, assuming that a break in construction activities of more than three days does not occur. If nests are not found, further mitigation is not required.

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. The non-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is proposed by the project 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 there are visual or acoustic barriers between the proposed activity and the nest). The project 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.

7-10(c) *When it is determined that the size of the non-disturbance buffer requires the project biologist to monitor the nest, that monitoring shall include observations about the bird's 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, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop the following agitated behavior: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest. 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 project biologist has been conducted and a report has been prepared indicating that the nest (or nests) is no longer active, and that no new nests have been identified.

Areas Outside of the Placer County Conservation Program

7-10(d) *A preconstruction nesting bird survey shall be conducted by the project biologist throughout the project area and all accessible areas within a 500-foot radius of proposed construction areas for each phase, at most, three days prior to the initiation of construction. If there is a break in construction activity of more than three days, then subsequent surveys shall be conducted.*

A report summarizing the survey(s) shall be provided to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season, assuming that a break in construction activities of more than three days does not occur. If nests are not found, further mitigation is not required.

If active raptor or a tricolored blackbird nesting colony are found, construction activities shall not take place within 500 feet of the nest/colony until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established. The non-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is proposed by the project biologist and approved by the County (and CDFW if it is a tricolored blackbird nesting colony) 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 there are visual or acoustic barriers between the proposed activity and the nest). The project 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.

7-10(e) *When it has been determined that the size of the non-disturbance buffer requires the project biologist to monitor the nest, that monitoring shall include observations about the bird's 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, then the exclusionary buffer shall be*

increased such that activities are far enough from the nest to stop the following agitated behavior(s): vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest. 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 project biologist has been conducted and a report has been prepared indicating that the nest (or nests) is no longer active, and that new nests have not been identified.

7-11 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 are mapped within the study area, including 21.1 acres of Riparian/Riparian Woodlands and 0.03-acre of valley needlegrass grassland. As shown in Figure 7-7, the small area of valley needlegrass grassland located within the eastern portion of the Placer Greens parcel east of an intermittent tributary would not be impacted by the proposed project.

The proposed on-site and off-site project components, in combination with the potential off-site trail alignments, could result in permanent impacts to up to 1.33 acres of Riparian/Riparian Woodland. Specifically, within the PCCP portion of the project site, 0.06-acre of Riparian land cover would be permanently impacted by the project. In the non-PCCP portion of the site, 0.94-acre of riparian woodlands would be permanently impacted. In addition, 0.17-acre of riparian woodlands in the non-PCCP portion of the study area would be permanently impacted if sewer pipeline alignment Option 1A were selected, 0.12-acre of riparian woodlands outside of the PCCP would be permanently impacted if Option 1B were chosen, 0.14-acre of Riparian land cover within the PCCP would be permanently impacted if the West Trail alignment is constructed, and 0.02-acre of riparian woodlands outside the PCCP would be permanently impacted if the East Trail alignment were constructed.

Overall, the proposed on-site components, the off-site sewer pipeline alignment, and the potential trail alignments could result in the following ranges of permanent impacts to Riparian/Riparian Woodland:

- Within the PCCP portion of the study area, 0.06 to 0.20-acre of permanent impacts to Riparian land cover;
- Within the non-PCCP portion of the study area, 0.94 to 1.13 acres of permanent impacts to riparian woodlands; and
- A combined total of 1.00 to 1.33 acres of permanent impacts to Riparian/Riparian Woodland.

Based on the above, development of the proposed on-site and off-site project components would result in potential impacts to Riparian/Riparian Woodland. Impacts to Riparian land cover within the PCCP requires payment of special habitat fees to mitigate impacts. The PCCP's Special Habitat Fee Schedule (Table 9-7 of the PCCP) sets fees for impacts to Riparian areas at a rate of $107,637 for each acre. 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, a Lake and Streambed Alteration Agreement (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 the 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 would result in disturbances to the riparian woodland within the study area in both PCCP and non-PCCP areas, the project would be required to comply with the provisions of the CARP and CFGC Section 1600, et seq. Without compliance, a significant impact could occur.

Based on the above, without compliance with the provisions of the CARP 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 Plan Area

7-11(a) *Implement Mitigation Measures 7-12(a) and (b).*

7-11(b) *PCCP Community Condition 2.1: To the maximum extent possible, the proposed 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.*

7-11(c) *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 shall be incorporated into the project's Land Conversion Authorization letter.*

Prior to land conversion authorization approval, the unavoidable effects to 1.00 to 1.48 acres riverine and 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.

7-11(d) *Prior to the commencement of ground-disturbing activities, the applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW for the entire Project or by phase as needed. 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 information provided shall include a description of all activities associated with the Project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this document. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding Project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: 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 shall be determined by CDFW and result in no net loss of riparian habitat.*

Areas Outside of the Placer County Conservation Program

7-11(e) *Prior to the commencement of ground-disturbing activities, the applicant shall apply for a Section 1600 LSAA from CDFW. The information provided shall include a description of all activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in the BRA prepared for the Creekview Ranch Project by Madrone Ecological Consulting. Impacts for each activity shall be broken down by temporary and permanent impacts, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity, and then by temporary and permanent impacts. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided, as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: 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 woodland may include restoration or enhancement of resources on- or off-site, purchase habitat credits from an agency-approved mitigation/conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable to CDFW. Mitigation shall not result in a net loss of riparian woodland. Written verification of the Section 1600 LSAA shall be submitted to the Placer County Community Development Resource Agency.

7-12 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, river banks, lakes, and other wetland features. The USACE's jurisdiction is established through the provisions of Section 404 of the CWA, which prohibits the discharge of dredged or fill material into waters of the U.S. without a permit, including certain wetlands and unvegetated "other waters of the U.S." The jurisdictional authority of the RWQCB is established pursuant to Section 401 of the CWA, which typically requires a water quality certification when an individual or nationwide permit is issued by the USACE. The RWQCB also has jurisdiction over waters of the State under the Porter-Cologne Water Quality Control Act. 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.

A total of approximately 17.674 acres of aquatic resources have been mapped within the study area in accordance with the USACE Sacramento District's *Minimum Standards for Acceptance of Preliminary Wetlands Delineations*. The aquatic resources within the study area that could be potentially affected as result of the proposed project are shown in Figure 7-10 and detailed in Table 7-5 and Table 7-6. Table 7-6 provides the range of acres that would be impacted by the proposed on-site and off-site project components, with the lower end estimate assuming the least impactful sewer pipeline alignment alternative and neither of the trails constructed, and the upper end assuming the most impactful sewer alternative and both trails constructed.

As detailed in the tables and shown on Figure 7-10, within the PCCP portion of the project site, which is primarily located north of PFE Road, approximately 15.302 acres of aquatic resources have been mapped, 1.597 acres of which would be permanently disturbed and 0.550-acre of which would be temporarily disturbed by the proposed project.

Within the non-PCCP portion of the site, primarily south of PFE Road, approximately 2.372 acres of aquatic resources have been mapped, 0.806-acre would be permanently disturbed by the project. None of the on-site aquatic resources in the non-PCCP portions of the site would be temporarily affected by the project. Overall, of the total acres of mapped aquatic resources, the project would permanently disturb approximately 2.403 acres, temporarily disturb 0.550-acre, and avoid 14.720 acres.

With respect to the proposed off-site components of the project, Options 1A and 1B would not result in impacts to the mapped aquatic resources, as the proposed sewer pipeline under each scenario would be bored under Dry Creek. Similarly, Option 1C would not result in impacts, as the sewer line would be hung below an existing bridge to cross the creek.

With respect to the two potential trail alternatives, combined, the trails would result in permanent impacts to approximately 0.033-acre of Dry Creek within the PCCP plan area and 0.022-acre of Dry Creek outside of the PCCP, and temporary impacts to 0.178-acre of Dry Creek within the PCCP and 0.132-acre of Dry Creek outside of the PCCP. Overall, combined trail construction would result in a total of approximately 0.055-acre of permanent impacts and 0.310-acre of temporary impacts.

Overall, development of the proposed project with the required sewer pipeline and potential future trails would result in the following impacts:

- Within the PCCP portion of the study area, 1.549 to 1.843 acres of aquatic resources would be permanently disturbed, and 0.550 to 1.315 acres of aquatic resources would be temporarily disturbed;
- Within the non-PCCP portion of the study are a, 0.806 to 0.828 acre of aquatic resources would be permanently disturbed, and zero to 0.132 acre would be temporarily disturbed; and
- Overall, the proposed project, off-site sewer pipeline, and potential trails would result in permanent impacts to 2.403 to 2.671 acres of aquatic resources and 0.550 to 1.447 acres of temporary impacts.

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 the proposed project to mitigate impacts to the aquatic resources in the study area, including wetlands, vernal pools, and other applicable resources. The PCCP's Special Habitat Fee Schedule (Table 9-7 of the PCCP) sets fees for impacts to wetlands at a rate of $121,025 for each acre.

Figure 7-10
Potential Impacts to Aquatic Resources

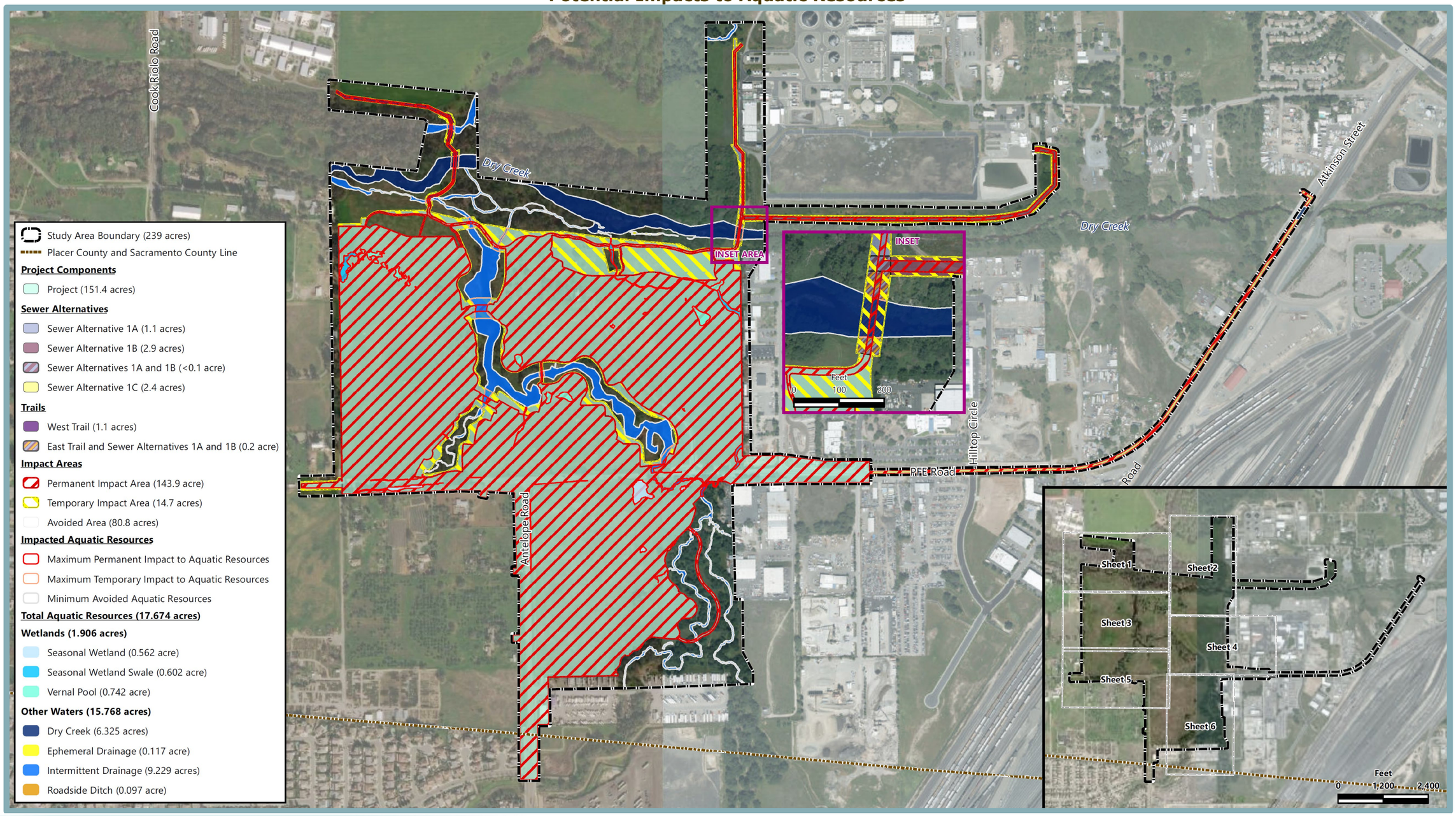


Table 7-5
Impacts to Aquatic Resources Associated with the Project

Aquatic Resources	Permanent Impacts						Temporary Impacts						Avoided						Total					
	PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total	
	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet
Seasonal Wetland	0.018	-	0.519	-	0.537	-	0	-	0	-	0	-	0	-	0.025	-	0.025	-	0.018	-	0.544	-	0.562	-
Seasonal Wetland Swale	0.572	-	0.013	-	0.585	-	0	-	0	-	0	-	0.004	-	0.012	-	0.016	-	0.576	-	0.025	-	0.601	-
Vernal Pool	0.742	-	0	-	0.742	-	0	-	0	-	0	-	0	-	0	-	0	-	0.742	-	0	-	0.742	-
Dry Creek	0	0	0	0	0	0	0	0	0	0	0	0	5.964	2,616	0.361	151	6.325	2,767	5.964	2,616	0.361	151	6.325	2,767
Ephemeral Drainage	0.037	513	0	0	0.037	513	0	0	0	0	0	0	0.081	466	0	0	0.08	466	0.118	979	0	-	0.118	979
Intermittent Drainage	0.196	338	0.209	779	0.405	1117	0.550	647	0	0	0.55	647	7.106	7,516	1.168	4,478	8.274	11,994	7.852	8,501	1.377	5,257	9.229	13,758
Roadside Ditch	0.032	654	0.065	1,341	0.097	1995	<0.001	4	0	0	<0.001	4	0	0	0	0	0	0	0.032	658	0.065	1,341	0.097	1,999
Total Aquatic Resources	**1.597**	**1,505**	**0.806**	**2,120**	**2.403**	**3,625**	**0.550**	**651**	**0**	**0**	**0.55**	**651**	**13.155**	**10,598**	**1.566**	**4629**	**14.720**	**15,227**	**15.302**	**12,754**	**2.372**	**6,749**	**17.674**	**19,503**

Note: Small summation errors may occur due to rounding.

Source: Madrone Ecological Consulting, 2022.

Table 7-6
Impacts to Aquatic Resources Associated with the Project Plus Sewer Alignment and Potential Future Trails

Aquatic Resources	Permanent Impacts						Temporary Impacts						Total Impacts					
	PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total	
	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet
Seasonal Wetland	0.018	-	0.519	-	0.537	-	0.000	-	0.000	-	0.000	-	0.018	-	0.519	-	0.537	-
Seasonal Wetland Swale	0.572	-	0.013	-	0.585	-	0.000	-	0.000	-	0.000	-	0.572	-	0.013	-	0.585	-
Vernal Pool	0.742	-	0.000	-	0.742	-	0.000	-	0.000	-	0.000	-	0.742	-	0.000	-	0.742	-
Dry Creek	0.000-0.033	0-18	0.000-0.022	0-12	0.000-0.055	0-30	0.000-0.178	0-96	0.000-0.132	0-75	0.000-0.310	0-171	0.000-0.211	0-114	0.000-0.154	0-87	0.000-0.365	0-201
Ephemeral Drainage	0.037	513	0.000	0	0.037	513	0.000	0	0.000	0	0.000	0	0.037	513	0.000	0	0.037	513
Intermittent Drainage	0.196-0.409	338-668	0.209	779	0.405-0.618	1,117-1,447	0.550-1.137	647-1,356	0.000	0	0.550-1.137	647-1,356	0.746-1.546	985-2,024	0.209	779	0.955-1.755	1,764-2,803
Roadside Ditch	0.032	654	0.065	1,341	0.097	1995	<0.001	4	0.000	0	<0.001	4	0.032	658	0.065	1341	0.097	1999
Total Aquatic Resources	**1.597-1.843**	**1,505-1,853**	**0.806-0.828**	**2,120-2,132**	**2.403-2.671**	**3,625-3,985**	**0.550-1.315**	**651-1,456**	**0.000-0.132**	**0-75**	**0.550-1.447**	**651-1,531**	**2.147-3.158**	**2,156-3,309**	**0.806-0.960**	**2,120-2,207**	**2.953-4.118**	**4,276-5,516**

Note: Small summation errors may occur due to rounding. The lower end of the impact ranges assumes the least impactful sewer alternative and neither of the trails are implemented. The upper end of the impact ranges assumes the most impactful sewer alternative and both trails are implemented.

Source: Madrone Ecological Consulting, 2022.

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 7-11. Without compliance with the CARP and CFGC, the proposed project could result in a significant impact related to federally or State-protected wetlands.

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.

Placer County Conservation Program Plan Area

7-12(a) *The Permittee shall apply for coverage under the PCCP to mitigate for all impacts to Covered Species, land cover, and sensitive natural communities. Prior to application approval, additional species surveys may be necessary, and prior to construction land cover and special habitat fees shall be paid. The Permittee shall comply with the terms of the PCCP Coverage Certificate, including compliance with all avoidance and minimization measures, which may include pre-construction surveys, construction monitoring, and BMPs.*

PCCP General Condition 3: The proposed project shall pay a land conversion fee or dedicate land in lieu of fee or a combination thereof for the permanent conversion of 0.322-acre of Riparian/Riverine land cover (an additional 0.215-acre if the East Trail and West Trail are developed). If fees are paid, they shall be those in effect at the time of ground disturbance authorization for each project phase and shall be the per-acre fee based on the amount of land disturbance resulting from the activity.

In addition to land conversion, the project would result in permanent direct effects and temporary effects to PCCP Special Habitats as detailed in Table 11 of the Biological Resources Assessment (BRA) prepared for the proposed project. The total 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.

7-12(b) *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. The project would result in 10.90 to 12.08 acres of temporary*

effects to special habitats. Prior to issuance of land conversion authorization, the project shall pay a fee based on the acres of 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 PCCP 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.

7-12(c) *PCCP Community Condition 1.1: Prior to land conversion authorization approval, the unavoidable effects to 1.334 acres of vernal pool type wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid to the PCA shall be that in effect at the time of land conversion authorization issuance.*

7-12(d) *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.*

7-12(e) *PCCP Stream System Condition 2: The project's development footprint is directly impacting the Stream System. The area of encroachment (9.88 to 10.18 acres of permanent impact and 10.88 to 11.32 acres of temporary impact) is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees shall be paid to the PCA prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System.*

7-12(f) *Implement Mitigation Measure 7-11(d) regarding LSAA.*

7-12(g) *The Project applicant shall apply for coverage under the streamlined PCCP Letter of Permission (LOP) process directly with the USACE using avoidance and minimization guidance from the CARP, a component of the PCCP.*

7-12(h) *The applicant shall submit an application to the RWQCB for water quality certification of the PCCP LOP, and adhere to the certification conditions.*

7-12(i) *PCCP CARP Authorization Conditions: The project applicant shall comply with the PCCP CARP Authorization Conditions, which are as follows:*

All work within the PCCP 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, Waste Discharge Requirements (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 shall have a valid CARP authorization or waiver notice. In order to obtain a permit, the project applicant shall 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 Community Development Resource Agency shall be reported to Placer County Community Development Resource Agency 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 required setbacks shall be implemented according to the HCP/NCCP Condition 4 (HCP/NCCP Section 6.1.2).

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 the Placer County Community Development Resource Agency 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 project applicant shall provide Placer County Community Development Resource Agency 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 the Placer County Community Development Resource Agency's discretion and shall 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 the Placer County Community Development Resource Agency.

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 the Placer County Community Development Resource Agency 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.

Vehicles other than necessary earthmoving and construction equipment shall not 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 shall be positioned over drip-pans. Equipment entering the Stream System shall be inspected daily for

leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to the Placer County Community Development Resource Agency. The Placer County Community Development Resource Agency 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 the Placer County Community Development Resource Agency. The Placer County Community Development Resource Agency shall then immediately notify the appropriate State and federal agencies.

During construction, litter or construction debris shall not 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 the Placer County Community Development Resource Agency before use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity.

The Placer County Community Development Resource Agency shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. Placer County Community Development Resource Agency shall suspend work and notify the USFWS, National Marine Fisheries Service (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 the Placer County Community Development Resource Agency immediately. Work shall 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.

Areas Outside of the Placer County Conservation Program

7-12(j) *To address potential impacts to federally or State-protected wetlands in non-PCCP portions of the study area, prior to the issuance of grading permits, the project applicant shall complete the following requirements:*

- *The project applicant shall apply for a Section 404 permit from the USACE. Waters that would be 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 a Section 401 water quality certification from the RWQCB and adhere to the certification conditions therein; and*
- *Implement Mitigation Measure 7.11-(e) regarding LSAA.*

7-13 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 broad riparian woodland along either side of Dry Creek within the study area serves as a wildlife corridor for a wide variety of terrestrial wildlife, including Central Valley steelhead, Central Valley fall-run Chinook salmon, and western pond turtle. As detailed under Impact 7-4, the corridor would be preserved within a broad avoidance

area that includes a substantial number of adjacent grasslands. The main intermittent drainage tributary to Dry Creek with adjacent oak woodlands could also serve as a wildlife corridor. However, the drainage, as well as almost all of the surrounding oak woodlands, would also be avoided as part of the proposed project (see Figure 7-7). The only potential impediment to wildlife movement along the intermittent drainage that would occur as a result of the proposed project would be the installation of a relatively long (over 300 feet long) box culvert under PFE Road to allow for road widening. However, the box culvert has been designed large enough to accommodate terrestrial wildlife movement. As such, the box culvert would not result in an impact to wildlife corridors.

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.

7-14 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*.

The proposed project would subdivide the 186-acre project site to develop a total of 597 single-family lots. The residential lots would be located across four neighborhoods, comprised of 10 villages that would result in an overall density of 3.3 dwelling units per acre (du/ac). Various associated improvements would be included as part of the project, including parks, trails, landscaping, new utility infrastructure, and various on- and off-site roadway improvements. The off-site roadway improvements would include installation of a 65-foot, free right-turn lane onto Cook Riolo Road from westbound PFE Road, including the installation of a separate free right-turn lane from the westbound through lane along PFE Road (see Figure 3-8 in the Project Description chapter of this EIR). The proposed parks, open space, and trails components would include a total of 79.7 acres of green space preserved on-site. In addition, as previously discussed, while not currently proposed, the East Trail, West Trail, or both, could be constructed in the future.

The proposed utility improvements would be located primarily on-site, with the project's new water lines connecting to the existing water lines in Antelope Road and PFE Road and a new on-site sewer lift station sited within the Schellhous parcel. Three alternative locations have been proposed for the lift station within the Schellhous parcel and each alternative location would convey wastewater by way of one of three off-site sewer pipeline alignment options (Options 1A, 1B, and 1C). Finally, the proposed project would include landscape buffers along the PFE Road and Antelope

Road frontages, which would collectively consist of sidewalks; large, medium, and small canopy street trees; native screening shrubs; decorative split rail fencing along riparian areas; and six-foot-tall concrete masonry sound walls.

As detailed in the Existing Setting section of this chapter, the study area is comprised of a variety of vegetation communities/PCCP land covers, including annual brome grassland/VPC land cover; blue oak woodland; riparian woodland/Riparian land cover, valley needlegrass grassland; abandoned almond orchards/Orchard land cover; and Rural Residential and Urban and Suburban land covers. The specific acreages of each vegetation community/land cover are detailed in Table 7-1. Table 7-7 provides the acreages of land covers/vegetation communities that would be permanently disturbed, temporarily disturbed, or avoided, as a result of the proposed project's on-site components.

Table 7-7
Disturbances to Land Covers/Vegetation Communities From On-Site Project Components (acres)

Land Cover/Vegetation Community	PCCP	Non-PCCP	Total
Permanently Disturbed			
Annual Brome Grassland	-	33.22	33.22
VPC High	6.48	-	6.48
VPC Intermediate	48.98	-	48.98
VPC Low	27.86	-	27.86
Blue Oak Woodland	1.60	1.84	3.44
Orchard/Abandoned Almond Orchard	2.69	1.66	4.35
Riparian/Riparian Woodland	0.06	0.94	1.00
Rural Residential	1.63	-	1.63
Urban	3.19	6.71	9.90
Valley Needlegrass Grassland	0.00	0.00	0.00
Total	**92.49**	**44.37**	**136.86**
Temporarily Disturbed			
Annual Brome Grassland	-	0.00	0.00
VPC High	0.01	-	0.01
VPC Intermediate	2.93	-	2.93
VPC Low	6.25	-	6.25
Blue Oak Woodland	1.52	0.00	1.52
Orchard/Abandoned Almond Orchard	0.03	0.00	0.03
Riparian/Riparian Woodland	0.82	0.00	0.82
Rural Residential	0.08	-	0.08
Urban	0.04	0.01	0.05
Valley Needlegrass Grassland	0.00	0.00	0.00
Total	**11.68**	**0.01**	**11.69**
Avoided			
Annual Brome Grassland	-	5.26	5.26
VPC High	0.00	-	0.00
VPC Intermediate	8.38	-	8.38
VPC Low	8.21	-	8.21
Blue Oak Woodland	4.45	11.86	16.31
Orchard/Abandoned Almond Orchard	0.12	0.00	0.12

(Continues on next page)

Table 7-7
Disturbances to Land Covers/Vegetation Communities From On-Site Project Components (acres)

Land Cover/Vegetation Community	PCCP	Non-PCCP	Total
Riparian/Riparian Woodland	16.67	1.49	18.16
Rural Residential	1.29	-	1.29
Urban	2.03	6.67	8.71
Valley Needlegrass Grassland	0.00	0.03	0.03
Total	**41.15**	**25.31**	**66.46**
Overall Total			
Annual Brome Grassland	-	38.48	38.48
VPC High	6.49	-	6.49
VPC Intermediate	60.29	-	60.29
VPC Low	42.32	-	42.32
Blue Oak Woodland	7.57	13.70	21.27
Orchard/Abandoned Almond Orchard	2.84	1.66	4.50
Riparian/Riparian Woodland	17.55	2.43	19.98
Rural Residential	3.00	-	3.00
Urban	5.26	13.39	18.66
Valley Needlegrass Grassland	0.00	0.03	0.03
Total	**145.32**	**69.69**	**215.01**

Source: Madrone Ecological Consulting, 2022.

Table 7-8 provides the acreages that would be disturbed by the on-site and off-site project components, as well as the potential trail alignments. The ranges in Table 7-8 represent the full range of disturbed and avoided acreages, with the lower end assuming development of the least impactful sewer alternative and none of the potential trails and the upper end assuming the most impactful sewer alternative and construction of both the East Trail and West Trail.

Table 7-8
Range of Disturbances to Land Covers/Vegetation Communities From On-Site and Off-Site Project Components and Potential Trails (acres)

Land Cover/Vegetation Community	PCCP	Non-PCCP	Total
Permanently Disturbed			
Annual Brome Grassland	-	33.22-34.49	33.22-34.49
VPC High	6.48	-	6.48
VPC Intermediate	48.98-49.05	-	48.98-49.05
VPC Low	27.86-28.37	-	27.86-28.37
Blue Oak Woodland	1.60	1.84-1.90	3.44-3.50
Orchard/Abandoned Almond Orchard	2.69	1.66	4.35
Riparian/Riparian Woodland	0.06-0.20	0.94-1.13	1.00-1.33
Rural Residential	1.63	-	1.63
Urban	3.19	6.71-9.06	9.90-12.25
Valley Needlegrass Grassland	-	0.00	0.00
Total	**92.49-93.21**	**44.37-48.24**	**136.86-141.45**

(Continues on next page)

Table 7-8
Range of Disturbances to Land Covers/Vegetation Communities From On-Site and Off-Site Project Components and Potential Trails (acres)

Land Cover/Vegetation Community	PCCP	Non-PCCP	Total
Temporarily Disturbed			
Annual Brome Grassland	-	0.00-0.98	0.00-0.98
VPC High	0.01	-	0.01
VPC Intermediate	2.93-2.99	-	2.93-2.99
VPC Low	6.25-6.58	-	6.25-6.58
Blue Oak Woodland	1.51	0.00-0.06	1.51-1.57
Orchard/Abandoned Almond Orchard	0.03	0.00	0.03
Riparian/Riparian Woodland	0.82-1.02	0.00-0.42	0.82-1.44
Rural Residential	0.08	-	0.08
Urban	0.04	0.01-0.02	0.05-0.06
Valley Needlegrass Grassland	-	0.00	0.00
Total	**11.67-12.26**	**0.01-1.48**	**11.68-13.74**
Total			
Annual Brome Grassland	-	33.22-34.49	33.22-34.49
VPC High	6.49	-	6.49
VPC Intermediate	51.91-52.04	-	51.91-52.04
VPC Low	34.11-34.95	-	34.11-34.95
Blue Oak Woodland	3.11	1.84-1.96	4.95–5.07
Orchard/Abandoned Almond Orchard	2.72	1.66	4.38
Riparian/Riparian Woodland	0.88-1.22	0.94-1.55	1.82-2.77
Rural Residential	1.70	-	1.70
Urban	3.23	6.72-9.08	9.95-12.31
Valley Needlegrass Grassland	-	0.00	0.00
Total	**104.15-105.46**	**44.38-48.74**	**148.53-154.20**

Source: Madrone Ecological Consulting, 2022.

As detailed in the tables, within the PCCP portion of the study area, development of the on-site and off-site components, as well as the potential trails, would result in permanent disturbances of 92.49 to 93.21 acres to vegetation communities/land covers and temporary disturbances of 11.67 to 12.26 acres. Within the non-PCCP portions of the study area, such activities would result in permanent disturbances of 44.37 to 48.24 acres to vegetation communities/land covers and temporary disturbances of 0.01 to 1.48 acres. Overall, the project would permanently disturb 136.86 to 141.45 acres and temporarily disturb 11.68 to 13.74 acres of vegetation communities/land covers within the study area.

Mitigation Measures 7-11(d) and 7-11(e) under Impact 7-11 address potential impacts to riparian woodlands within the non-PCCP portion of the project site and off-site areas. Impacts to native trees and oak woodlands in the non-PCCP portion of the site and off-site areas are discussed below. Valley needlegrass grassland is the only other protected sensitive natural community that is present on-site and could require mitigation. However, as shown in the tables above, the small area of valley needlegrass grassland within the non-PCCP portion of the study area would not be

impacted by the proposed project. With respect to the proposed off-site Cook Riolo Road/PFE Road intersection improvements, less than 0.1-acre of Rural Residential land cover would be impacted within the PCCP as part of construction of the free right-turn lane onto Cook Riolo Road.

To address disturbances to vegetation communities/land covers within the PCCP portion of the study area, development fees would be applied for the proposed project's vegetation community impacts, in accordance with PCCP guidelines. According to the PCCP's Land Conversion Fee Schedule (Table 9-6 of the PCCP), fees applied under Plan Area A – Valley, 1c for "All other development" are $26,473 per acre, as well as any applicable special habitat fees.

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 three jurisdictions within which activities are proposed to occur. Impacts to vegetation communities and land covers are shown in Figure 7-7, which includes the impacted oak woodland acreages within the PCCP portion of the project site as well as non-PCCP off-site areas. In addition, Figure 7-11 shows the locations of native oak trees within the City of Roseville that could be impacted by the project and Figure 7-12 shows the oak woodlands and individual native trees within the non-PCCP portion of the County that would be impacted by the project.

As shown in Figure 7-7, native trees and oak woodlands are located within the PCCP portion of the project site and potential West Trail alignment. Project impacts to such resources would require payment of land cover conversion fees to the PCA, which would be used to set aside similar or better lands elsewhere. Depending on the off-site sewer pipeline alignment option approved, as well as if the potential East Trail alignment is ultimately developed, as many as 58 trees could be impacted with a cumulative DBH of 753.6.

Table 7-9, Table 7-10, and Table 7-11 summarize the individual trees and "significant trees" within the City of Roseville and non-PCCP study area portion of the County that would be impacted by the proposed project and potential East Trail alignment.

Table 7-9
Summary of Tree Impacts Within the City of Roseville (DBH)

Component	Valley Oak	Interior Live Oak	Oracle Oak	Total Trees	Cumulative DBH
Sewer Option 1A	56 (739.6)	1 (6)	1 (8)	58	753.6
Sewer Option 1B	35 (316.7)	3 (26.8)	0	38	343.5
Sewer Option 1C	0	0	0	0	0
East Trail	7 (106)	0	0	7	106
Sewer Plus East Trail	**0-56 (739.6)**	**0-1 (6)**	**0-1 (8)**	**0-58**	**0-753.6**

Note: Options 1A and 1B each encompass the East Trail alignment. Therefore, the existing trees within the Option 1A and Options 1B alignments each include the existing trees that occur within the East Trail alignment. The lower end of the impact range assumes the least impactful sewer alternative. The upper end of the impact range assumes the most impactful sewer alternative.

Source: Madrone Ecological Consulting, 2022.

Figure 7-11
Impacted Native Oak Trees in the City of Roseville

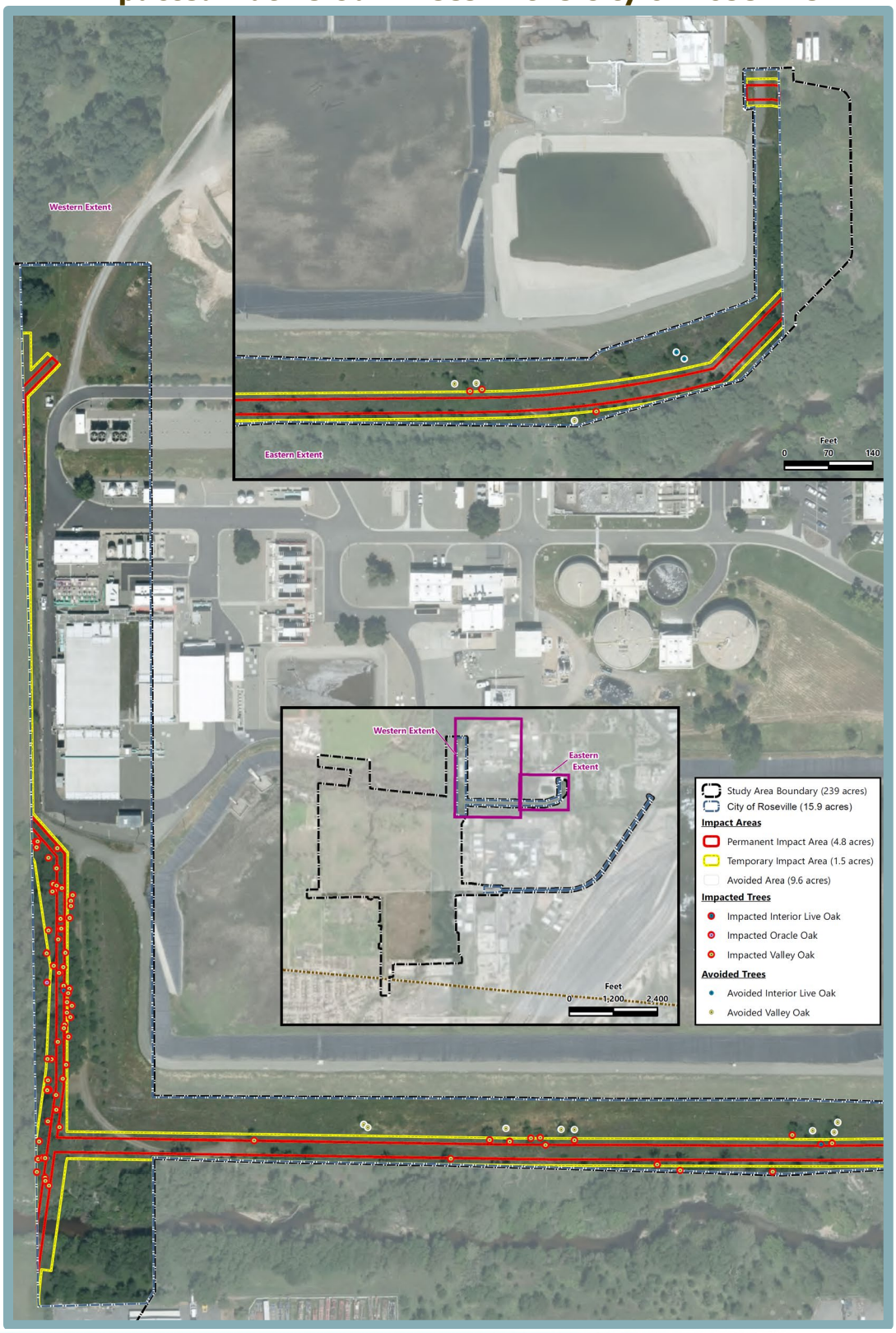


Figure 7-12
Impacts to Oak Woodlands and Individual Native Trees in Non-PCCP Placer County



Note: The portion of the trail shown along the east side of the Placer Greens property may be eliminated from the project design; thus, this impact analysis is conservative.

Table 7-10
Summary of Individual Native Tree Impacts Within Non-PCCP Study Area Portions of Placer County and Outside of Oak Woodland

Tree Species	Component		
	Project Site Number of Trees	Sewer Option 1B Number of Trees	Project Plus Sewer Alignment Number of Trees
Blue Oak	21 (524.5)	0	21 (524.5)
Fremont Cottonwood	0	1(55)	0-1 (0-55)
Interior Live Oak	9 (150)	1(12.7)	9 (150)-10 (162.7)
Red Willow	0	1 (12)	0-1 (12)
Valley Oak	11 (129)	7 (187.9)	11 (129)-18 (316.9)
Total	**41 (803.5)**	**10 (267.6)**	**41 (803.5)-51 (1,071.1)**

Note: The lower end of the impact range assumes the least impactful sewer alignment alternative. The upper end of the impact range assumes the most impactful sewer alternative.

Source: Madrone Ecological Consulting, 2022.

Table 7-11
Summary of Significant Tree Impacts Within Oak Woodland in Non-PCCP Study Area Portions of Placer County

Species	Number of Trees	DBH
Blue Oak	6	202.0
Interior Live Oak	4	130.0
Total	**10**	**332.0**

Source: Madrone Ecological Consulting, 2022.

The Roseville Tree Ordinance requires mitigation for all native oak trees that would be removed, or that would experience impacts within 20 percent or more of the trees' Protected Zone (which is equivalent to a circle with a radius one foot greater than a tree's dripline). As shown in Figure 7-11, should off-site sewer pipeline alignment Option 1A be selected, 58 total trees with a cumulative DBH of 753.6 would be impacted. If Option 1B were selected, 38 total trees with a cumulative DBH of 343.5 would be impacted. To address such potential impacts, the project would be required to obtain a Tree Permit in accordance with the requirements set forth in Chapter 19.66 of the Roseville Municipal Code, pay all applicable fees, and comply with the provisions set forth therein by said permit.

As shown in Table 7-10, within the non-PCCP County portions of the project site and off-site areas that could be developed, and outside of the County's defined oak woodland areas, between 41 and 51 native trees would be impacted with a cumulative DBH between 803.5 and 1,071.1. In addition, as shown in Table 7-11, the non-PCCP portion of the site contains 10 "significant trees" with a cumulative DBH of 332. Such trees are protected under the County Tree Ordinance and Interim Guidelines. Finally, within the large stand of blue oak woodland and riparian woodland south of PFE Road, the proposed project would impact 0.9-acre of blue oak woodland, and 0.9-acre of

riparian woodland, for a combined total of 1.8 acres of direct impacts. In addition, 0.3-acre of oak woodland (including riparian woodland) within 10 feet of the edge of direct development-related project impacts could be indirectly impacted. Such areas would be subject to mitigation requirements set forth by the County's Interim Guidelines.

Based on the above, without compliance with requirements set forth by the PCCP, City of Roseville, and Placer County 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 Plan Area

7-14(a) *PCCP General Condition 2: The project shall minimize effects on adjacent conservation lands through implementation of the following design requirements:*

1. *Signage shall be posted to notify of any usage restrictions and to educate the public on the sensitivity of the area and usage restrictions.*
2. *Fencing shall 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 shall be suitable to the conditions in the adjacent reserve. The type of fence required shall be at the discretion of the County or City, as permitted by County and City codes. Fences shall have limited gates and be designed with consideration to not allowing movement of people and their pets. Access shall 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 shall 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 shall be fenced to restrict unauthorized public access. Through the conditional approval process, the permittee shall only approve fencing that*

is appropriate (e.g., chain link, post and cable, barbwire) to allow movement of wildlife between reserves.

5. *Development shall 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 shall be avoided. Low-glare, no-glare, or shielded lighting shall 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), shall 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 shall be required, and the use of native plants will be highly encouraged, consistent with County Landscape Design Guidelines 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 shall be located within the development footprint. The foregoing project features shall 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 shall be applied and may include code enforcement, use of securities, revocation or modification of entitlement. Violations will be reported to the PCA, USFWS, NMFS, CDFW, and applicable local jurisdiction for potential enforcement.

7-14(b) *PCCP General Condition 3: The project shall pay a land conversion fee or dedicate land in lieu of fee or a combination thereof for the permanent conversion of 89.24 acres of the following natural land cover types: VPC Low, VPC Intermediate, VPC High, Blue Oak Woodland, Orchard, and Rural Residential (an additional 0.58-acre if both potential trails are developed and the most impactful sewer alternative) (for*

Riparian/Riverine, see Mitigation Measure 7-12(a)). If fees are paid, they shall be those in effect at the time of ground disturbance authorization for each project phase and shall be the per acre fee based on the amount of land disturbance resulting from the activity.

7-14(c) *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. The signed documentation of training completion by all construction workers shall be submitted to the Placer County Resource Development Agency and the PCA.*

City of Roseville

7-14(d) *If Sewer Pipeline Alignment Option 1A, 1B, and/or the East Trail alignment are chosen, the project applicant shall obtain a Tree Permit in accordance with the requirements set forth in Chapter 19.66 of the Roseville Municipal Code. The City of Roseville Tree Ordinance requires a Tree Permit for any activity affecting 20 percent or more of the Protected Zone of a Protected Tree related to a discretionary project. A number of items must be submitted with the permit application, including an Arborist Report. The Arborist Report must be prepared by an arborist or registered professional forester and include specific information on the tree locations, condition, potential impacts of development, recommended actions and mitigation measures.*

1. *If Option 1A is selected, the non-PCCP portion of Option 1A within the City of Roseville would result in impacts to a total of 58 Protected Trees with a combined DBH of 753.6 inches.*
2. *If Option 1B is selected, the non-PCCP portion of Option 1B within the City would result in impacts to a total of 38 Protected Trees with a combined DBH of 343.5 inches.*
3. *If the East Trail is constructed, the non-PCCP portion of the potential future East Trail within the City of Roseville would result in impacts to a total of seven Protected Trees with a combined DBH of 106 inches.*

To mitigate for the loss of Protected Trees, the project applicant shall obtain a Tree Permit from the Roseville Planning Department prior to improvement plan approval. The Planning Department shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time.

Removal of Protected Trees shall be mitigated by planting of new trees (replacement) or by payment of an in-lieu fee of $118 per inch of DBH. If the applicant chooses replacement, the replacement requirement shall be calculated based upon an inch for an inch replacement of the DBH of the removed tree(s) where a 15-gallon tree would replace one inch DBH of the removed tree; a 24-inch box tree would replace two inches, and a 36-inch box tree would replace three inches. The replacement trees shall have a combined diameter equivalent to not less than the total diameter of the tree(s) removed. A minimum of 50 percent of the replacement requirement shall be met by native oaks. Up to 50 percent may be met by non-native species.

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 applicant shall install a four-foot-tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent) approved by the City Planning Department 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 single-trunk trees six inches DBH or greater, or 10 inches DBH aggregate for multi-trunk trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity; or as otherwise shown on the Tentative Subdivision Map.

Development of the sewer pipeline and East Trail, 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, shall first be approved by the City Planning Department. Temporary fencing shall not be altered during construction without written approval of the City Planning Department. Grading, clearing, storage of equipment or machinery, etc., shall not occur until a representative of the City Planning Department has inspected and approved all temporary construction fencing.

County Areas Outside of the Placer County Conservation Program

7-14(e) *Individual Tree Mitigation: The non-PCCP portion of the project site within unincorporated Placer County would result in impacts to a total of 41 Protected Trees with a combined DBH of 803.5 inches. An additional nine "significant trees" in oak woodlands mitigated in accordance with the Interim Guidelines would be impacted with a combined DBH of 332.0 inches. Cumulatively, this totals 50 individual trees with a combined DBH of 1,135.5 inches.*

To mitigate for the loss of Protected Trees, 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 applicant shall install a four-foot-tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent) approved by Placer County 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 single-trunk trees six inches DBH or greater, or 10 inches DBH aggregate for multi-trunk trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity; or as otherwise shown on the Tentative Subdivision Map.

Development of the project, including grading, shall not be allowed until this requirement is satisfied. Any encroachment within the aforementioned areas, including Protected Zones of trees to be saved, shall first be approved by Placer County. Temporary fencing shall not be altered during construction without written approval of Placer County. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of Placer County has inspected and approved all temporary construction fencing.

7-14(f) *Oak Woodland Mitigation: The project applicant shall obtain a Tree Permit from the Placer County Planning Services Division prior to improvement plan approval for impacted native oak 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), and the resulting acreage of impacts 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.

- *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 ($125 per DBH inch).

As an example, oak woodland direct and indirect impacts proposed within the large stand of blue oak and riparian woodlands south of PFE Road total 2.1 acres. As mitigation for those impacts, the project applicant would be required to purchase off-site conservation easements, pay fees for oak woodland conservation, or a combination of the two for 4.2 acres of oak woodland. In addition, nine significant trees occur within this oak woodland area, and must be mitigated on a per-inch DBH removed. The trees have been included in the individual native tree mitigation discussion above.

7-14(g) *<u>Sewer Option 1B:</u> Implementation of Sewer Option 1B would result in impacts to 10 Protected Trees with a combined DBH of 269.6 inches. To mitigate for the loss of Protected Trees, the project applicant shall implement the Individual Tree Mitigation requirements set forth in Mitigation Measure 7-14(e).*

7-15 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 for the proposed project's vegetation community impacts and aquatic resources impacts, in accordance with PCCP guidelines. The project site is 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. The proposed project 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 measure would reduce the above potential impact to a *less-than-significant* level.

7-15(a) *Implement Mitigation Measures 7-2, 7-4(a), 7-4(b), 7-4(c), 7-6(a), 7-8(a), 7-9(a), 7-10(a), 7-10(b), 7-10(c), 7-11(a), 7-11(b), 7-11(c), 7-11(d), 7-12(a), 7-12(b), 7-12(c), 7-12(d), 7-12(e), 7-12(f), 7-12(g), 7-12(h), 7-12(i), 7-14(a), 7-14(b), and 7-14(c).*

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 DCWPCP. For more details regarding the cumulative setting, refer to Chapter 20, Statutorily Required Sections, of this EIR.

7-16 Cumulative loss of habitat for special-status species. Based on the analysis below and with implementation of mitigation, the project's incremental contribution to the significant cumulative impact is *less than cumulatively considerable*.

The DCWPCP includes several approved developments, including the Brady Vineyard Subdivision Project, approximately 0.72-mile to the northeast of the project site, the Riolo Vineyards Specific Plan, approximately 1.7 miles to the west of the project site, and the Placer Vineyards Specific Plan, approximately 2.1 miles to the west of the project site. All three areas are separated from the project site by intervening residential and agricultural uses. Implementation of the proposed project, in combination with other development within the DCWPCP area, would result in a significant cumulative impact related to the loss of special-status species habitat.

As discussed above, the study area contains a variety of vegetation communities/land covers, including annual brome grassland/VPC land covers; blue oak woodland; riparian woodland/Riverine/Riparian land cover; valley needlegrass grassland; and Rural Residential and Urban and Suburban land covers. In addition, the study area is comprised of aquatic resources, including vernal pools, seasonal wetlands, seasonal

wetland swales, intermittent drainages, roadside ditches, ephemeral drainages, and Dry Creek. Development of the proposed on-site and off-site project components would result in potential impacts to portions of the foregoing areas. Such potential impacts are detailed in Table 7-5 through Table 7-8, above. As discussed throughout this chapter, the above areas represent potential habitat for various special-status species listed in Table 7-3.

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 PCCP portion of the study area, 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 riparian woodlands and on-site wetlands. For potential project impacts that could occur within the non-PCCP portion of the study area, this chapter sets forth mitigation measures in accordance with the requirements set forth by applicable regulatory agencies. For instance, Mitigation Measure 7-12(j) 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 while the proposed project would result in the loss of a portion of the existing on-site habitat, the proposed parks, open space, and trails components would include a total of 79.7 acres of green space preserved on-site, consistent with DCWPCP Policy 5, which requires the identification of all important fish and wildlife areas within the DCWPCP plan area and protection of such areas from urban/suburban encroachment, where feasible. Such preservation would ensure that portions of the existing habitat within the project site remain undisturbed, following implementation of the proposed project.

The proposed project would not include the conversion of any lands not previously identified for development and would include protection of portions of the project site within designated open space, as discussed above. Also notable is the PCCP's identification of the Schellhous Parcel as an area of Valley Potential Future Growth Area (A1) (PCCP Volume 1, pg. 2-34), as well as the majority of the DCWPCP, including the large adopted Specific Plan projects, namely Placer Vineyards and Riolo Vineyards. 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.[8] 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

[8] Placer County. *Placer County Conservation Program Final Environmental Impact Statement/Environmental Impact Report* [pg. 4.3-47]. May 2020.

System will be assembled. The conservation strategy would establish most of the Reserve System in the RAA.

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 portion of the study area, the proposed project would result in the conversion of the Placer Greens parcel to urban uses. However, this EIR sets forth mitigation measures to ensure all potential impacts that would occur to biological resources outside of the PCCP are reduced to a less-than-significant level. For instance, Mitigation Measure 7-1 requires special-status plant surveys in areas proposed for disturbance prior to the commencement of construction, if construction activities have not commenced prior to the spring of 2024. 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 portion of the study area to VELB, western spadefoot (within the overall project site and off-site areas), western pond turtle, special-status bats (within the overall project site and off-site areas), Swainson's hawk, burrowing owl, and migratory birds and raptors protected under the MBTA and CFGC. Furthermore, Mitigation Measures 7-11(e) and 7-12(j) require the project applicant to obtain a Section 1600 LSAA from CDFW, a Section 404 permit from USACE, and a Section 401 water quality certification from the RWQCB, respectively, to address potential impacts to sensitive natural communities and federally and/or State-protected wetlands within the non-PCCP portion of the study area. Finally, although the project would result in potential impacts to native trees and oak woodlands in the non-PCCP portion of the study area, Mitigation Measures 7-14(d) through 7-14(g) require the project applicant to obtain Tree Permits from the City of Roseville and Placer County and pay all applicable fees to address all potential impacts to protected trees in such locations.

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 portion of the study area. The mitigation measures set forth herein additionally address potential impact to biological resources in the non-PCCP portion of the study area. As such, the proposed project would not result in substantial adverse effects to biological resources protected by CEQA.

As further discussed in Chapter 20 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 DCWPCP 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 DCWPCP plan 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)

Non required.

8. Cultural Resources

8. CULTURAL RESOURCES

8.1 INTRODUCTION

The Cultural Resources chapter of the EIR addresses known and unknown historic and prehistoric cultural resources in the vicinity of the project area. Cultural resources can be categorized into prehistoric or historic resources. Prehistoric 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 Cultural Resources Assessment prepared by Natural Investigations Company for the Schellhous parcel,[1] and the Cultural Resources Inventory and Effects Assessment prepared by Natural Investigations Company for the Placer Greens parcel,[2] as well as the Placer County General Plan,[3] the General Plan EIR,[4] and the Dry Creek-West Placer Community Plan (DCWPCP).[5]

Tribal cultural resources are addressed in Chapter 17, Tribal Cultural Resources, of this EIR.

8.2 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 prehistoric archeological sites; 143 represented historical archeological sites; and 35 represented archeological sites with prehistoric and historical components.

The following sections provide further details regarding the prehistoric overview, ethnographic overview, and historic overview of the project area, as well as a description of any identified cultural resources associated with the project site.

Prehistoric Overview

A recent summary by Rosenthal et al. of the prehistory of California's Sacramento Valley, Sacramento–San Joaquin Delta, and San Joaquin Valley is based on a compilation of previous research. As devised by Rosenthal and others, and with the timeframes adjusted for modern calibration curves for radiocarbon dates, the chronological sequence for the Central Valley is: Paleo-Indian (11,500–8550 cal [calibrated] B.C.), Lower Archaic (8550–5550 cal B.C.), Middle

1 Natural Investigations Company. *Revised Cultural Resources Assessment for the Creekview Ranch Development Project.* December 2021.
2 Natural Investigations Company. *Cultural Resources Inventory and Effects Assessment for the Meritage Homes Placer Greens Project*. March 27, 2015.
3 Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).
4 Placer County. *Countywide General Plan EIR*. July 1994.
5 Placer County. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.

Archaic (5550–550 cal B.C.), Upper Archaic (550 cal B.C.–cal A.D. 1100), and Emergent or Late Prehistoric Period (cal A.D. 1100–Historic Contact).

Little evidence currently exists of the Paleo-Indian and Lower Archaic periods in the Central Valley. According to Natural Investigations Company, large segments of the Late Pleistocene landscape throughout the central California lowlands have been buried or removed by periodic episodes of deposition or erosion. Earlier studies had also estimated that Paleo-Indian and Lower Archaic sites along the lower stretch of the Sacramento River and San Joaquin River drainage systems had been buried by Holocene alluvium up to 33 feet thick that was deposited during the last 5,000 to 6,000 years. The formation of the Sacramento–San Joaquin Delta began during the early Middle Holocene. After approximately 1,000 calibrated years (cal) B.C. during the Late Holocene, renewed episodes of alluvial fan and floodplain deposition occurred.

The archaeological evidence that is available for the Paleo-Indian Period is comprised primarily by basally thinned, fluted projectile points. Such points are morphologically similar to the well-dated Clovis points found elsewhere in North America. In the Central Valley, only three archaeological localities (Woolfsen Mound in Merced County, Tracey Lake in San Joaquin County, and Tulare Lake basin in Kings County) contain fluted points, which were recovered at each from remnant features of the Pleistocene landscape.

In the Central Valley, the Lower Archaic Period is mainly represented by isolated finds, as the early landscape was buried by natural alluvial fan and floodplain deposition. Cultural material dating to the Lower Archaic Period has been found at only one site in the Central Valley, which is located in present-day Kern County. Stratified cultural deposits at the site have yielded a stemmed projectile point, chipped stone crescents, and the remains of fish, birds, and shellfish. Although abundant milling slabs and handstones have been recovered from Lower Archaic Period foothill sites in eastern Contra Costa County and Calaveras County, milling tools or plant remains have not been found at the valley floor.

The cultural framework within the greater project region subsequent to the Paleo-Indian and Lower Archaic periods is further divided into three regionally based “patterns.” Specific to the Central Valley prehistory and the current project region, the regionally based patterns are the Windmiller, Berkeley, and Augustine. The patterns mark changes in distinct artifact types, subsistence orientation, and settlement patterns, which began circa 5,550 cal B.C. and lasted until historic contact in the early 1800s. The patterns were initially identified at the following three archaeological sites: the Windmiller site (CA-SAC-107) near the Cosumnes River in Sacramento County; the West Berkeley site (CA-ALA-307) on the east side of the Bay in Alameda County; and the Augustine site (CA-SAC-127) in the Sacramento-San Joaquin Delta. In general, the patterns conform to three temporal divisions: Middle Archaic Period/Windmiller Pattern, Upper Archaic Period/Berkeley Pattern, Late Prehistoric Period/Augustine Pattern.

Middle Archaic Period/Windmiller Pattern

Unlike the foothills, where a number of buried sites have been found, archeological sites on the valley floor were relatively scarce for the first 3,000 years of the Middle Archaic Period, in part due to natural geomorphic processes. The archeological record indicates that people followed a seasonal foraging strategy, and some researchers suggest that populations may have occupied lower elevations during the winter and moved to higher elevations during the summer. Other researchers suggest that residential stability along Central Valley river corridors increased during the Middle Archaic Period.

Excavations at Windmiller Pattern sites have yielded abundant remains of terrestrial fauna such as deer, tule elk, pronghorn, and rabbits, as well as fish such as sturgeon, salmon, and other smaller fishes. Projectile points with a triangular blade and contracting stems are common at Windmiller Pattern sites. A variety of fishing implements such as angling hooks, composite bone hooks, spears, and baked clay artifacts, which may have been used as net or line sinkers, are also relatively common. The presence of milling implements such as grinding slabs, handstones, and mortar fragments, indicate acorns or seeds were an important part of the Middle Archaic diet. In the foothills, pine nut and acorn remains have been recovered from sites in Fresno and Calaveras counties.

The variety of artifacts recovered from Windmiller Pattern sites include shell beads, ground and polished charmstones, and bone tools, as well as impressions of twined basketry. Baked clay items include pipes, discoids, and cooking "stones", as well as net sinkers. Burials in cemetery areas, which were separate from habitation areas, were accompanied by a variety of grave goods. The presence of an established trade network is indicated by the recovery of *Olivella* shell beads, obsidian tools, and quartz crystals. Obsidian sources during the Middle Archaic included quarries in the North Coast Ranges, eastern Sierra, and Cascades.

Upper Archaic Period/Berkeley Pattern

The Upper Archaic Period is better understood than any of the preceding periods and is characterized by a shift to the more specialized, adaptive Berkeley Pattern over a 1,000-year period. Excavated archaeological sites signal an increase in mortars, pestles, and archaeobotanical remains, as well as a decrease in slab milling stones and handstones. Archeologists generally agree that mortars and pestles are better suited to crushing and grinding acorns, while milling slabs and handstones were used primarily for grinding wild grass grains and seeds. The proportional change indicates a shift during the Berkeley Pattern to a greater reliance on acorns as a dietary staple. Innovations such as new types of shell beads, charmstones, bone tools, and ceremonials blades are additional evidence of the more specialized technology present during the upper Archaic period.

The artifact assemblage in Berkeley Pattern sites demonstrates that populations in the area continued to exploit a variety of natural resources. In addition to seeds and acorns, hunting persisted as an important aspect of food procurement. Large, mounded villages that developed around 2,700 years ago in the Delta region included accumulations of habitation debris and features, such as hearths, house floors, rock-lined ovens, and burials. The remains of a variety of aquatic resources in the large shell midden/mounds that developed near salt or fresh water indicate exploitation of shellfish was relatively intensive. Berkeley Pattern artifact assemblages are also characterized by *Olivella* shell beads, *Haliotis* ornaments, and a variety of bone tool types. Mortuary practices continued to be dominated by interment, although a few cremations have been discovered at sites dating to the Upper Archaic Period. Trade networks brought obsidian toolstone to the Central Valley from the North Coast Ranges and the east side of the Sierra Nevada Range.

Late Prehistoric Period/Augustine Pattern

The comprehensive archeological record for the Emergent or Late Prehistoric Period in the Central Valley shows an increase in the number of archeological sites associated with the Augustine Pattern in the lower Sacramento Valley/Delta region, as well as an increase in the number and diversity of artifacts. The Emergent or Late Prehistoric Period was shaped by a number of cultural innovations, such as the bow and arrow and more elaborate and diverse fishing

technology, as well as an elaborate social and ceremonial organization. Dart and atlatl technology was effectively replaced by the introduction of the bow and arrow. Additionally, the cultural patterns typical of the Augustine Pattern, as viewed from the archaeological record, are reflected in the cultural traditions known from historic period Native American groups.

The faunal and botanical remains recovered at Emergent or Late Prehistoric Period archaeological sites indicate the occupants relied on a diverse assortment of mammals, fish, and plant parts, including acorns and pine nuts. Hopper mortars, shaped mortars and pestles, and bone awls used to produce coiled baskets are among the variety of artifacts recovered from Augustine Pattern sites. The toolkit during the Emergent or Late Prehistoric Period also included bone fish hooks, harpoons, and gorge hooks for fishing, as well as the bow and arrow for hunting. The appearance of ceramics during the Late Prehistoric/Augustine Pattern period is likely a direct improvement on the prior baked clay industry.

During the Late Prehistoric Period, numerous villages, ranging in size from small to large, were established along the valley floor sloughs and river channels and along the foothills sidestreams. House floors or other structural remains have been preserved at some sites dating to the Emergent or Late Prehistoric Period (e.g., CA-CAL 1180/H, CASAC-29, CA-SAC-267). The increase in sedentism and population growth led to the development of social stratification, with an elaborate social and ceremonial organization. Examples of items associated with rituals and ceremonials include flanged tubular pipes and baked clay effigies representing animals and humans. Mortuary practices changed to include flexed burials, cremation of highstatus individuals, and pre-interment burning of offerings in a burial pit. Currency, in the form of clamshell disk beads, also developed during this period together with extensive exchange networks.

Ethnographic Overview

The project site is located in lands historically occupied by the Nisenan (also known as the Southern Maidu). 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. For a full ethnographic overview of the project area, see Chapter 17, Tribal Cultural Resources, of this EIR.

Historic Overview

The following sections provide an overview of the Spanish, Mexican, and American Periods, as well as local history associated with the project area.

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 to1822; the Mexican Period from 1822 to1848; 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. Most of the land grants to Mexican citizens in California (*Californios*) were in the interior because the Mexican Republic sought to increase the population away from the more settled coastal areas where the Spanish settlements had been concentrated. The largest land grants in the Sacramento Valley were awarded to John Sutter who had become a Mexican citizen. In 1839, he founded a trading and agricultural empire called New Helvetia that was headquartered at Sutter's Fort near the divergence of the Sacramento and American rivers in today's City of Sacramento. Only a small portion of the 48,839-acre New Helvetia land grant was located in Sacramento County; the majority was located in today's Sutter and Yuba counties on the east and west sides of the Feather River.

The first American trapper to enter California, Jedediah Smith, explored along the Sierra Nevada in 1826 and in 1827, he entered the Sacramento Valley, traveling along the American and Cosumnes rivers. In 1827, Smith also 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 History

Placer County was organized in 1851 from parts of 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. Auburn continues to be the County seat today.

The earliest settlers in the general project vicinity arrived in the late 1840s, as miners poured into the region in search of placer deposits. By the mid-1850s, the area was sparsely settled and dotted with small-scale ranches. By the mid-1860s, the construction and development of the railroad industry played a significant role in the region's development. The Central Pacific Railroad (CPRR) had incorporated in 1861 to build the western portion of the First Transcontinental

Railroad. The tracks of the CPRR (later Southern Pacific Railroad [SPRR]; now Union Pacific Railroad [UPRR]) reached Roseville, Rocklin, and Newcastle in 1864. A designated California Historical Landmark (No. 780), the First Transcontinental Railroad, has a marker in Old Town Roseville. Roseville prospered as a principal rail head that provided the frontier towns with goods and services. The SPRR moved a major locomotive terminal from Rocklin to Roseville in 1908, which caused the town to expand into one of the largest railroad centers in the country.

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.

Among the early settlers to the Sacramento region were two brothers from Ohio, Curtis J. Hillyer and Edgar Winters Hillyer. Both brothers practiced law in Auburn: Curtis from 1854 until 1863 when he moved to Virginia City, Nevada, to practice law with Mackay, Flood and Fair; and Edgar from 1856 to 1861 when he joined the Army, serving for five years. In 1860, the younger brother, Edgar, purchased 53 acres in Section 3 of Township 10 North, Range 6 East; however, records indicating he ever built a residence or otherwise occupied the acreage do not exist. The residence in Auburn owned by brother Curtis was destroyed by fire in 1858. When Edgar was elected in 1863 to the State Assembly from Placer County, he was granted a leave of absence from the Army to serve. After practicing law in Nevada from 1866 to 1869, Edgar was nominated by President Ulysses Grant to a seat on the U.S. District Court for the District of Nevada, whereupon he served as a federal judge until his death in 1882.

The City of Roseville first developed around the junction of the CPRR and California Railroad as a shipping hub for plums, berries, almonds, and grapes. An early plan for the "Town of Roseville" was filed with the Placer County Recorder on August 13, 1864. During the period of the City's initial development between 1870 and 1906, a school and several churches were constructed, several fraternal organizations were established, and a flourmill and winery opened to serve and employ the local population. With the relocation of the Rocklin terminal of the SPRR to Roseville came new employment opportunities and a wave of residents to seize them. Within a year, Roseville was officially incorporated. Since then, the City has grown considerably, with significant new residential, commercial, office, and industrial developments.

To the south of the project site, the town of Antelope on the SPRR route between Sacramento and Roseville in north-central Sacramento County was initially settled in the 1860s by many of the transcontinental railroad workers. The area west of the tracks remained rural with scattered residences between the railroad and PFE Road until significant growth occurred during the 1980s. The Antelope Community Plan and the East Antelope Specific Plan were adopted in 1985 and 1995, respectively, and together include capacity for over 13,000 residential units between Dry Creek on the west and the railroad on the east. The northern border of the community is the Sacramento-Placer county line.

Project Site History and Current Description

The historical background and existing settings of the Schellhous parcel and the Placer Greens parcel, as well as off-site improvement areas associated with the proposed project, are discussed in detail below.

Schellhous Parcel

The 1891 USGS Sacramento 30-minute topographic quadrangle shows the SPRR in place southeast of the project site and Roseville is well-developed to the northeast. PFE Road is also in place by that time. The area west of the SPRR tracks remained rural well into the 20th century with scattered residences and ranches constructed between the railroad and PFE Road. The 1902 USGS Fair Oaks 15-minute topographic quadrangle map is the first to depict the Schellhous ranch. The map shows two driveways leading northward to the house from PFE Road. Therefore, based on historic aerial photography of the project site, the assumption can be made that the Schellhous ranch was constructed in the time between 1891 and 1902. The Schellhous family was among the "first families" to settle in the Roseville area following the Gold Rush, choosing the agriculturally rich lands of the Dry Creek area to establish their 240-acre ranch. Martin A. Schellhous arrived in California from Michigan with his wife in the early 1850s. He brought his own cattle with him on the long journey and planned to make a living by stock raising. He later diversified and expanded his agricultural pursuits, planting vineyards, apple orchards, and fields of grain on his ranch property. Martin died in September 1873 at the age of 54. His wife lived on for 33 more years, passing away in 1906. The ranch was divided up between their children, with their youngest son, Earl Schellhous, running cattle on the land until shortly before his death in 1960, thus making the Schellhous ranch one of the oldest continuously operated ranches in the area at the time. Six generations of the Schellhous family have lived in the Roseville area.

The 1911 USGS Antelope 15-minute topographic quadrangle shows that the unnamed road bounding the western side of the project site was in place at that time. The 1951 Citrus Heights USGS 7.5-minute topographic quadrangle shows a second structure, likely a barn or shed on the property, just northeast of the residence. The surrounding area is more developed, and Roseville has taken much the same configuration that it has today. An aerial photograph from 1947 shows the Schellhous ranch, which was constructed prior to 1902, and three outbuildings to its northeast, along with a sizeable orchard of approximately 100 trees extending westward from the cluster of structures. Among the buildings was a barn which has since been demolished, a shelter, and a corrugated metal shed. By 1957 an additional small structure had been added east of the residence. Between 1966 and 1993 numerous structures were built on-site, on the western side of the north-south trending tributary to Dry Creek, including a double-wide prefabricated mobile home, fencing, miscellaneous sheds, and animal pens. Survey of the property in 2020 confirms that all of the latter structures were removed sometime after 2016.

Currently, the Schellhous parcel consists of undeveloped annual grassland with rolling topography interspersed with swales and streams, including Dry Creek tributaries, and generally slopes downhill from south to north. Dry Creek, its riparian corridor, tributaries, and the 100-year floodplain comprise approximately 47.5 acres of the Schellhous parcel. Along Dry Creek, which flows from east to west along the northern portion of the Schellhous parcel, is a large band of mature riparian woodland. In addition, what remains of the Schellhous ranch and several associated sheds is located in the northern portion of the project site, with the remnants of the orchard located just west of the homestead. A PG&E gas transmission line cuts across the western portion of the Schellhous parcel, passing from the southwest corner at an approximately 30-degree angle, extending to the north boundary.

Placer Greens Parcel

The Placer Greens parcel has been owned by the McBride family since 1871. Within the Placer Greens parcel, the earliest available aerial photographs show the land was plowed for row crops by 1947. However, later historic aerials indicate the fields were left fallow after 1964. The 1947 aerial also shows crop rows on nearby properties and a large orchard on the land west of Antelope Road. The Placer Greens parcel has not historically contained buildings or other permanent structures. Evidence suggests the Placer Greens parcel has been disced in the past, though not recently.

According to the Cultural Resources Inventory and Effects Assessment prepared for the Placer Greens parcel in 2015, during a survey of the site, several discrete modern trash piles were found scattered throughout the open area of the site, including an industrial cooling unit, a fiberglass tub and plastic tubing, and a car. A relatively dense amount of paper and plastic litter was also found along the southern, western, and northern boundaries of the property. A moderate amount of debris (mattress, plastic sheeting, clothing, litter, etc.) associated with a homeless camp was present near a small group of mature oaks in the center of the property.

The Placer Greens parcel currently consists of annual grassland and oak woodland, and does not contain any existing structures or other notable development. The Antelope Road Northeast Tributary and an unnamed tributary, which bound the eastern border of the Placer Greens parcel, enter the parcel from the south and merge in the northern third of the parcel. Additionally, a riparian corridor that lies adjacent to the eastern boundary of the Placer Greens parcel parallels the two tributaries, which flow northward through a box culvert under PFE Road and through the Schellhous parcel into Dry Creek. The two tributaries and riparian corridor consist of approximately 14 acres of open space within the Placer Greens parcel.

Off-Site Improvement Areas

As discussed in detail in Chapter 3, Project Description, of this EIR, the proposed project would include off-site roadway improvements at the project frontages with PFE Road, Antelope Road and Vineyard Road, as well as sewer system improvements which would connect the project site to the existing Dry Creek Wastewater Treatment Plant (WWTP) through the installation of a force main and a sewer lift station. The future installation of up to two potential future pedestrian bridges over Dry Creek could connect to the future Dry Creek Greenway West Multi-Use Trail. Construction activities within the off-site improvement areas would be subject to all applicable mitigation measures prescribed within this EIR.

Sewer pipeline Option 1A would travel north from the northeastern corner of the Schellhous parcel, crossing under Dry Creek and the riparian area surrounding the creek before continuing north within undeveloped land west of the Dry Creek WWTP and eventually connecting to the WWTP in the northwest corner of the plant. Sewer Pipeline Option 1B would travel north from the northeast corner of the Schellhous parcel for approximately 335 feet, crossing under Dry Creek, before heading east within the undeveloped land located along the southern boundary of the Dry Creek WWTP. The sewer pipeline would then head north, following the eastern boundary of the WWTP, before connecting to the eastern corner of the WWTP just south of Booth Road. Sewer pipeline Option 1C would travel along the eastern boundary of the Schellhous parcel before connecting with PFE Road and travelling east toward Atkinson Street. The pipeline would be located along the western side of the Atkinson Road bridge over Dry Creek. After crossing the bridge via suspension, the proposed force main would connect to an existing City of Roseville 33-inch transmission main located just west of the bridge, on the north side of Dry Creek. Each of

the three pipeline alignment options are shown in Figure 3-8 of the Project Description chapter of this EIR.

While not included as part of the project improvements, this EIR includes evaluation of the environmental impacts associated with the construction of up to two potential future pedestrian bridges, referenced above, over Dry Creek to connect to the future Dry Creek Greenway West Multi-Use Trail, one of which could facilitate project access to Creekview Ranch Middle School, located northwest of the project site.

Known Cultural Resources

Archival research was carried out as part of both the Cultural Resources Assessment and Cultural Resources Inventory and Effects Assessment prepared by Natural Investigations Company for the proposed project, including review of available historic documents and a records search. In addition, four field surveys of the Schellhous parcel were conducted by Natural Investigations Company on October 26 and 27, 2020, May 29, 2021, and December 8, 2021 (see Figure 8-1), and a field survey of the Placer Greens parcel was conducted by Natural Investigations Company on February 25, 2015 (see Figure 8-2). The field surveys of the project site were conducted to examine indications of surface or subsurface cultural resources.

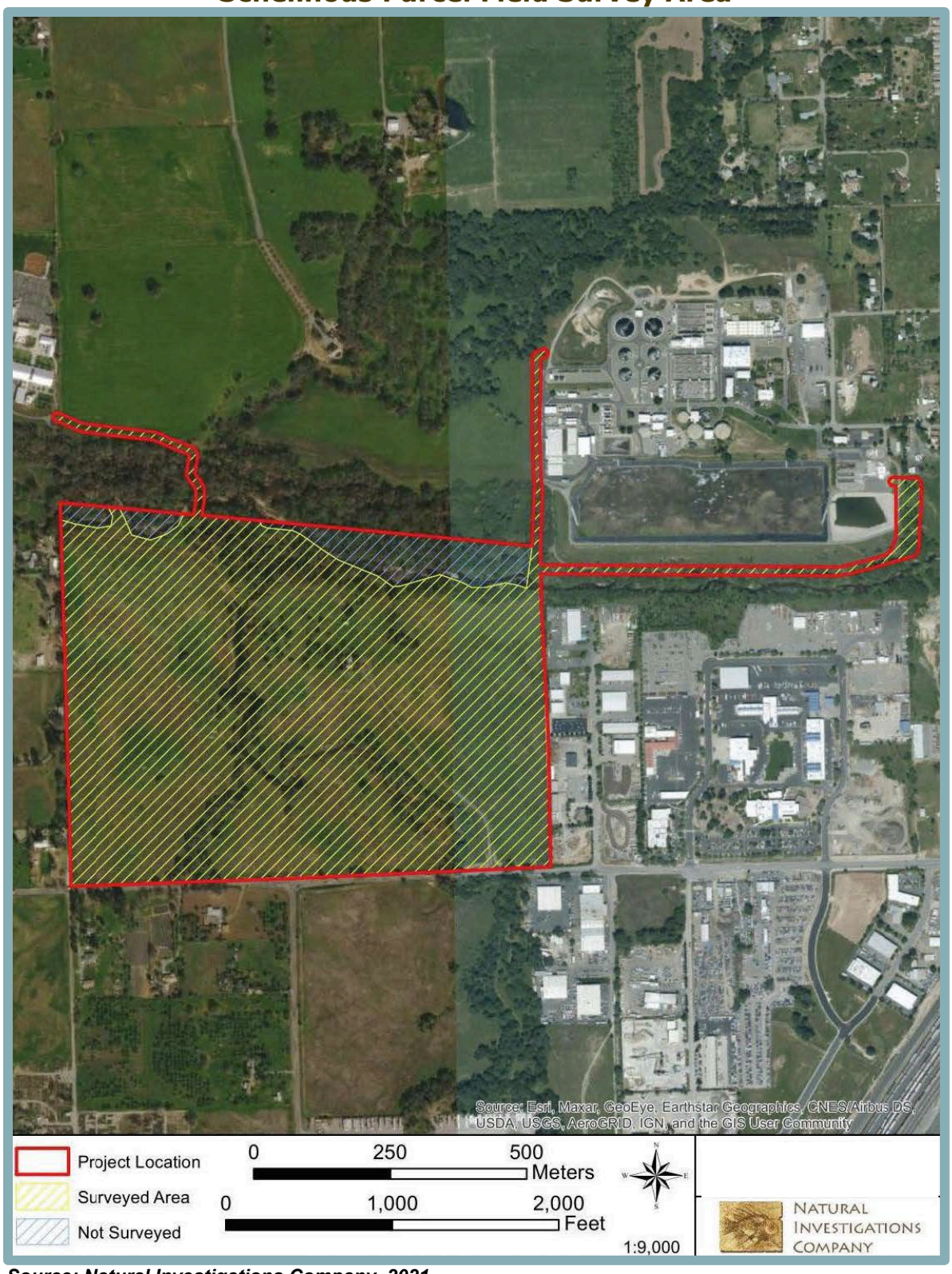
Based on the records search conducted by Natural Investigations Company at the North Central Information Center of the California Historical Resources Information System (CHRIS) at California State University, Sacramento, two prehistoric cultural resource sites (P-31-000175 and P-31-000190) were previously recorded within the Schellhous parcel. During the field surveys of the Schellhous parcel, five previously unrecorded cultural resource sites were identified. The newly recorded sites include the historical Schellhous Ranch (NIC-2020-Schellhous-01); a mixed scatter of modern and historical refuse (NIC-2020-Schellhous-02); two isolated prehistoric artifacts (NIC-2020-Schellhous-ISO-01/02); and the remains of a disused wastewater treatment pond (NIC-2021-Creekview-01). Additionally, previously recorded cultural resource site P-31-000190 was revisited during the field surveys. An attempt to revisit previously recorded cultural resource site P-31-000175 was unsuccessful due to the dense riparian vegetation and tall grasses present at the site, which significantly reduced ground visibility. Nonetheless, California Department of Parks and Recreation (DPR) 523 Series site record updates were completed for both previously recorded cultural resource sites (P-31-000190 and P-31-000175).

In addition, based on the CHRIS records search, one prehistoric archaeological site (P-31-000193 [CA-PLA-67]) was recorded within the Placer Greens parcel. During the field survey of the Placer Green parcel, prehistoric archaeological site P-31-000193 (CA-PLA-67) was not found.

Additional prehistoric or historic-era archaeological, ethnographic, or historic-era built environment resources were not identified or recorded during the Placer Greens parcel field survey.

A description of each of the cultural resource sites identified within the project site is provided below.

Figure 8-1
Schellhous Parcel Field Survey Area



Source: Natural Investigations Company, 2021

Figure 8-2
Placer Greens Parcel Field Survey Area



Source: Natural Investigations Company, 2015

Prehistoric Habitation Site – P-31-000175

P-31-000175 was originally recorded as a substantial prehistoric habitation site on the southern bank of Dry Creek containing dark midden; mortars and pestles; shell, bone, and glass beads; abalone ornaments; obsidian projectile points; decorated bone pipe fragments; a metate; bone awl; and other materials. During the initial recording of the site, most of the artifacts had been observed on a flat area near the creek which had been burnt.

Field notes taken at the time of initial recordation speculate that the area may have been used for cremations. Records also note that according to the Schellhous family, Native peoples were still making use of the site by the time of their acquisition of the property in 1852.

Later handwritten notes on site records, as well as correspondence with the living members of the Schellhous family indicate that over the decades, the family accumulated a considerable number of indigenous artifacts from various places on the property, which at one point encompassed more than 400 acres. Artifacts accumulated included groundstone artifacts of various kinds, mortars, pestles, and hammerstones. Uncertainty remains of which of the artifacts attributed to P-31-000175 and to neighboring P-31-000190 were actually collected from the mapped site locations on record, and which, if any, were retrieved from elsewhere on the sizeable property. Due to the ambiguities regarding the source of artifacts recovered from the Schellhous property, the exact nature of P-31-000175 and intensity of its use by Native tribes are undetermined.

The attempt to revisit the site during the field surveys conducted as part of the Cultural Resources Assessment for the Schellhous parcel was unsuccessful given the dense riparian vegetation and tall grasses present at the site location and surrounding area, which significantly reduced ground visibility. However, the disturbance footprint for the proposed project stops approximately 400 feet south of the southern boundary of the site.

Prehistoric Habitation Site – P-31-000190

Similar to P-31-000175, P-31-000190 was originally recorded as a habitation site on the southern bank of Dry Creek containing dark midden and many artifacts. The site was tested in 1964 with three five-foot by five-foot excavation units placed on the creek-side of the resource. Two lithic flakes and two fire-cracked rocks were recovered from the surface, along with only two subsurface artifacts excavated from the three units. The subsurface recoveries include one basalt contracting-stem projectile point and a percussion flake.

The exact nature of the site and the intensity of use are unclear due to the same ambiguities regarding the source of artifacts collected from the property over the years. Evidence from past excavations, as well as from the limited presence/absence testing conducted as part of the Cultural Resources Assessment suggests that P-31-000190 was not an intensive use site, but more likely a short-term, or other low-intensity use site. The resource was revisited during the field survey conducted as part of the Cultural Resources Assessment for the Schellhous parcel and two groundstone artifacts were observed on the surface and recorded.

Schellhous Ranch – NIC-2020-Schellhous-01

NIC-2020-Schellhous-01 is a small historic ranch site containing a one-and-a-half-story, single-family residence with a moderately pitched roof and cross gable. The site also includes a corrugated metal shed, the remains of a mostly deconstructed corral, the remains of a demolished barn, disused cattle chutes, and a corrugated shelter. The residence was originally

built in the 1850s in a vernacular "I-House" style on a brick and concrete foundation. The residence has undergone substantial alterations to both the interior and exterior since the 1950s, which have significantly diminished its historical character (see Figure 8-3).

The first story of the house is sided with untreated, modern board and batten style wood panels. The second story of the house is sided with modern clapboard siding. The original wrap-around porch has been removed, along with the original entrance to the building. A single story, north-south oriented extension has been added with new entrances placed on the buildings eastern and western faces. A raised porch is included in the extension and is constructed on a modern concrete pad foundation with a brick overlay. The original windows have all been replaced with mixed vinyl and aluminum framed, single-pane windows. The original roof has been modernized and the second story dormer formerly over the porch has been removed. The eastern end of the house has also been shortened.

The original balcony, pillars, and door on the second story have all been replaced. The original chimney formerly on the western side of the house has been removed below the roof level, though a subsequent shortening of the second story has partially exposed what remains. A root cellar is present on the northern side of the residence, along with a concrete lined carport.

Refuse Scatter – NIC-2020-Schellhous-02

NIC-2020-Schellhous-02 is a mixed scatter of modern and historical refuse sprawled along a 74-foot segment of an unnamed access road on the western side of the Schellhous property. Artifacts are assumed to be an accumulation of casual roadway littering, much of which has fallen downslope into the adjacent drainage and tributary to Dry Creek. Constituents include a wide array of domestic trash and other debris, such as colorless bottle glass shards, whiteware ceramic dish sherds, plastic food packaging garbage, stoneware pipe sherds, common red brick fragments, two blue ceramic dish sherds, a Clorox brand bottle base fragment, and one milkglass Ponds brand cream jar. Diagnostic items suggest deposition throughout the mid-to-late 20th century.

Granite Pestle – NIC-2020-Schellhous-ISO-01

NIC-2020-Schellhous-ISO-01 is a previously unrecorded prehistoric isolate consisting of a single granite pestle measuring 24 centimeters (cm) long by 15 cm wide by 11 cm thick. The pestle was located along a game trail in an overgrown grass field. Soil changes or other artifacts or features were not noted in association with the surface find. The artifact was left at the location of discovery following documentation.

Granite Mano – NIC-2020-Schellhous-ISO-02

NIC-2020-Schellhous-ISO-02 is a previously unrecorded prehistoric isolate consisting of a single granite mano measuring 15 cm long by 9.5 cm wide by 4.5 cm thick. The mano was located along a two-track access road in a field covered with annual grasses and forbs. As with NIC-2020-Schellhous-ISO-01, soil changes or other artifacts or features were not noted in association with the surface find. The artifact was left at the location of discovery following documentation.

Oxidation Pond Site – NIC-2021-Creekview-01

NIC-2021-Creekview-01 consists of the remains of a former oxidation pond and outflow ditch associated with the Dry Creek WWTP. The original facility was constructed by 1954, and within a decade, two large oxidation ponds were constructed on the southern side of the facility, just north of Dry Creek.

Figure 8-3
Historic and Current Photographs of the Schelhous Residence





A major upgrade of the facility was completed in 1973 to provide regional service to the Roseville and the Rocklin-Loomis Municipal District, and the WWTP was renamed the Roseville Regional WWTP. Following additional improvements in the 1980s, the ponds were used for emergency overflow storage. The facility is known today as the Dry Creek WWTP, and between 2010 and 2012 a single, larger pond was built within the footprint of the original ponds.

All that remains of the original ponds is part of the southern berm of the southernmost pond along Dry Creek and an associated outflow ditch. The berm measures seven feet wide at the crown and is approximately ten feet tall. The berm has been altered, and intentionally breached in several locations to permit drainage. An access staircase also remains in place. The outflow ditch is only partially intact. The ditch measures 15 feet wide and is lined with gunite. Since being abandoned, the southern portion of the gunite-lined ditch and outflow gates have been impacted by erosion and natural deterioration. The northern portion of the ditch has been filled in during the construction of the new overflow storage pond and is no longer visible. The site has been almost entirely destroyed, and what remains is in generally poor condition.

Prehistoric Habitation Site – P-31-000193 (CA-PLA-67)

P-31-000193 (CA-PLA-67) was recorded in 1961 as a surface scatter of milling implements, cooking stones, one hammerstone, and one drilled “balance stone” on the west side of a Dry Creek tributary located on the Placer Greens Parcel. The area was resurveyed in 1965 and only one mano and one pestle were found at what is described as a temporary occupation site. The additional cultural items that had been previously scattered about the area and described in the 1961 site record had been collected by the property owners. In addition to artifact collection, CA-PLA-67 was previously disturbed by agricultural plowing. The site record states that artifacts had been plowed up over the entire ranch owned by the McBride family since 1871. At the time of the 1965 survey, the area had not been cultivated for many years, which is consistent with the aerial photographs reviewed for the current study, which indicate the fields in the project site have been left fallow since 1964.

The portion of the project site where P-31-000193 (CA-PLA-67) is located was carefully examined during the field surveys conducted on the Placer Greens parcel, including by a series of surface scrapes to increase ground visibility, but surface manifestation of the prehistoric site was not located. Ground visibility in the area of the site was poor (less than two percent) due to the presence of dense grasses and several inches of oak leaf duff.

8.3 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.

Dry Creek-West Placer Community Plan

The following goals and policies from the Environmental Resources Management Element of the 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.

8.4 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, 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 Cultural Resources Assessment and the Cultural Resources Inventory and Effects Assessment by Natural Investigations Company for the project site included performance of cultural resources literature searches, archival research, and field surveys. The methods of analysis used to prepare the aforementioned inventory and assessments are described in further detail below.

Natural Investigations Company also contacted the tribes identified by the NAHC as tribes with the potential to have knowledge regarding cultural resources in the project area. Consultation was carried out with the United Auburn Indian Community (UAIC) based on a response letter received from the tribe regarding the previously recorded cultural resources sites identified on the project site. Further detail regarding the consultation conducted as part of the proposed project is included in Chapter 17, Tribal Cultural Resources, of this EIR.

Records Search Methods

Cultural resource literature searches of the project area were completed at the North Central Information Center (NCIC) of the CHRIS at California State University, Sacramento, on February 20, 2015 and October 20, 2020 for the Placer Greens parcel and Schellhous parcel, respectively. The records searches were conducted to determine if prehistoric or historic cultural resources were previously recorded within the project area, the extent to which the project area had been previously surveyed, and the number and type of cultural resources within a 0.25-mile radius of the project site. The 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;
- California Register of Historical Resources: listed historical resources;
- Historic Property Data File (HPDF) and Archaeological Determinations of Eligibility (ADOE) for Placer County (2012);
- California Inventory of Historical Resources (1976 and updates);
- California Historical Landmarks (1996 and updates);
- California Points of Historical Interest (1992 and updates); and
- 1856 General Land Office (GLO) Plat for Township 10 North, Range 6 East.

Other Cultural Archival Sources

Natural Investigations Company 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. The following historic maps and aerial photographs were reviewed:

- USGS Sacramento 30-minute topographic quadrangles of 1891, 1892, and 1893;
- USGS Fair Oaks 15-minute topographic quadrangles of 1902 and 1954;
- USGS Antelope 15-minute topographic quadrangle of 1911;
- USGS Citrus Heights 7.5-minute topographic quadrangles of 1951, 1967, 1975, 2012, 2015, and 2018; and
- Aerial photographs of 1947, 1957, 1964, 1966, 1993, 1998, 2002, 2005, 2009, 2010, 2012, 2015, and 2018.

Field Survey Methods

The following incudes a detailed discussion of the methods used by Natural Investigations Company to conduct the field surveys for the Schellhous parcel and the Placer Greens parcel.

Schellhous Parcel

Intensive pedestrian surveys of the 143-acre Schellhous parcel and off-site improvement areas were conducted by Natural Investigations Company archaeologists on October 26 and 27, 2020, May 29, 2021, and December 8, 2021. A small, partially submerged riparian portion of the parcel encompassing a total of 7.6 acres was not surveyed (see Figure 8-1), as development is not planned in that area, and, therefore, the area would not be impacted by the proposed project in any way. All other portions of the Schellhous parcel, as well as the off-site improvement areas for the proposed project, were surveyed intensively using transects spaced 15 meters apart at most.

During the surveys, all visible ground surfaces were carefully examined for cultural material (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of

the former presence of structures or buildings (e.g., postholes, foundations), and historic-era debris (e.g., metal, glass, ceramics). Ground disturbances (e.g., animal burrows, dirt roads, etc.) were also visually inspected.

Placer Greens Parcel

An intensive-level pedestrian survey within the Placer Greens parcel was conducted by Natural Investigations Company archaeologists on February 25, 2015. Survey transects were spaced at intervals 15 meters apart at most. Except for a 0.88-acre area shown on Figure 8-2, the entire parcel was carefully examined for the presence of cultural resources. The 0.88-acre area (545-foot long by 70-foot wide) along the northern parcel boundary on the south side of PFE Road was not accessible for survey due to the density of the undergrowth and brambles along the Dry Creek tributary.

All visible ground surface within the parcel was examined for cultural material (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), and historic-era debris (e.g., metal, glass, ceramics). Ground disturbances (e.g., unpaved paths, cutbanks, animal burrows, etc.) were visually inspected. A series of surface scrapes to improve ground visibility were accomplished with a handheld trowel within and near the mapped location of the prehistoric archaeological site (P-31-000193, CA-PLA-67) previously recorded within the Placer Greens parcel. A digital camera was used to take photographs, showing ground surface visibility and items of interest.

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.

8-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Known historic properties or historical resources are not present within the Placer Greens parcel. However, as discussed above, three newly identified historical resources were discovered within the Schellhous parcel during the field survey conducted by Natural Investigations Company. The resource sites include the historical Schellhous Ranch (NIC-2020-Schellhous-01); a mixed scatter of modern and historical refuse (NIC-2020-Schellhous-02); and the remains of a disused wastewater treatment pond (Oxidation Pond Site – NIC-2021-Creekview-01). The eligibility of each of the resources to be considered historical resources pursuant to NRHP and CRHR criteria is discussed in further detail below.

The Schellhous Ranch (NIC-2020-Schellhous-01) consists of a two-story residence, a corrugated metal shed and shelter, the fragmentary remains of corral and cattle chutes, and the remains of a demolished wooden barn. Of the intact structures currently on the property, only the residence appears to be historic in age; however, as discussed in detail above, the residence has undergone extensive alterations and modifications to both the interior and exterior since the 1950s, such as removal of the original wrap around porch,

construction of new entrances, and replacement of the original windows, balcony, pillars, and doors. Taken together, the extensive alterations and modifications of the farmhouse have significantly diminished the building's integrity of design, materials, workmanship, and feeling. As such, while the ranch site was owned and operated by the Schellhous family, one of the City of Roseville's "first families," the historical character of the resource has been lost, and according to the Cultural Resources Assessment prepared by Natural Investigations Company for the Schellhous parcel, the Schellhous ranch site does not appear to be eligible for listing in the CRHR.

However, because the ranch was established in the mid-19th century, well before formal refuse disposal was organized in Roseville, the potential exists for intact subgrade deposits such as privies or discrete refuse pits to be present within the site's vicinity, despite the poor condition of the standing structures. Subgrade archaeological deposits of this kind can yield rich information on local history, including data pertaining to the Schellhous family, their domestic lives and ranching operations, and to the general history of early ranching and settlement in the Dry Creek area. Subgrade deposits are often found in rear yards and along the perimeter of historical residences. Although subgrade deposits have not been discovered to date, and, therefore, NIC-2020-Schellhous-01 is not currently eligible under NRHP Criterion D or CRHR Criterion 4, the potential exists for the proposed project to encounter subgrade deposits during ground disturbing activities, if they are present within NIC-2020-Schellhous-01.

According to the Cultural Resources Assessment prepared by Natural Investigations Company for the Schellhous parcel, the mixed scatter of modern and historical refuse (NIC-2020-Schellhous-02) identified along the unnamed access road on the western side of the Schellhous parcel appears to lack the variety and quantity of historical artifacts, physical integrity, and data potential needed to constitute a CRHR-eligible resource. NIC-2020-Schellhous-02 consists of a small number of potentially historical artifacts such as colorless bottle glass shards and whiteware ceramic dish shards, but also a considerable amount of modern refuse such as plastic food wrappings, demolition material including pipe and brick fragments, and other roadside debris. Therefore, the scatter does not appear to constitute a historical resource as defined under CEQA Section 15064.5.

The disused oxidation pond (NIC- 2021-Creekview-01) was almost entirely destroyed by the construction of a new overflow pond through the footprint of the original pond by 2012. According to the Cultural Resources Assessment prepared by Natural Investigations Company for the Schellhous parcel, the resource appears to lack the historical significance, data potential, and integrity needed to qualify for CRHR listing. Therefore, the pond site does not appear to constitute historical resources as defined under CEQA Section 15064.5.

Conclusion

Based on the above, none of the three newly identified historical resources on the project site are eligible for listing in the NRHP or CRHR, or qualify as historic property or historically significant resources. However, 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, if subgrade archaeological deposits are discovered associated with the Schellhous Ranch (NIC-2020-Schellhous-01) site during ground disturbing activities. Therefore, 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.

8-1 *The Improvement Plans shall include a note stating that a qualified archaeologist (36 CFR Part 61) shall be present to monitor all ground-disturbing activities conducted within the boundaries of cultural resource site NIC-2020-Schellhous-01. If subgrade historical deposits are discovered during ground-disturbing activities, all work shall cease within 100 feet of the find. The qualified archaeologist shall assess the significance of the find and make recommendations for further evaluation and treatment as necessary, such as excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines, which shall be documented in the project record. Work in the area of the find shall only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with the qualified archaeologist.*

8-2 Cause a substantial adverse change in the significance of a unique archeological resource pursuant to CEQA Guidelines, Section 15064.5. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Archeological resources have been previously recorded within the project site area, including prehistoric sites P-31-000175 and P-31-000190 within the Schellhous parcel, and prehistoric site P-31-000193 (CA-PLA-67) within the Placer Greens parcel. In addition, two isolated prehistoric artifacts (Granite Pestle – NIC-2020-Schellhous-ISO-01/Granite Mano – NIC-2020-Schellhous-ISO-02) were discovered within the Schellhous parcel during the field survey conducted by Natural Investigations Company. It should be noted that resources were not found within the off-site improvement areas during field surveys conducted for the proposed project.

P-31-000175 and P-31-000190 were originally recorded as habitation sites containing dark midden and many artifacts. However, the exact nature of the sites and the intensity of use are unclear due to the ambiguities regarding the source of artifacts collected from the property over the years. Field notes taken at the time of initial recordation of P-31-000175 speculate that the area may have been used for cremations; however, the attempt to revisit the site by Natural Investigations Company was unsuccessful. Evidence suggests that P-31-000190 was not an intensive use site, but more likely a short-term, or other low-intensity use site. The resource site was revisited during the field survey conducted as part of the Cultural Resources Assessment for the Schellhous parcel and two groundstone artifacts were observed on the surface and recorded. P-31-000193 (CA-PLA-67) is a small, poorly defined, prehistoric site with a surface scatter of mainly milling implements that had been uncovered by plowing and artifact collection 50 years ago. The portion of the project site where P-31-000193 (CA-PLA-67) is located was carefully examined during the field surveys, including by a series of surface scrapes to increase ground visibility, but surface manifestation of the prehistoric site was not located.

Isolated artifacts are, by definition, found outside of an interpretable archaeological context which is constituted of groups of contemporary and associated artifacts, ecofacts, features, and/or sites. Without context, isolates typically lack the potential to yield information important in prehistory, the CRHR criterion (Criterion 4) under which archaeological resources are most often found to be significant. As such, the two isolated groundstone artifacts identified during the Cultural Resources Assessment for the Schellhous parcel (NIC-2020-Schellhous-ISO-01/02) are not eligible for listing on the CRHR.

Of the two sites previously recorded within the Schellhous parcel, P-31-000175 is not within the footprint of planned ground-disturbance and, therefore, the proposed project would not be expected to cause a substantial impact to the significance of P-31-000175.

P-31-00190 is only partially within the anticipated disturbance footprint for the proposed project, and artifacts, features, or other indications of occupation were not identified within the area of overlap during the survey conducted by Natural Investigations Company. As discussed above, the uncertainty remains on which of the artifacts attributed to P-31-000190 in original records were actually collected from the site's mapped location, and which, if any, were retrieved from elsewhere on the Schellhous property. In addition, the initial testing conducted as part of the Cultural Resources Assessment did not find cultural materials of any kind within the project disturbance footprint. Therefore, the proposed project is not expected to result in a substantial impact to the significance of P-31-000190.

Based on the results of the literature search, local ethnographic settlement and subsistence patterns, and the prehistory and history of the area, the project site area appears to be moderately sensitive for prehistoric cultural resources. Thus, although surface evidence of P-31-000193 (CA-PLA-67) was not found during the survey of the Placer Greens parcel conducted by Natural Investigations Company, any prehistoric remains of the site within the project area may be disturbed during development of the proposed project.

In addition, although resources were not found within the off-site improvement areas during field surveys conducted for the proposed project, given that the project site area, including the off-site improvement areas, appears to be moderately sensitive for prehistoric cultural resources, the possibility exists that previously unknown resources could be discovered within the project site or off-site improvement areas during construction activities. 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.

8-2(a) *Prior to initiation of ground-disturbing activities, a qualified archaeologist shall conduct a short awareness training session for all construction workers and supervisory personnel. The course 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 17-1(a) included in Chapter 17, Tribal Cultural Resources, of this EIR. The signed form shall be submitted to the Placer County Community Development Resource Agency.

8-2(b) *During any ground-disturbing activities within 100 feet of the recorded boundaries of prehistoric site P-31-000193 (CA-PLA-67), and within the approximately 0.88-acre area that was covered with brambles in the northeastern corner of the Placer Greens parcel along the Dry Creek tributary, a qualified archaeologist shall be present to act as a monitor. The monitor shall meet the Secretary of the Interior's Standards and Guidelines for Archaeology (36 CFR Part 61; National Park Service 1983). The aforementioned requirement shall be noted on construction drawings, subject to review and approval by the Placer County Community Development Resource Agency. This monitoring requirement may be combined with the tribal monitoring requirement described in Mitigation Measure 17-1(c) included in Chapter 17, Tribal Cultural Resources, of this EIR.*

8-2(c) *In the event that cultural resources are inadvertently discovered during project activities when an archeological monitor is not present, 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. 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 the project applicant and the relevant regulatory agencies (Placer County, State Historic Preservation Officer [SHPO], or any other relevant regulatory agency).*

8-3 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*.

While portions of the project site on the Schellhous parcel have been previously disturbed by agricultural use and construction of on-site buildings, the majority of the project site is undeveloped and has been relatively undisturbed. Additionally, the project site is in a portion of the territory once occupied by the Penutian-speaking Nisenan. While field surveys conducted by Natural Investigations Company did not detect human remains, cultural sites and artifacts of ceremonial significance have been discovered within the project site. Therefore, the potential for human remains to be discovered during construction cannot be eliminated given the known prehistoric 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.

8-3 *The following language shall be noted on project Improvement Plans, 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.

8-4 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*.

Cultural resource site P-31-000175 was originally recorded as a substantial prehistoric habitation site on the southern bank of Dry Creek containing dark midden; mortars and pestles; shell, bone, and glass beads; abalone ornaments; obsidian projectile points; decorated bone pipe fragments; a metate; bone awl; and other materials. During the initial recording of the site, most of the artifacts had been observed on a flat area near the creek which had been burnt. Field notes taken at the time of initial recordation speculate that the area may have been used for cremations. However, the disturbance footprint for the proposed project stops approximately 400 feet south of the southern boundary of the site. The remaining two cultural resource sites that have been recorded within the project area (NIC-2020-Schellhous-ISO-01/02) do not contain materials which indicate religious or sacred uses. In addition, as discussed above, prehistoric habitation sites P-31-000175, P-31-000190, and P-31-000193 (CA-PLA-67) would not meet any of the criteria to be considered "unique" as listed in PRC section 20183.2(g). Given the disturbance of the sites and inability to locate the majority of the originally recorded artifacts, the sites do not retain

any integrity or further useful cultural information. Nonetheless, the previously recorded prehistoric habitation sites may provide significant cultural value to the Native American tribes that are culturally affiliated with the project area.

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.

8-4 Implement Mitigation Measures 17-1(a) through 17-1(c) of this EIR.

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.

8-5 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, while the project site contains known cultural resources, the proposed project would not significantly impact any of the known cultural resources on-site. Given that the project site area, including the off-site improvement areas, appears to be moderately sensitive for prehistoric and historic-era cultural resources, the possibility exists that previously unknown resources could be discovered within the project site or off-site improvement areas during construction activities. However, implementation of the project-specific mitigation measures set forth in this EIR (Mitigation Measures 8-1, 8-2[a] through 8-2[c], 8-3, and 8-4) would ensure that any impacts to known and previously unknown subsurface resources that are discovered on the project site during construction activities are reduced to less than significant.

Similar to the proposed project, future development projects within the DCWPCP 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 within the DCWPCP would be required to mitigate such impacts, any potential impacts associated with cumulative buildout of the DCWPCP 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.

9. ENERGY

9. ENERGY

9.1 INTRODUCTION

The Energy chapter of the EIR describes the potential impacts of the proposed project related to energy. The chapter includes a discussion of the existing energy setting, impacts associated with energy use, and mitigation measures warranted to reduce or eliminate any identified significant impacts. This chapter is based primarily on the Placer County General Plan[1] and associated EIR,[2] the Dry Creek-West Placer Community Plan (DCWPCP),[3] and the Placer County Sustainability Plan (PCSP).[4]

9.2 EXISTING ENVIRONMENTAL SETTING

The following section provides background information regarding the evaluation of energy under CEQA, as well as an overview of the existing environmental setting in relation to energy consumption within the project area.

Overview of Energy Analyses Under CEQA

Energy use refers to the consumption of electricity, natural gas, propane, coal, or other fuel types in order to perform work. Appendix F, Energy Conservation, of the CEQA Guidelines specifies the following:

> The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:
>
> 1) decreasing overall per capita energy consumption,
> 2) decreasing reliance on fossil fuels such as coal, natural gas and oil, and
> 3) increasing reliance on renewable energy sources.
>
> In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy (see Public Resources Code Section 21100(b)(3)).

Accordingly, the use of energy resources would not necessarily result in a significant environmental impact but, rather, the inefficient, wasteful, or unnecessary consumption of non-renewable energy resources would result in a significant impact.

The generation of electricity through non-renewable sources and the direct combustion of fuel is known to result in the emission of greenhouse gases (GHGs). As a result, energy use is closely related to GHGs and to automobile use. Refer to Chapter 6, Air Quality and Greenhouse Gas

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. *Dry Creek-West Placer Community Plan*. Amended May 12, 2009.
4 Placer County Community Development and Resource Agency. *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy*. January 28, 2020.

Emissions, and Chapter 16, Transportation, of this EIR for additional detail related to GHG emissions and vehicle trip generation. This chapter specifically focuses on the use of energy during construction (i.e., the use of diesel-fueled off-road equipment, emergency generators, heavy truck use for hauling materials, worker commutes, etc.) and operation of the proposed project (i.e., the combustion of natural gas for cooking appliances, fireplaces, and heating mechanisms, household electricity use, and energy use associated with resident vehicle trips). Natural gas use is typically considered in units of kilo-British thermal units (kBTU), and electricity use is typically referred to in units of kilowatt-hours (KWh).

Energy Use in California

California is one of the highest energy demanding states within the nation. In the year 2020, the entire State consumed approximately 279,510.01 gigawatt-hours (GWh) of electricity. Activities such as heating and cooling structures, lighting, the movement of goods, agricultural production, and other facets of daily life consume a variety of energy sources. However, despite California's high rate of energy use, the State has one of the lowest per capita energy consumption levels in the U.S.

Energy within the State is provided primarily to consumers through a mix of sources including natural gas, hydroelectric, non-hydroelectric renewable sources, nuclear, coal, and petroleum. California is the nation's top producer of electricity from solar, geothermal, and biomass energy. In 2019, the State was also the nation's second-largest producer of electricity from conventional hydroelectric power and the fifth largest from wind energy. Renewable resources, including hydropower and small-scale (less than 1-megawatt), customer-sited solar photovoltaic (PV) systems, supplied more than half of California's in-state electricity generation, and natural gas-fired power plants provided two-fifths.

Figure 9-1 presents the sources that are used to produce energy in the State. As presented therein, energy is mostly generated from natural gas combustion, followed by non-hydroelectric renewables (such as wind and solar) and hydroelectric. Figure 9-2 presents energy consumption within California for the most recent year for which data is available (2019). As shown in the figure, transportation-related activity consumes the largest single share of energy within the State. The second largest consumer is the industrial sector.

Energy Use in Placer County

In the year 2020, Placer County consumed approximately 2,996.21 GWh, which constitutes approximately 1.07 percent of the total energy consumed within the State that year.[5]

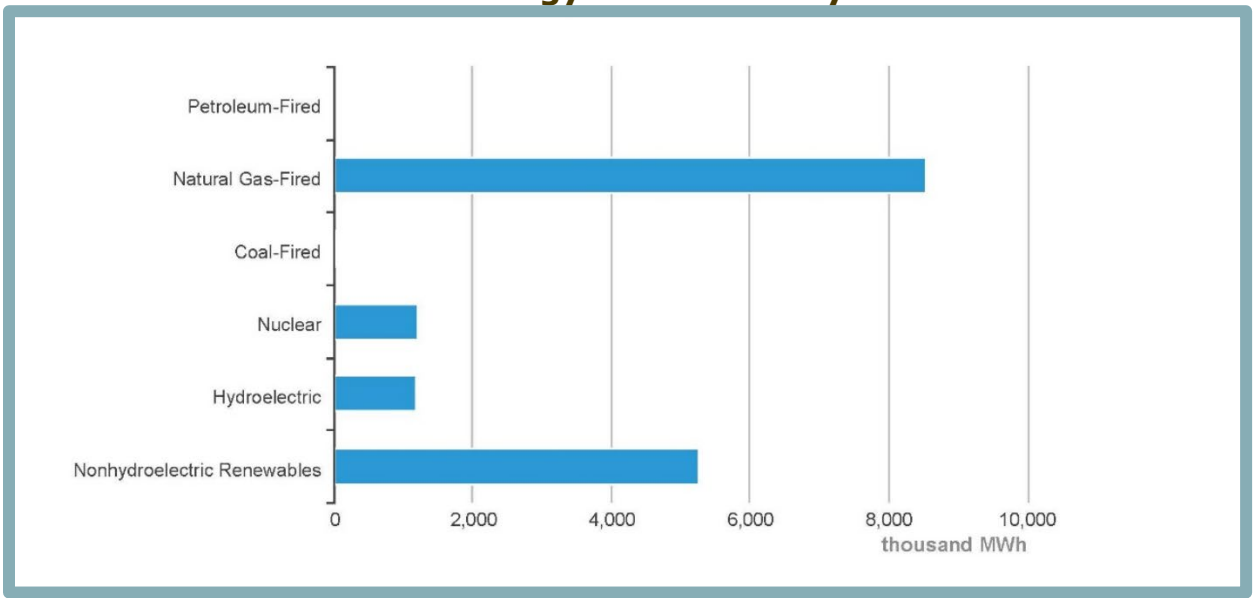
In 2020, the Placer County Board of Supervisors adopted the PCSP, which establishes goals and policies for energy efficiency.[6] As a result, the PCSP is considered the local plan for renewable energy and efficiency. However, the County first began programs to improve municipal building energy efficiency and resource conservation in 2005. For example, the Placer County Government Center Master Plan represents an effort to update the County's Dewitt Center. The Master Plan includes strategies for significant reductions in energy and water use, and efforts to reduce GHG emissions associated with commuting. The Master Plan also calls for on-site housing

[5] California Energy Commission. *Electricity Consumption by County*. Available at: http://ecdms.energy.ca.gov/elecbycounty.aspx. Accessed February 2022.

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

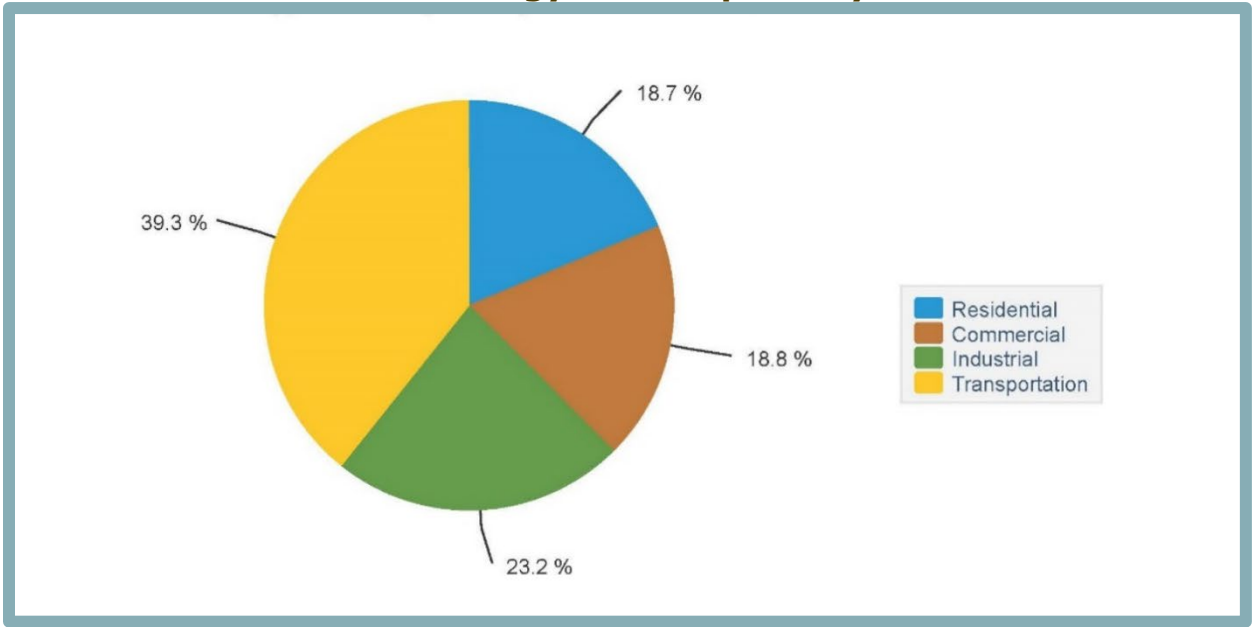
and commercial uses, in addition to water efficiency improvements and efforts to reduce employee commute trips and support alternative fuel vehicles.

Figure 9-1
California Energy Generation by Source



Source: U.S. Energy Information Administration. California: State Profile and Energy Estimates. Accessible at: https://www.eia.gov/state/index.php?sid=CA. Accessed February 2022.

Figure 9-2
California Energy Consumption By Sector



Source: U.S. Energy Information Administration. California: State Profile and Energy Estimates. Accessible at: https://www.eia.gov/state/index.php?sid=CA. Accessed February 2022.

The County has also encouraged increases in electric vehicle (EV) infrastructure at four County buildings, supported greater use of battery electric and plug-in hybrid vehicles in the County fleet, and installed solar panels on County buildings in Auburn and Roseville. Placer County is also involved in the Middle Fork Project hydroelectric generations, and the Pioneer Community Energy project, both of which are discussed in further detail below.

Middle Fork Project

The Middle Fork Project is a multi-purpose water supply and hydro-generation project designed to conserve and control waters of the Middle Fork American River, the Rubicon River, and several associated tributary streams. The Middle Fork Project stores water from rain and snow during the fall and winter months and releases water all year to meet the water demands within western Placer County and to generate hydroelectric power for the California electrical grid.[7] The Placer County Water Agency, with Placer County as a partner, has operated the Middle Fork Project for over 50 years. Hydroelectric power from the Middle Fork Project has a combined generating capacity of approximately 224 megawatts (MW), with an average of 1,030,000 MW-hours per year (MWh/yr).

Energy Use at the Project Site

The project site is primarily undeveloped. Currently, the Schellhous parcel consists of undeveloped annual grassland interspersed with swales and streams, including Dry Creek tributaries. The remains of a small homestead, which is comprised of the historic Schellhous residence and several associated sheds, is located in the northern portion of the Schellhous parcel, with the remnants of an orchard located immediately west of the homestead. The residence is currently occupied. The Placer Greens parcel currently consists of undeveloped annual grassland and oak woodland, and does not contain any existing structures or other notable development. As a result, the only energy demand associated with the project site results from operations of the residential unit on the Schellhous parcel.

9.3 REGULATORY CONTEXT

Energy consumption and generation is monitored and regulated through the efforts of various international, federal, State, and local government agencies. The agencies responsible for monitoring or reducing energy consumption are discussed below.

Federal Regulations

The following are the federal regulations relevant to energy.

Energy Policy and Conservation Act

The Energy Policy and Conservation Act was originally enacted in 1975 with the intention of ensuring that all vehicles sold in the U.S. meet established fuel economy standards. Following congressional establishment of the original set of fuel economy standards the U.S. Department of Transportation was tasked with establishing additional on-road vehicle standards and making revisions to standards as necessary. Compliance with established standards is based on manufacturer fleet average fuel economy, which originally applied to both passenger cars and light trucks but did not apply to heavy-duty vehicles exceeding 8,500 pounds in gross vehicle weight. The fuel economy program implemented under the Energy Policy and Conservation Act is known as the Corporate Average Fuel Economy (CAFE) Standards. Updates to the CAFE

[7] County of Placer. *Middle Fork Project Finance Authority*. Available at: https://www.placer.ca.gov/5413/Middle-Fork-Project-Finance-Authority. Accessed February 2022.

standards since original implementation have increased fuel economy requirements and begun regulation of medium- and heavy-duty vehicles.

Energy Policy Act of 2005

The Energy Policy Act of 2005 addressed energy production in the U.S. from various sources. In particular, the Energy Policy Act of 2005 included tax credits, loans, and grants for the implementation of energy systems that would reduce GHG emissions related to energy production.

State Regulations

The primary State regulatory agencies governing energy consumption are the California Energy Commission (CEC) and the California Public Utilities Commission (CPUC).

The CEC, created by the Legislature in 1974, has seven major responsibilities: forecasting future energy needs; promoting energy efficiency and conservation by setting the State's appliance and building energy efficiency standards; supporting energy research that advances energy science and technology through research, development, and demonstration projects; developing renewable energy resources; advancing alternative and renewable transportation fuels and technologies; certifying thermal power plants 50 MW and larger; and planning for and directing State response to energy emergencies.[8]

The CPUC regulates privately owned electric, natural gas, telecommunications, water, railroad, rail transit, and passenger transportation companies. The CPUC is responsible for ensuring that customers have safe, reliable utility service and infrastructure at reasonable rates, regulating utility services, stimulating innovation, and promoting competitive markets.[9]

The State has adopted various regulations aimed at reducing energy consumption, increasing energy efficiency, and mandating sourcing requirements for electricity production. The following regulations are applicable to the proposed project.

Building Energy

The following regulations relate to energy efficiency and energy use reductions in the built environment.

Title 24, Part 6

Title 24 of the California Code of Regulations (CCR), which is known as the California Building Standards Code (CBSC), was established in 1978 and serves to enhance and regulate California's building standards. While not initially promulgated to reduce GHG emissions, Part 6 of Title 24 specifically established Building Energy Efficiency Standards that are designed to ensure new and existing buildings in California achieve energy efficiency and preserve outdoor and indoor environmental quality. These energy efficiency standards are reviewed periodically, and revised if necessary, by the Building Standards Commission and CEC (Public Resources Code [PRC] Section 25402[b][1]). The regulations receive input from members of industry, as well as the public, with the goal of "reducing of wasteful, uneconomic, inefficient, or unnecessary consumption of energy" (PRC Section 25402). The regulations are scrutinized and analyzed for

[8] California Energy Commission. *About the California Energy Commission*. Available at: http://www.energy.ca.gov/about. Accessed December 2021.

[9] California Public Utilities Commission. *California Public Utilities Commission*. Available at: https://www.cpuc.ca.gov/about-cpuc. Accessed February 2022.

technological and economic feasibility (PRC Section 25402[d]) and cost effectiveness (PRC Sections 25402[b][2] and [b][3]). As a result, the standards save energy, increase electricity supply reliability, increase indoor comfort, avoid the need to construct new power plants, and help preserve the environment.

The 2019 Title 24 standards are the currently applicable building energy efficiency standards and became effective on January 1, 2020. The 2019 Title 24 Building Energy Efficiency Standards reduced energy used and associated GHG emissions compared to the previous 2016 Title 24 standards. In general, single-family residences built to the 2019 standards are anticipated to use approximately seven percent less energy due to energy efficiency measures than those built to the 2016 standards; when considering the rooftop solar electricity generation requirement, single-family residences built under the 2019 standards use approximately 53 percent less energy than those under the 2016 standards. Non-residential buildings built to the 2019 standards use an estimated 30 percent less energy than those built to the 2016 standards.

Title 24, Part 11

In addition to the CEC's efforts, in 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11 of Title 24) is commonly referred to as CALGreen, and establishes minimum mandatory standards and voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interior air quality. The CALGreen standards took effect in January 2011 and instituted mandatory minimum environmental performance standards for all ground-up, new construction of commercial, low-rise residential and State-owned buildings and schools and hospitals. The original CALGreen standards have been updated several times. The CALGreen 2019 standards, which are the current standards, improved upon the 2016 CALGreen standards, and went into effect on January 1, 2020. The mandatory standards require the following:

- Mandatory reduction in indoor water use through compliance with specified flow rates for plumbing fixtures and fittings;
- Mandatory reduction in outdoor water use through compliance with a local water efficient landscaping ordinance or the California Department of Water Resources' Model Water Efficient Landscape Ordinance;
- 65 percent of construction and demolition waste must be diverted from landfills;
- Mandatory inspections of energy systems to ensure optimal working efficiency;
- Inclusion of EV charging stations or designated spaces capable of supporting future charging stations; and
- Low-pollutant-emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring, and particle boards.

The CALGreen standards also include voluntary efficiency measures that are provided at two tiers and implemented at the discretion of local agencies and applicants. CALGreen's Tier 1 standards call for a 15 percent improvement in energy requirements, stricter water conservation, 65 percent diversion of construction and demolition waste, 10 percent recycled content in building materials, 20 percent permeable paving, 20 percent cement reduction, and cool/solar-reflective roofs. CALGreen's more rigorous Tier 2 standards call for a 30 percent improvement in energy requirements, stricter water conservation, 80 percent diversion of construction and demolition waste, 15 percent recycled content in building materials, 30 percent permeable paving, 25 percent

cement reduction, and cool/solar-reflective roofs. Placer County does not require compliance with Tier 1 or Tier 2 CALGreen standards at this time.

Title 20

Title 20 of the CCR requires manufacturers of appliances to meet State and federal standards for energy and water efficiency. The CEC certifies an appliance based on a manufacturer's demonstration that the appliance meets the standards. New appliances regulated under Title 20 include refrigerators, refrigerator-freezers, and freezers; room air conditioners and room air-conditioning heat pumps; central air conditioners; spot air conditioners; vented gas space heaters; gas pool heaters; plumbing fittings and plumbing fixtures; fluorescent lamp ballasts; lamps; emergency lighting; traffic signal modules; dishwaters; clothes washers and dryers; cooking products; electric motors; low-voltage dry-type distribution transformers; power supplies; televisions and consumer audio and video equipment; and battery charger systems. Title 20 presents protocols for testing each type of appliance covered under the regulations, and appliances must meet the standards for energy performance, energy design, water performance, and water design. Title 20 contains three types of standards for appliances: federal and State standards for federally regulated appliances, State standards for federally regulated appliances, and State standards for non-federally regulated appliances.

Senate Bill (SB) 1

SB 1 (Murray) (August 2006) established a $3 billion rebate program to support the goal of the State to install rooftop solar energy systems with a generation capacity of 3,000 megawatts through 2016. SB 1 added sections to the PRC, including Chapter 8.8 (California Solar Initiative), that require building projects applying for ratepayer-funded incentives for PV systems to meet minimum energy efficiency levels and performance requirements. Section 25780 established that it is a goal of the State to establish a self-sufficient solar industry. The goals included establishing solar energy systems as a viable mainstream option for homes and businesses within 10 years of adoption, and placing solar energy systems on 50 percent of new homes within 13 years of adoption. SB 1, also termed "Go Solar California," was previously titled "Million Solar Roofs."

Assembly Bill (AB) 1470

AB 1470 established the Solar Water Heating and Efficiency Act of 2007. The bill made findings and declarations of the Legislature relating to the promotion of solar water heating systems and other technologies that reduce natural gas demand. AB 1470 required the CEC to evaluate the data available from a specified pilot program, and, if the CEC made a specified determination, to design and implement a program of incentives for the installation of 200,000 solar water heating systems in homes and businesses throughout the State by 2017.

AB 1109

Enacted in 2007, AB 1109 required the CEC to adopt minimum energy efficiency standards for general-purpose lighting to reduce electricity consumption by 50 percent for indoor residential lighting and by 25 percent for indoor commercial lighting.

Climate Change Scoping Plan

In 2008, the California Air Resources Board (CARB) approved the first Scoping Plan related to the reduction of GHG emissions, which includes several measures related to energy efficiency. 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 related to building energy 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; and
4. Creating targeted fees, including a public goods charge on water use, fees on gases with a high global warming potential, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation.

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. 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. In December 2017, CARB adopted California's *2017 Climate Change Scoping Plan* (2017 Scoping Plan). The 2017 Scoping Plan builds on the successful framework established in the initial Scoping Plan and First Update. Strategies within the 2017 Scoping Plan include implementing renewable energy and energy efficiency measures, increased stringency of the Low Carbon Fuel Standard (LCFS), measures identified in the Mobile Source and Freight Strategies, measures identified in the proposed Short-Lived Climate Pollutant (SLCP) Plan, and increased stringency of SB 375 targets (discussed in further detail below).

Transportation/Fuel Energy

The following regulations relate to fuel efficiency and energy use reductions in the transportation and motorized vehicle sector.

AB 1493

In 2002 California adopted AB 1493, also known as the Pavley I standards, which required new passenger vehicles with model years 2009 to 2016 to meet more stringent fuel efficiency standards. Additional laws have extended these rules to cover vehicles from future model years.

Executive Order (EO) S-1-07

EO S-1-07, otherwise known as the LCFS, was adopted in 2009 and requires transportation fuels such as gasoline and diesel sold within the state to be less carbon intensive. These policies reduce emissions from on-road transportation and off-road equipment use in Placer County.

EO 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, CEC, 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.

AB 1346

AB 1346 (October 2021) prohibits non-electric small off-road engines. Small off-road engines, which are used primarily in lawn and garden equipment, emit high levels of air pollutants and, in 2020, California daily criteria pollutant emissions from small off-road engines were higher than emissions from light-duty passenger cars. Thus, by January 1, 2024, regulations shall prohibit engine exhaust and evaporative emissions from new small off-road engines.

Climate Change Scoping Plan

The key elements of the Scoping Plan, as introduced above, related to transportation energy include the following:

1. Establishing targets for transportation-related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets; and
2. Adopting and implementing measures pursuant to existing State laws and policies, including California's clean car standards, goods movement measures, and the LCFS (17 CCR, Section 95480 et seq.).

Renewable Energy and Energy Procurement

The following regulation relates to the source of electricity provided to consumers within the State, as well as standards related to the generation of electricity within the State.

Renewable Portfolio Standard (RPS), SB 350, and SB 100

Established in 2002 under SB 1078, accelerated in 2006 under SB 107, and expanded in 2011 under SB 2, California's RPS is one of the most ambitious renewable energy standards in the country. The RPS program requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020.

Since the inception of the RPS program, the program has been extended and enhanced multiple times. In 2015, SB 350 extended the State's RPS program by requiring that publicly owned utilities procure 50 percent of their electricity from renewable energy sources by 2030. The requirements of SB 350 were expanded and intensified in 2018 through the adoption of SB 100, which mandated that all electricity generated within the State by publicly owned utilities be generated through carbon-free sources by 2045. In addition, SB 100 increased the previous renewable energy requirement for the year 2030 by 10 percent; thus, requiring that 60 percent of electricity generated by publicly owned utilities originate from renewable sources by the year 2030.

Local Regulations

The most prominent local regulations related to energy are established by the Placer County General Plan and the Placer County Sustainability Plan, and are discussed in further detail below.

Placer County General Plan

The Placer County General Plan includes several goals that directly relate to energy efficiency. Some goals, however, have the indirect benefit of improving energy efficiency. For example, goals and policies related to the efficacy of the multi-modal transportation system would also affect fuel

consumption and, thus, County-wide transportation energy resources. The following goals and policies related to energy, either directly or indirectly, 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.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.

Air Quality – Transportation/Circulation

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

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 – Transportation Systems Management (TSM)

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.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals.

Policy 3.C.4. During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements.

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.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.

Dry Creek-West Placer Community Plan

The following goal and policies related to energy are from the Community Development Element of the DCWPCP:

Goal Provide safe, innovative and energy efficient residential developments.

Policy 3 Encourage the use of passive and direct solar collection and incorporate home design innovations which limit energy consumption.

Policy 27 Promote energy and resource conservation in any future land development project especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.

Placer County Sustainability Plan

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. 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. Strategies from the PCSP related to energy use that would apply to the proposed project include the following:

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 E-15. Incentivize new homes to install renewable energy generation and energy storage systems that can fully supply the home's energy needs, in cases where the required size of the renewable energy system is insufficient to fully meet on-site demand.

Strategy E-18. Encourage electrical customers to participate in demand-reduction programs.

Strategy OR-1. Promote use of hybrid and alternative fuel construction equipment for new developments and significant retrofits.

Strategy OR-2. Encourage property owners and landscaping companies to adopt the use of hybrid and alternative-fuel landscaping equipment and promote the availability of incentive programs for new efficient landscaping equipment.

Strategy T-1. Facilitate the installation of public electric vehicle (EV) charging stations at existing and new residential and non-residential uses.

Strategy T-3. Encourage new development to provide a mix of land uses and to be located contiguous to existing developed areas and infrastructure to support connectivity and to reduce trip lengths.

Strategy T-10. Promote infill development that combines multiple land use types.

9.4 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 energy are described 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 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 energy is considered significant if the proposed project would:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- Conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Method of Analysis

Quantitative thresholds for the analysis of potential impacts related to energy consumption have not been adopted by any local, regional, or statewide entities. Consequently, potential impacts of

the project related to energy is determined based on whether the project would result in wasteful, inefficient, or unnecessary use of energy. In addition, the potential for the project to conflict with or obstruct a State or local plan for renewable energy generation or energy efficiency, such as the PCSP, is considered. The analysis of energy consumption includes consideration of energy demand during project construction and operations.

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 Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction. Based on the analysis below, the impact is *less than significant*.

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. As such, construction of the proposed project would result in a temporary increase in energy consumption in the area. As the site develops, operational electricity demand would become the dominant demand source. Operational electricity demand would be much greater than construction, and is discussed further under Impact 9-2, below.

One of the primary energy-consuming activities associated with construction of the proposed project would be the soil hauling associated with properly grading and leveling the project site. However, site grading and leveling are required components of safe building practices and, thus, the energy consumption associated with such would not be considered wasteful or unnecessary. Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, building construction), only portions of the 186-acre project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. In addition, the entire construction phase is anticipated to occur over approximately four years. As a result, the increased energy demand associated with construction would take place for a limited amount of time compared to the operational lifetime of the project. Additionally, construction equipment would be used intermittently over the duration of the construction period, and equipment use would be restricted to the allowable hours set forth in Placer County Code Section 9.36.030(A)(7).

Specific considerations related to electricity and oil demand during construction are discussed separately below.

Electricity Demand During Construction

Typically, at construction sites, electricity from the existing grid is used to power portable and temporary lights or office trailers. Because grid electricity would be used primarily for steady sources such as lighting, not sudden, intermittent sources such as welding or other

hand-held tools, the increase in electricity usage at the site during construction would not be expected to cause any substantial peaks in demand. Construction of the proposed project, which would result in temporary increases in electricity demand, would not cause a permanent or substantial increase in demand that would exceed SMUD's demand projections or exceed the ability of SMUD's existing infrastructure to handle such an increase. Therefore, project construction would not result in any significant impacts on local or regional electricity supplies, the need for additional capacity, or on peak or base period electricity demands. In addition, standards or regulations specific to construction-related electricity usage do not currently exist.

Oil Demand During Construction

All construction equipment and operation thereof would be regulated pursuant to the CARB In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing a five-minute limit on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. In addition, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. Engine tiers are used to describe the emissions intensity and efficiency of an engine. Construction equipment with Tier 0 or Tier 1 engines are the least efficient, and Tier 4 is the most efficient. In November 2021, the CARB began developing standards for Tier 5 engines. 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.[10] The In-Use Off-Road Diesel Vehicle Regulation would, therefore, help to improve fuel efficiency for equipment used in construction of the proposed project.

The CARB enforces off-road equipment regulations through their reporting system, Diesel Off-road Online Reporting System (DOORS). Each construction fleet is required to update their DOORS account within 30 days of buying or selling a vehicle, and DOORS automatically calculates the fleet average index for each fleet. The fleet average index is an indicator of a fleet's overall emission rate, and is based on each vehicle's engine horsepower and model year, and whether it is equipped with a Verified Diesel Emission Control Strategy (VDECS). If a fleet cannot, or does not want to, meet the fleet average target in a given year, the fleet may instead choose to comply with the Best Available Control Technology (BACT) requirements. A fleet may meet the BACT requirements each year by turning over or installing VDECS on a certain percentage of its total fleet horsepower. 'Turnover' means retiring a vehicle, designating a vehicle as permanent low-use (a vehicle used less than 200 hours per year), repowering a vehicle with a higher tier engine, or rebuilding the engine to a more stringent emission standard. By each compliance date (annually on January 1st), the fleet must either show that its fleet average index was less than or equal to the calculated fleet average target rate, or that the fleet has met the BACT requirements.[11] The project would be required to comply with such

[10] California Air Resources Board. *In-Use Off Road Diesel-Fueled Fleets Regulation Overview*, *Revised October 2016*. 2016.

[11] California Air Resources Board. *Frequently Asked Questions, Regulation for In-Use Off-Road Diesel-Fueled Fleets (Off-Road Regulation)*. August 2014.

regulations, which would ensure that construction equipment meets all State efficiency requirements.

Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to further reduce demand on oil and limit emissions associated with construction. Over time, as technology progresses and more stringent emissions standards are put in place, construction equipment engines become increasingly efficient.

As noted previously, the CARB prepared the 2017 Scoping Plan, which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels.[12] Appendix B of the 2017 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The In-Use Off-Road Diesel Vehicle Regulation and idling restriction regulations described above, with which the proposed project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan. Project construction would also be required to comply with all applicable Placer County Air Pollution Control District rules and regulations, which are indirectly related to energy efficiency, which would help to further reduce energy use associated with the proposed project. Refer to Chapter 6, Air Quality and Greenhouse Gas Emissions, for a complete list of the applicable Placer County Air Pollution Control District rules and regulations.

Conclusion

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, as discussed above, which would help to reduce the temporary increase in demand. Therefore, construction of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, and a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

9-2 Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project operations. Based on the analysis below, the impact is *less than significant*.

Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity for interior and exterior building lighting, heating,

[12] California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. January 20, 2017.

ventilation, and air conditioning (HVAC) systems, electronic equipment, machinery, refrigeration, appliances, security systems, and more. 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, the proposed project would result in transportation energy use associated with vehicle trips generated by the proposed single-family residences. Building energy use and transportation energy use are discussed separately below.

Building Energy Demand

The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, including the 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 CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed residences 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, California has set energy-use reduction goals targeting zero-net-energy use in all new homes.[13] As required by the CBSC, each residential unit proposed as part of the project would be required to include a solar PV system sufficient to meet 100 percent of the unit's electricity demand. Should any grid electricity be consumed during operations during peak electricity hours or an emergency, such electricity would be partially generated from renewable resources, pursuant to the State's RPS requirements. Compliance with the CBSC and other applicable State laws would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.

State regulations promote the generation of renewable energy and encourage energy efficiency through requirements placed on utility providers and strict development standards. For instance, the RPS require utilities, including SMUD, to procure an increasing proportion of electricity from renewable sources. Ultimately the RPS requirements mandate that all electricity produced within the State be renewably sourced by the year 2045. Based on the air quality modeling prepared for the proposed project (refer to Chapter 6, Air Quality and Greenhouse Gas Emissions for additional detail), the proposed project is anticipated to result in increased electricity consumption of approximately 5.21 GWh annually during operations. It is noted that, compared to the electricity consumption for all of Placer County, the proposed project's contribution would represent a 0.17 percent increase in electricity demand. Although the project would increase electricity demand in the project area, the increased demand is not anticipated to conflict with SMUD's ability to meet the RPS requirements. In fact, SMUD intends to generate 100 percent of their electricity through renewable sources by 2030, which exceeds the requirements established by the RPS. Furthermore, given the required compliance with the CBSC, 100 percent of the electricity demand generated by the proposed project is required to be met through on-site renewable energy systems.

As the proposed project could include natural gas stovetops, fireplaces, and heating mechanisms, and based on the air quality modeling prepared for the proposed project, the proposed project is anticipated to result in an annual natural gas consumption of approximately 15,591 mBTU. However, increased energy and natural gas demand does

[13] California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.

not necessarily mean that a project would have an impact related to energy resources. Based on Appendix F of the CEQA Guidelines, a proposed project would result in an impact related to energy resources if a project would result in the inefficient use or waste of energy. As stated above, any natural gas appliances would be required to comply with the efficiency standards set forth in the CBSC, and the provision of natural gas appliances would not conflict or obstruct with any State or local plans related to renewable energy.

With regard to landscaping and maintenance equipment, AB 1346 would require that all small off-road engines are all-electric by the time that the proposed project is operational. Given that electricity from SMUD is partially generated from renewable sources, the use of electric maintenance equipment would be considered more energy efficient than diesel- or gas-powered maintenance equipment.

Transportation Energy Demand

The average fuel economy for the U.S. passenger vehicle fleet was 24.1 miles per gallon (mpg) in 2019, the most recent year such data is available.[14] An average of 24.1 mpg, and an annual vehicle miles traveled (VMT) of approximately 12,871,739[15] for the project would result in the consumption of 12,716.6 barrels of gasoline a year. California is estimated to consume approximately 662 million barrels of petroleum per year.[16] Based on the annual consumption within the State, vehicle trips generated by the proposed project would result in a 0.0019 percent increase in the State's current consumption of gasoline.

The calculation above is likely an overestimate, as the estimate does not account for the increasing ownership of electric vehicles. California leads the nation in registered alternatively-fueled and hybrid vehicles. In fact, under SB 500, the State has required that, starting in the year 2030, all cars sold shall be zero-emission/electric vehicles. Electric car ownership is rapidly increasing in Placer County as well. For instance, 2,699 zero-emission vehicles were purchased in Placer County in 2021, which is a stark increase compared to the 1,465 zero-emission vehicles that were purchased in Placer County in 2020.[17] In addition, State-specific regulations encourage fuel efficiency and reduction of dependence on oil. Improvements in vehicle efficiency and fuel economy standards help to reduce consumption of gasoline and reduce the State's dependence on petroleum products. The 2019 CBSC also requires new developments to include the necessary electrical infrastructure for EV charging stations. For example, pursuant to the 2019 CALGreen Code, residential projects are required to install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each unit, which would be suitable for EV charging. Based on the above, the actual consumption of gasoline associated with the proposed project is anticipated to be even lower than the 0.0019 percent statewide contribution noted above.

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14 U.S. Energy Information Administration. *Total Energy, Table 1.8 Motor Vehicle Mileage, Fuel Consumption, and Fuel Economy*. Accessible at: https://www.eia.gov/totalenergy/data/browser/?tbl=T01.08#/?f=A&start=200001. Accessed February 2022.

15 The annual VMT estimate presented herein is based on the CalEEMod results. Refer to Chapter 6, Air Quality and Greenhouse Emissions, for additional detail regarding CalEEMod and the project-specific modeling assumptions.

16 U.S. Energy Information Administration. *California: State Profile and Energy Estimates*. Accessible at: https://www.eia.gov/state/seds/data.php?incfile=/state/seds/sep_fuel/html/fuel_use_pa.html&sid=US&sid=CA. Accessed February 2022.

17 California Energy Commission. *New ZEV Sales in California*. Available at: https://www.energy.ca.gov/data-reports/energy-insights/zero-emission-vehicle-and-infrastructure-statistics/new-zev-sales. Accessed March 2022.



Furthermore, a portion of the trips associated with the proposed project would not necessarily be new trips. Rather, some trips would be redistributed as residents from other areas relocate to the project site. As such, energy consumption associated with project VMT would not be unique to the project.

The proposed project would be required to comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, bicycle and pedestrian facilities are provided along portions of PFE Road, Cook-Riolo Road, and North Antelope Road in the general project vicinity. The proposed project would include frontage improvements on PFE Road and North Antelope Road, which would include new sidewalks. In addition, the proposed project would include the provision of an eight-foot multi-use trail along PFE Road, and the proposed roadway improvements on PFE Road and North Antelope Road would accommodate Class II bike lanes that connect to the regional bike trail network. The aforementioned improvements would provide pedestrian and bicycle connectivity within the project site and to existing off-site facilities, thereby helping to discourage driving and reduce vehicle trips and associated transportation energy demand.

Conclusion

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

Mitigation Measure(s)

None required.

9-3 Conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Based on the analysis below, the impact is *less than significant*.

As stated previously, 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, SB 1 related to solar energy systems, AB 1470 related to solar water heating, and AB 1109 related to lighting efficiency.

The PCSP is considered the local plan for renewable energy and efficiency. The PCSP contains community-wide and municipal energy efficiency and GHG mitigation strategies that can be applied to discretionary projects, as feasible. Energy reduction strategies, which are prefaced by an “E”, cover the topics of energy efficiency, energy conservation, and renewable energy for both residential and nonresidential buildings. Most strategies focus on reducing electricity and natural gas use, but a few strategies reduce emissions from other fuel use. Table 9-1, below, evaluates the project’s consistency with the strategies from the PCSP that are applicable to the proposed project.

Table 9-1
Project Consistency with the PCSP

Strategy	Consistency Discussion
Strategy E-1: Facilitate a transition to electricity as the primary energy source for residential, mixed-use, commercial, and office buildings.	Consistent with the 2019 CBSC, 100 percent of the proposed residential units' electricity demand would be met through on-site renewable energy generation. Electricity is anticipated to be the primary source of energy. However, natural gas appliances (i.e., stovetops, water heaters, etc.) are also allowed in Placer County. Thus, the proposed project may consume both electricity and natural gas, and compliance with this strategy is uncertain at this time.
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 ZNE in new construction.	Placer County does not require CALGreen Tier 1 standards. New single-family residential structures that are constructed with all electric appliances are expected to achieve ZNE. However, the project is anticipated to include natural gas infrastructure at this time. It is noted, however, that the proposed project would not exceed applicable CEQA GHG thresholds and, thus, this strategy is not directly applicable to the project.
Strategy E-15: Incentivize new homes to install renewable energy generation and energy storage systems that can fully supply the home's energy needs, in cases where the required size of the renewable energy system is insufficient to fully meet on-site demand.	The 2019 CBSC requires that new residential structures under three stories generate 100 percent of electricity needs from on-site solar. Therefore, the proposed project would comply with this strategy.
Strategy E-18: Encourage electrical customers to participate in demand-reduction programs.	This strategy focuses on implementation at a County-wide level, and is not directly applicable to the proposed project.
Strategy OR-1: Promote use of hybrid and alternative fuel construction equipment for new developments and significant retrofits.	The applicant has not committed to the use of hybrid or alternative construction equipment. However, Mitigation Measure 6-1 includes an option to use more efficient/higher tier construction equipment, should on- and off-site construction occur simultaneously. Nonetheless, compliance with this strategy is uncertain at this time.
Strategy OR-2: Encourage property owners and landscaping companies to adopt the use of hybrid and alternative-fuel landscaping equipment and promote the availability of incentive programs for new efficient landscaping equipment.	Consistent with AB 1346, landscaping equipment used by property owners and landscaping companies would be required to be electric by the time the proposed project is operational. Thus, the project would comply with this strategy.
Strategy T-1: Facilitate the installation of public electric vehicle (EV) charging stations at existing and new residential and non-residential uses.	The CBSC requires that all new residential unit garages be designed with wiring sufficient to provide future installation of electric vehicle charging infrastructure. Therefore, private EV charging stations could be accommodated, should the homeowners need to install EV chargers. As the proposed project would consist

(Continues on next page)

Table 9-1
Project Consistency with the PCSP

Strategy	Consistency Discussion
	of private single-family residences and would not include public parking areas, the provision of public EV charging stations is not proposed at this time. While the proposed project would not include any public EV charging stations, the facilitation of private EV charging stations would generally comply with the intent of this strategy.
Strategy T-3: Encourage new development to provide a mix of land uses and to be located contiguous to existing developed areas and infrastructure to support connectivity and to reduce trip lengths.	The proposed project would site new residences in an area that is generally contiguous with existing residential development to the west and southwest. In addition, commercial and industrial land uses exist to the south and east, and additional residential areas and schools are located to the north, across Dry Creek. In addition, the project site was planned for development as part of the DCWPCP. With regard to trip lengths, and as discussed in further detail in Chapter 16, Transportation, the proposed project would generate VMT per resident that is substantially under the Countywide average. Thus, impacts related to VMT were determined to be less-than-significant for the proposed project. Based on the above, the proposed project would generally comply with the intent of this strategy. However, given the nature of the proposed project, the project would not include any mixed land uses.
Strategy T-10: Promote infill development that combines multiple land use types.	Although the project site is not considered an infill location, the site is generally adjacent to existing development. Additionally, the project site and surrounding area has been planned for development in the DCWPCP. As noted above, the proposed project would not include multiple land use types. It is noted, however, that different land use types exist in the project vicinity, such as commercial/industrial to the south and east, and schools are located to the north.

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

As shown in Table 9-1, the proposed project would comply with some of the suggested measures. For others, compliance is uncertain or unfeasible due to the residential nature of the proposed project and the project site location. Some 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. Additionally, the strategies set forth in the PCSP are not required to be implemented. In fact, the PCSP strategies are specifically recommended for discretionary projects when the applicable project-level GHG emission

thresholds are exceeded. Under the PCSP, the County uses the Placer County Air Pollution Control District's GHG thresholds to determine whether PCSP emission reduction measures are required. Because the proposed project's operational GHG emissions would be below the applicable GHG thresholds (refer to Chapter 6, Air Quality and GHG Emissions), implementation of the efficiency strategies included in the PCSP is not required. Most importantly, implementation of the proposed project would not interfere with the goals established in the PCSP nor preclude future projects from complying with the suggested strategies.

Based on the above, the project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and the impact would be ***less than significant***.

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.

A project's impacts related to energy use may be individually limited, but cumulatively considerable when taken in combination with past, present, and future development projects. The geographic context for the cumulative energy analysis includes the DCWPCP area. Additional detail regarding the cumulative project setting can be found in Chapter 20, Statutorily Required Sections, of this EIR.

9-4 Result in cumulative energy impacts. Based on the analysis below, the impact is *less than significant*.

Impacts 9-1, 9-2, and 9-3 discuss the proposed project's consumption of energy on a project-level, within the context of existing State plans and regulations, as well as local plans. As discussed previously, the project would involve consumption of diesel, gasoline, natural gas, and electricity throughout construction and operations. However, all proposed structures would be built in compliance with existing statewide mandatory energy efficiency standards, such as those contained in the California Building Energy Efficiency Standards and the CALGreen Code. Compliance with the energy efficiency standards would reduce the amount of electricity consumed by the proposed development. State regulations would also help to reduce the amount of energy consumed by on-road vehicles over time. For instance, State and federal emissions standards and fuel economy standards result in increased fuel efficiency for on-road vehicles. In addition, although not required, the proposed project would generally comply with the efficiency strategies set forth in the PCSP. Overall, as concluded above, the proposed project would result in a less-than-significant impact related to the inefficient or waste use of energy or conflicting with a State or local plan for renewable energy or energy efficiency.

Similar to the proposed project, all future development within the DCWPCP would be required to comply with applicable State and local regulations related to energy efficiency. Increased efficiency would be ensured in the future as cumulative development occurs due to compliance with the State's robust energy efficiency requirements. For example, the 2019 CBSC has begun phasing in the provision of ZNE by requiring residential projects to meet 100 percent of their electricity needs through rooftop solar. Cumulative residential development would include rooftop solar to meet 100 percent of each project's electricity demand and, pursuant to 2019 CBSC, new non-residential buildings associated with cumulative development would be required to be solar ready. Additionally, all future projects which exceed the PCAPCD's GHG thresholds of significance would be required to comply with the efficiency strategies included in the PCSP. Furthermore, energy efficiency regulations have been getting progressively more stringent over time. Thus, as cumulative development occurs under the increasingly stringent regulations, the energy use associated with such cumulative development is anticipated to be increasingly energy efficient over time as well.

Based on the above, implementation of the project in combination with other cumulative development would not result in the wasteful or inefficient use of energy. Because the project would not conflict with a local plan to increase energy efficiency and reduce energy consumption, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

10. Geology and Soils

10. GEOLOGY AND SOILS

10.1 INTRODUCTION

The Geology and Soils chapter of the EIR describes the geologic and soil characteristics of the project site and off-site improvement areas, and evaluates the extent to which implementation of the proposed project could be affected by unstable earth conditions and various geologic and geomorphic hazards. In addition, the chapter evaluates any adverse impacts on paleontological resources. The impact discussions and mitigation measures presented in each technical section apply to both the Schellhous parcel and the Placer Greens parcel, as well as off-site improvement areas, unless otherwise stated.

Information in this chapter is primarily drawn from Geotechnical Engineering Reports prepared by Wallace Kuhl and Associates (WKA) for the Schellhous parcel (see Appendix E)[1] and the Placer Greens parcel (see Appendix F),[2] a Cultural Resources Assessment prepared by Natural Investigations Company for the Schellhous parcel,[3] a Cultural Resources Inventory and Effects Assessment for the Placer Greens parcel,[4] and the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey.[5] In addition, information was sourced from the Placer County General Plan,[6] the Placer County General Plan EIR,[7] and the Dry Creek-West Placer Community Plan (DCWPCP).[8]

10.2 EXISTING ENVIRONMENTAL SETTING

Background setting information regarding the geology, soils, seismicity, and paleontological resources associated with the project site and the surrounding region is provided below.

Regional Setting

The project site, as well as the off-site improvements areas, are located within the boundaries of the DCWPCP in Placer County, California. The DCWPCP area lies within the eastern portion of the Sacramento Valley, which extends from Redding in the north to the Sacramento-San Joaquin Delta region in the south. The Sacramento Valley is bordered by the Coast Ranges to the west and the Sierra Nevada foothills to the east. The DCWPCP area also lies within the Central Valley, a large north-westward trending, asymmetric structural trough with a long, gently sloping eastern shelf underlain by the subsurface extension of the Sierran granitic rocks and a shorter more steeply sloping western margin where the basin sediments have been upturned and dip eastward

1 Wallace Kuhl and Associates. *Geotechnical Engineering Report, Schellhous Property Subdivision.* December 1, 2020.
2 Wallace Kuhl and Associates. *Geotechnical Engineering Report, Placer Greens Property.* September 17, 2014.
3 Natural Investigations Company. *Revised Cultural Resources Assessment for the Creekview Ranch Development Project, Unincorporated Dry Creek-West Placer Community Area of Placer County, California.* December 2021.
4 Natural Investigations Company. *Cultural Resources Inventory and Effects Assessment for the Meritage Homes Placer Greens Project*. March 27, 2015.
5 United States Department of Agriculture, National Resources Conservation Service. *Web Soil Survey*. Available at: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed February 2022.
6 Placer County. *Countywide General Plan Policy Document.* August 1994 (updated May 2013).
7 Placer County. *Countywide General Plan EIR*. July 1994.
8 Placer County. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.

back toward the valley axis. The Central Valley has been filled with more than 30,000 feet of sediment in the San Joaquin Valley and more than 50,000 feet of sediment in the Sacramento Valley derived primarily from erosion of the adjacent Sierra Nevada and Coast Range Mountains. The sediment ranges in age from the Jurassic to recent (approximately 210 to 1.6 million years old), while bedrock underlying the sediment are predominantly marine deposits of siltstone, claystone, and sandstone. The following section describes the geology and seismicity of the project region.

Regional Geology

The geology of the DCWPCP area is generally categorized by sedimentary or metasedimentary rocks.[9] Such underlying rock formations are primarily composed of alluvium, an unconsolidated sediment of relatively recent geologic age deposited by flowing water. The three general types of rocks found within the DCWPCP area fall into the following categories:

- Riverbank Formation – Pleistocene deposits of alluvium;
- Turlock Lake Formation – Pleistocene deposits of partially consolidated sand, silt, and gravel derived primarily from Sierran granitic and metamorphic rocks, generally found outside the Dry Creek floodplain; and
- Modesto-Riverbank Formation – Pleistocene deposits of alluvium generally found within the Dry Creek floodplain.

Regional Seismicity

A fault is defined as a fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side. A fault zone is a zone of related faults that is commonly braided and subparallel, but may be branching or divergent. Movement within a fault causes an earthquake. When movement occurs along a fault, the energy generated is released as waves that cause ground shaking. Ground shaking intensity varies with the magnitude of the earthquake, the distance from the epicenter, and the type of rock or sediment the seismic waves move through.

The potential risk of fault rupture is based on the concept of recency and recurrence. The more recently a particular fault has ruptured, the more likely the fault would rupture again. The California Geological Survey defines an “active fault” as one that has had surface displacement within the past 11,000 years (Holocene). Potentially active faults are defined as those that have ruptured between 11,000 and 1.6 million years before the present (Quaternary). Faults are generally considered inactive if evidence of displacement is not present during the Quaternary. Per the California Department of Conservation, potentially active faults with Holocene-epoch surface displacement are not known to exist within the project region.[10]

According to the Placer County General Plan, Placer County lies within a seismically active area of the western U.S., but beyond the influence of the highly active faults found along California’s coast. The South Placer area is classified by the California Department of Conservation as a low-severity earthquake zone.[11] The western portion and central portions of the County are generally

[9] Placer County. *Dry Creek-West Placer Community Plan* [pgs. 101-102]. Amended May 12, 2009.
[10] California Department of Conservation. *Fault Activity Map of California.* Available at: https://maps.conservation.ca.gov/ cgs/fam/. Accessed August 2021.
[11] California Department of Conservation. *Regulatory Maps and Reports (Alquist-Priolo and Seismic Hazard Zones).* Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/. Accessed August 2021.

characterized by low seismicity, while the eastern area of the County in the vicinity of Lake Tahoe has relatively higher seismicity.[12] The areas of Placer County with the largest ground shaking risk are in the vicinity of Stampede Valley and Tahoe faults in the Truckee-Tahoe area.

Project Site Characteristics

The project site consists of approximately 186 acres located at the southeastern corner of the DCWPCP area. The project site is comprised of the 141.07-acre Schellhous parcel and the 44.53-acre Placer Greens parcel. Currently, the Schellhous parcel consists of undeveloped annual grassland with rolling topography interspersed with swales and streams, including Dry Creek tributaries, and generally slopes downhill from south to north. Along Dry Creek, which flows from east to west along the northern portion of the Schellhous parcel, is a large band of mature riparian woodland. In addition, what remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, is located in the northern portion of the project site, with the remnants of an orchard located just west of the homestead.

The Placer Greens parcel consists of undeveloped annual grassland and oak woodland, and does not contain any existing structures or other notable development. The Antelope Road Northeast Tributary and an unnamed tributary also run from the southern boundary of the Placer Greens parcel to the northern third of the parcel.

As previously noted, separate geotechnical engineering reports and cultural resources studies were prepared for each parcel. However, unless otherwise stated, the discussions below apply to both the Schellhous parcel and the Placer Greens parcel, as well as off-site improvement areas, including the PFE Road/Cook Riolo Road intersection. The geologic conditions on the project site and the off-site improvement areas are discussed below in further detail, including descriptions of existing site geology, soil conditions, seismicity and ground shaking, potential for earthquake-induced liquefaction, and expansive soils. In addition, a description of known paleontological resources within the project area is included below.

Site Geology

The project site and the off-site improvement areas are underlain by Pleistocene alluvial deposits consisting of gravels, sands, silts, and clays of the Turlock Lake Formation. Per the Geotechnical Engineering Report for the Schellhous parcel and the USDA NRCS Web Soil Survey conducted for the project site, the northern portion of the parcel near Dry Creek is underlain by Xerofluvents and hardpan stratum, and the southern portion of the parcel is underlain by alluvium of the Cometa-Fiddyment complex and Fiddyment-Kaseberg loams. Per the Geotechnical Engineering Report for the Placer Greens parcel and the USDA NRCS Web Soil Survey conducted for the project site, the parcel is underlain by Cometa-Fiddyment complex, Xerarents, and Urban-land-Xerarents-Fiddyment complex. In addition, the off-site improvement areas are underlain by Cometa-Fiddyment complex, Fiddyment fine sandy loam, Xerofluvents, Urban-land Xerarents-Fiddyment complex, and Ramona sandy loams.

Subsurface Soil Conditions

As part of the Geotechnical Engineering Reports, WKA conducted a number of soil borings throughout the project site. Soil borings were conducted at the Schellhous parcel on November 4 and 5, 2020 and at the Placer Greens parcel on June 11, 2003. The test pit locations for the soil

[12] Placer County. *Countywide General Plan EIR* [pg. 9-1]. July 1994.

borings conducted at the Schellhous parcel and Placer Greens parcel are identified in Figure 10-1 and Figure 10-2, respectively.

WKA observed the excavation and sampling of 21 test pits (TP1 through TP21) on the Schellhous parcel, as shown in Figure 10-1. The surface and near-surface soil conditions predominantly consisted of low to moderate plastic sandy clay to depths ranging from one to seven feet below existing ground surface (bgs). The clay extended to a depth of about 10 feet below existing ground surface at TP8. At test pits TP12, TP13, TP14, TP17, and TP20, the near-surface soils consisted of silty sand and sandy silt. At test pits TP7, TP12, TP14, TP19, and TP20, a discontinuous stratum of caving, relatively "clean" sand was encountered at depths of eight to nine feet bgs.

WKA observed the excavation of six test pits on the Placer Greens parcel. The surface and near-surface soil conditions encountered in the test pits generally consisted of alternating layers of dense and partially cemented, sandy and clayey silts, and silty sands to the maximum depths explored of approximately 15 feet bgs. Near-surface sandy and silty clays were encountered in three of the borings at depths of approximately 1.5 to two feet bgs.

Seismicity and Ground Shaking

Fault rupture hazards are important near active faults and tend to reoccur along the surface traces of previous fault movements. The site is not located within an Alquist-Priolo Special Studies Zone and the potential for fault rupture, damage from fault displacement, or fault movement directly below the site is considered to be very low. However, the site is located within an area where shaking from earthquake generated ground motion waves should be considered likely.

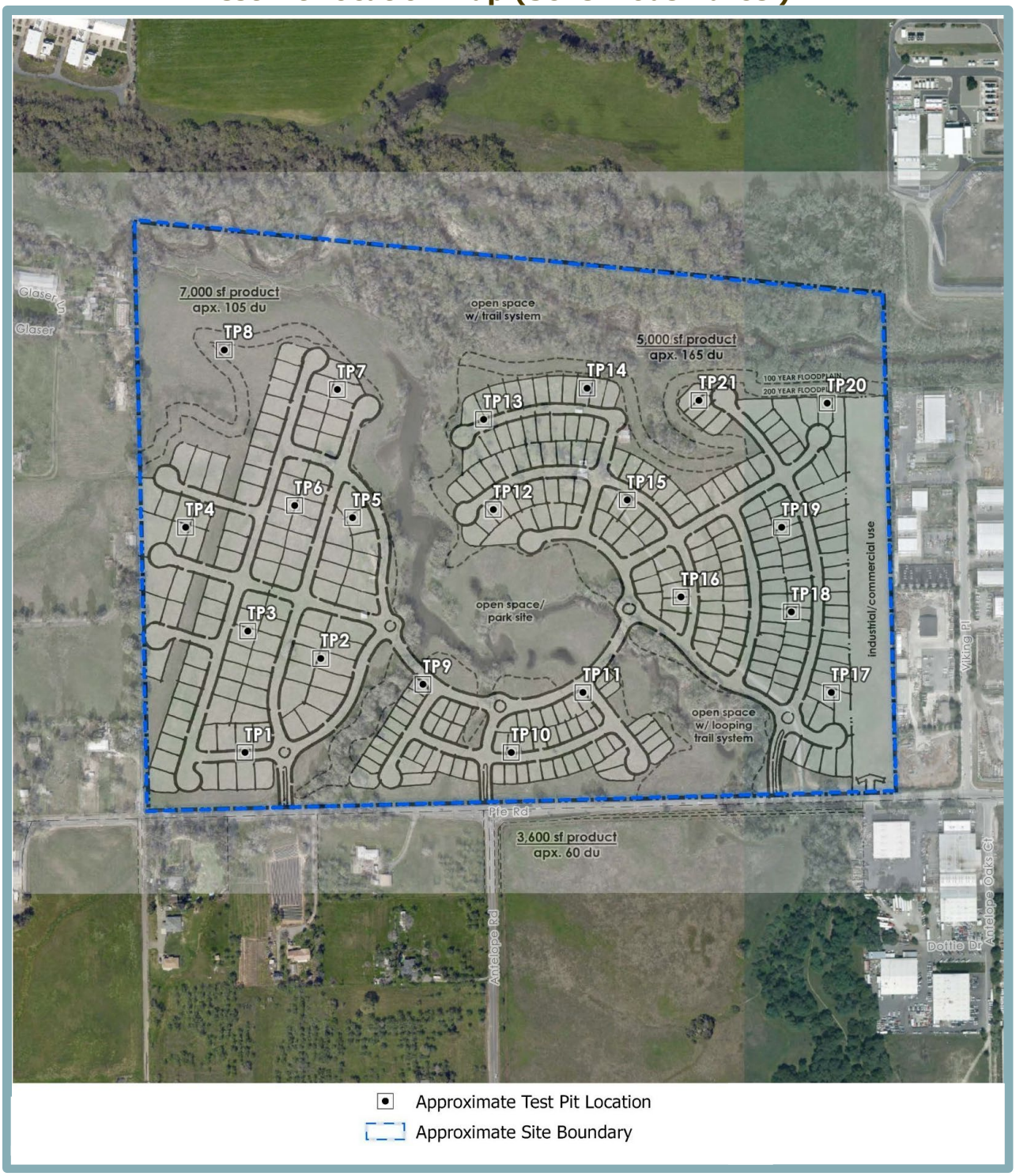
Liquefaction

Liquefaction occurs when saturated fine-grained sands and/or silts lose physical strength temporarily during earthquake-induced shaking and behave as a liquid due to the loss of point-to-point grain contact and transfer of normal stress to the pore water. Liquefaction potential varies with water level, soil type, material gradation, relative density, and probable intensity and duration of ground shaking. The California Geologic Survey (CGS) has designated certain areas within California as potential liquefaction hazard zones, which are areas considered at risk of liquefaction-related ground failure during a seismic event based upon mapped surficial deposits and the depth to the areal groundwater table. The overall project site and off-site improvement areas are not currently mapped for potential liquefaction hazard by the CGS. Based on the findings of the Geotechnical Engineering Reports, WKA concluded that the potential for liquefaction within the Schellhous parcel and Placer Greens parcel is considered to be low and very low, respectively.

Expansive Soils

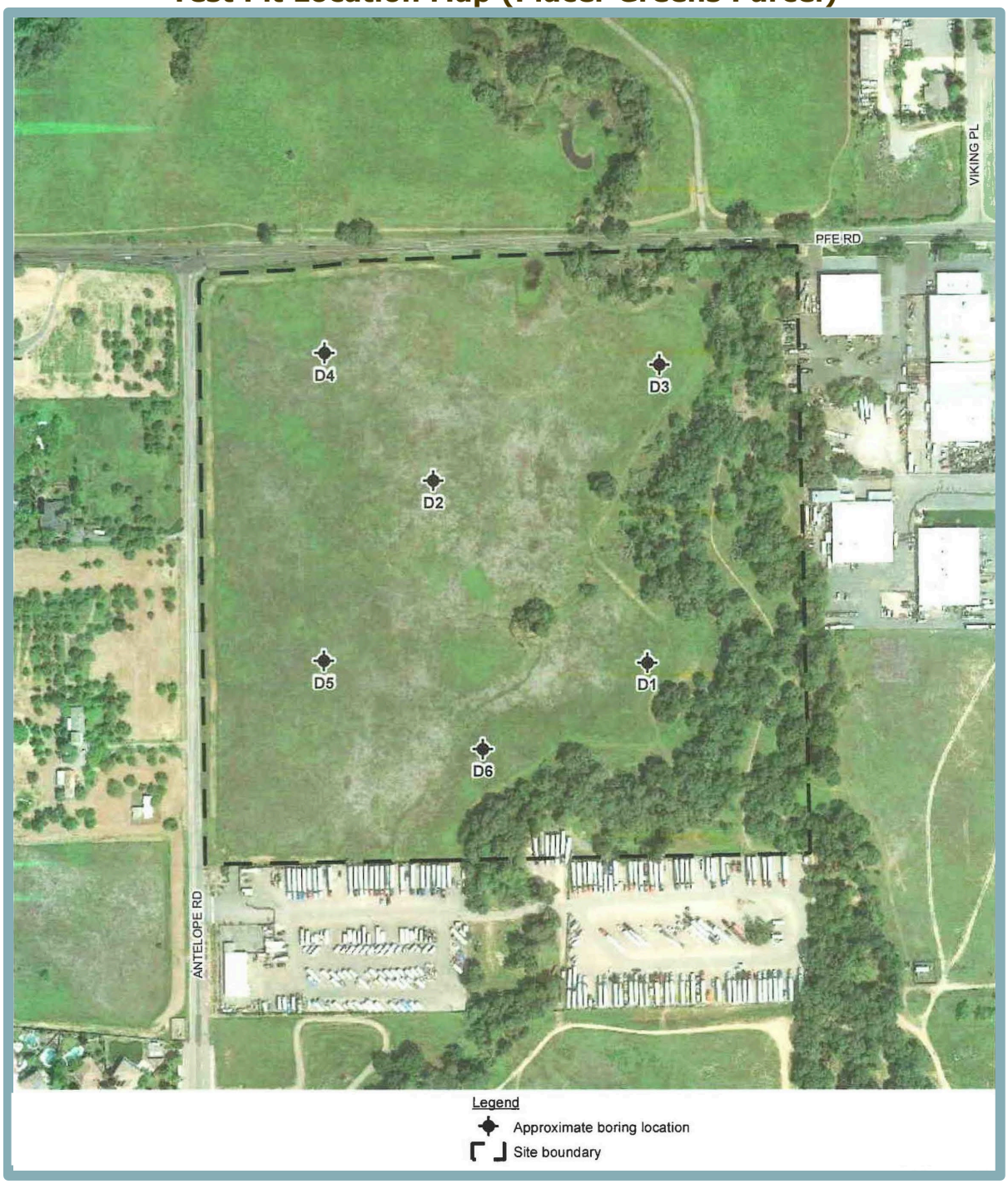
Expansive soils are characterized by their ability to undergo significant volume change due to variation in moisture content. Compressible materials consisting of surficial organic material, loose soils, undocumented fills, debris, rubble, rubbish, etc., are considered unsuitable materials for support of proposed structures as such materials can differentially settle. Changes in soil moisture content can result from rainfall, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors and may cause unacceptable settlement of structures. According to the Geotechnical Engineering Reports, the silts and clays found on the project are considered potentially expansive with moderately slow permeability and slow runoff.

Figure 10-1
Test Pit Location Map (Schellhous Parcel)



Note: Figure 10-1 reflects a previous conceptual lotting design. Please see Figure 3-6 and Figure 3-7 in Chapter 3, Project Description, of this EIR for the current site plans.

Figure 10-2
Test Pit Location Map (Placer Greens Parcel)



Additionally, a Web Soil Survey conducted for the overall project site and off-site improvement areas indicates that the on-site soils have a moderate to high shrink-swell potential.[13]

Groundwater

Groundwater was not encountered during WKA's explorations or during previous studies in the project area. The recorded high groundwater elevation in the project area is expected to be approximately 80 to 100 feet bgs.

Paleontological Resources

Paleontological resources are limited, non-renewable resources of scientific, cultural, and educational value that are explicitly afforded protection by CEQA. As part of the Cultural Resources Assessment prepared for the Schellhous parcel, a paleontological resources sensitivity analysis was conducted, which included information regarding the Schellhous parcel, as well as the surrounding area. In addition, an intensive-level pedestrian survey of the Schellhous parcel was conducted on October 26 and 27, 2020, and May 29, 2021. The 7.6-acre riparian corridor associated with Dry Creek along the northern portion of the site was not surveyed as development is not currently planned for that area. Paleontological resources of any kind were not identified within the Schellhous parcel during the field survey.

A search of the paleontological records in the University of California Museum of Paleontology (UCMP) database was conducted by Natural Investigations Company on November 6, 2020, in order to determine the project's potential to impact significant paleontological resources on or in the vicinity of the project site and off-site improvement areas.[14] The search indicated 64 fossil localities have been recorded within Placer County. Of the identified fossil localities, only four localities have produced vertebrate fossils. A locality near Rocklin yielded a Pleistocene-age mastodon from the Mehrten Formation, while a locality near Lincoln produced three Tertiary-age vertebrates, a bony fish, a mammal, and a reptile. A cartilaginous fish from the Cretaceous was recovered from the third locality of the Chico Formation. The *Texas Flat 1* locality within the Chico Formation has also produced vertebrate fossils, though specimens have not been formally catalogued in the UCMP database.

The remaining localities recorded in the UCMP database have produced plant and invertebrate specimens, mainly from the Middle Eocene Ione and Late Cretaceous Chico formations, as well as plant microfossils from Early Holocene lacustrine deposits west of Lake Tahoe. Additionally, a small outcrop of the Chico Formation, now a residential development near Granite Bay, has produced a diverse array of Late Cretaceous fossils, including invertebrates, plants, and dinosaurs. Petrified wood specimens were also unearthed in the Ione Formation during a recent roadway widening project near Granite Bay. The above geologic rock units do not occur in the project area and UCMP records do not show any paleontological resources from the Turlock Lake Formation from Placer County.

10.3 REGULATORY CONTEXT

The following section is a brief summary of the regulatory context under which soils, geology, seismic hazards, and paleontological resources are managed at the federal, State, and local levels.

[13] U.S. Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey.* Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed July 28, 2021.

[14] Natural Investigations Company. *Cultural Resources Assessment for the Creekview Ranch Development Project, Unincorporated Dry Creek-West Placer Community Area of Placer County, California.* June 2021.

Federal Regulations

The following are the federal environmental laws and policies relevant to soils, geology, seismic hazards, and paleontological resources.

Federal Earthquake Hazards Reduction Act

Passed by Congress in 1977, the Federal Earthquake Hazards Reduction Act is intended to reduce the risks to life and property from future earthquakes. The Act established the National Earthquake Hazards Reduction Program (NEHRP). The goals of NEHRP are to educate and improve the knowledge base for predicting seismic hazards, improve land use practices and building codes, and to reduce earthquake hazards through improved design and construction techniques.

International Building Code

The Uniform Building Code (UBC) was first published in 1927 by the International Council of Building Officials and is intended to promote public safety and provide standardized requirements for safe construction. The UBC was replaced in 2000 by the new International Building Code (IBC), published by the International Code Council (ICC), which is a merger of the International Council of Building Officials' UBC, Building Officials and Code Administrators International's National Building Code, and the Southern Building Code Congress International's Standard Building Code. The intention of the IBC is to provide more consistent standards for safe construction and eliminate any differences between the three preceding codes. All State building standard codes are based on the federal building codes.

State Regulations

The following are the State environmental laws and policies relevant to soils, geology, seismic hazards, and paleontological resources.

Alquist-Priolo Earthquake Fault Zoning Act

The 1972 Alquist-Priolo Earthquake Fault Zone Act was passed to prevent the new development of buildings and structures for human occupancy on the surface of active faults. The Act is directed at the hazards of surface fault rupture and does not address other forms of earthquake hazards. The locations of active faults are established into fault zones by the Alquist-Priolo Zone Act. Local agencies regulate any new developments within the appropriate zones in their jurisdiction.

The Alquist-Priolo Zone Act regulates development near active faults so as to mitigate the hazard of surface fault rupture. The Alquist-Priolo Zone Act requires that the State Geologist (Chief of the California Department of Mines and Geology [CDMG]) delineate "special study zones" along known active faults in California. Cities and counties affected by the special study zones must regulate certain development projects within the special study zones. The Alquist-Priolo Zone Act prohibits the development of structures for human occupancy across the traces of active faults. According to the AP Zone Act, active faults have experienced surface displacement during the last 11,000 years. Potentially active faults are those that show evidence of surface displacement during the last 1.6 million years. A fault may be presumed to be inactive based on satisfactory geologic evidence; however, the evidence necessary to prove inactivity sometimes is difficult to obtain and may not exist.

Seismic Hazards Mapping Act

The California Seismic Hazards Mapping Act of 1990 (California Public Resources Code Section 1690-2699.6) addresses non-surface rupture earthquake hazards, including liquefaction, induced

landslides, and subsidence. A mapping program is also established by this Act, which identifies areas within California that have the potential to be affected by such non-surface rupture hazards. The Seismic Hazards Mapping Act specifies that the lead agency for a project may withhold development permits until geologic or soils investigations are conducted for specific sites and mitigation measures are incorporated into plans to reduce hazards associated with seismicity and unstable soils.

California Building Standards Code

The State of California regulates development within the State through a variety of tools that reduce or mitigate potential hazards from earthquakes or other geologic hazards. The 2019 California Building Standards Code (CBSC) (California Code of Regulations, Title 24) governs the design and construction of all building occupancies and associated facilities and equipment throughout California. In addition, the CBSC governs development in potentially seismically active areas and contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. The California building standards include building standards in the national building code, building standards adapted from national codes to meet California conditions, and building standards adopted to address particular California concerns. The CBSC is updated on a triennial cycle. The latest update, the 2019 CBSC, became effective on January 1, 2020.

Local Regulations

Relevant goals and policies from the Placer County General Plan and various other local guidelines and regulations related to soils, geology, seismic hazards, and paleontological resources.

Placer County General Plan

The following goals and policies from the Placer County General Plan are applicable to the proposed project.

Goal 5.D 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.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.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.

Goal 1.K To protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset in the promotion of recreation and tourism.

Policy 1.K.4 The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:

a. Limit cuts and fills;
b. Limit grading to the smallest practical area of land;
c. Limit land exposure to the shortest practical amount of time;
d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.

Goal 8.A To minimize the loss of life, injury, and property damage due to seismic and geological hazards.

Policy 8.A.2 The County shall require submission of a preliminary soils report, prepared by a California registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.

Policy 8.A.3 The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.

Dry Creek-West Placer Community Plan

The following policy from the Environmental Resources Management Element of the DCWPCP is applicable to the proposed project.

Policy 23 Require the application of measures which mitigate soil erosion and air and water pollution from earth-disturbing activities related to land development.

Placer County Code

Articles 15.01 and 15.48 of the Placer County Code are applicable to the proposed project and are summarized below.

California Building Codes

Article 15.01, California Building Codes, of the Placer County Code includes definitions, standards, and enforcement guidelines to ensure all new development comply with the latest version of the CBSC. Section 15.04.121 outlines the violations and penalties for any person who violates or fails to comply with any of the provisions in Article 15.01 of the Code.

Grading, Erosion and Sediment Control Ordinance

Article 15.48, Grading, Erosion and Sediment Control, of the Placer County Code, establishes regulations to limit the pollution of watercourses with hazardous materials, nutrients, sediments, and/or other earthen materials on or caused by surface runoff. Per Section 15.48.580, all drainage facilities must be designed and engineered consistent with the West Placer Storm Water Quality Design Manual. Section 15.48.630 establishes erosion and sediment controls for grading operations, including, but not limited to, use of stabilization methods to control erosion, preservation of natural features, limiting of runoff discharged from the site, and limiting the transport of dust off the project site and off-site improvement areas or into any drainage course or body of water.

10.4 IMPACTS AND MITIGATION MEASURES

This section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to geology, soils, and paleontological 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 in coordination with Placer County, a significant impact related to geology and soils would occur if the proposed project would result in any of the following:

- Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
    - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault;
    - Strong seismic ground shaking;
    - Seismic-related ground failure, including liquefaction; and
    - Landslides.
- Result in substantial soil erosion or the loss of topsoil;

- 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;
- Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property;
- Have soils incapable of supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water (see Chapter 19, Effects Not Found to be Significant);
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;
- Result in significant disruptions, displacements, compaction or overcrowding of the soil;
- Result in substantial change in topography or ground surface relief features;
- 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 (see Chapter 19, Effects Not Found to be Significant);
- 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 (see Chapter 19, Effects Not Found to be Significant); and/or
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan (see Chapter 19, Effects Not Found to be Significant).

As noted above, issues related to whether the proposed project would result in any of the following impacts are discussed in Chapter 19, Effects Not Found To Be Significant, of this EIR:

- Have soils incapable of supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water (see Chapter 19, Effects Not Found to be Significant);
- 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 (see Chapter 19, Effects Not Found to be Significant);
- 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 (see Chapter 19, Effects Not Found to be Significant); and/or
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan (see Chapter 19, Effects Not Found to be Significant).

Method of Analysis

The analysis for the proposed project's geology, soils, and paleontological impacts is based primarily on the Geotechnical Engineering Reports prepared by WKA. The analysis for the proposed project's impact to paleontological resources is based primarily on the Cultural Resource Assessment prepared by Natural Investigations Company for the Schellhous parcel and the Cultural Resources Inventory and Effects Assessment for the Placer Greens parcel. In addition, information from the California Department of Conservation, USDA, and the Placer County General Plan and associated EIR were used for the analysis.

Geotechnical Engineering Reports Analysis

The Geotechnical Engineering Reports prepared for the Schellhous parcel and the Placer Greens parcel were prepared on December 1, 2020 and September 17, 2014, respectively, and relied on a number of analytical tasks, including the following:

- Site reconnaissance on November 4 and 5, 2020 for the Schellhous parcel and June 11, 2003 for the Placer Greens parcel;
- Review of historic U.S. Geological Survey (USGS) topographic maps, historical aerial photographs, and available groundwater information;
- Review of previous geotechnical reports prepared for the project site and vicinity;
- Excavation of subsurface exploration of each parcel, including the drilling and sampling of 21 borings on the Schellhous parcel and six borings on the Placer Greens parcel, for a total of 27 borings to depths ranging from approximately 10 to 15 feet bgs;
    - Subsurface conditions at the Schellhous parcel were explored on November 4 and 5, 2020 by excavating 21 test pits using a tire-mounted Case 580M backhoe to a maximum depth of approximately 10 feet bgs. Test pit TP2 was terminated at a depth of approximately 7 feet bgs due to refusal in well cemented hardpan. The approximate test pit locations are presented in Figure 10-1.
    - A total of six borings were drilled on the Placer Greens parcel on June 11, 2003, at the approximate locations indicated on Figure 10-2, to a maximum depth of approximately 10 to 15 feet bgs, using a CME 55 truck-mounted drill rig equipped with six-inch diameter solid helical augers. Relatively undisturbed soil samples were recovered from the borings at selected intervals by a 2.5-inch outer-diameter, 2-inch inner-diameter, modified California sampler (ASTM D3550) driven by an automatic 140-pound hammer freely falling 30 inches. Upon completion of drilling, the test borings were backfilled from final test boring depth up to original ground surface with excavated soils.
    - Disturbed bulk samples were collected during the field exploration.
- Laboratory testing of a selection of soil samples from the bulk samples collected during the field explorations to determine the characteristics and engineering properties of the soil; and
- Engineering analysis.

Cultural Resource Assessments Analyses

The Cultural Resources Assessment for the Schellhous parcel included a paleontological sensitivity analysis, which contained information regarding the Schellhous parcel, as well as the surrounding area. The paleontological sensitivity analysis conducted as part of the Cultural Resource Assessment consisted of a search of the paleontological records on the UCMP database in order to determine the project's potential to impact significant paleontological resources in the vicinity of the project site. Natural Investigations also conducted a review of recent geologic mapping published by CGS and USGS. In addition, an intensive-level pedestrian survey of the Schellhous parcel was conducted by qualified archaeologists on October 26 and 27, 2020, and May 29, 2021. The 7.6-acre riparian corridor was not surveyed, as development is not currently planned for that area. The remaining portions of the project site were surveyed using transects spaced between one and 15 meters.

An intensive-level pedestrian survey of the Placer Greens parcel was completed on February 25, 2015, as part of the Cultural Resources Inventory and Effects Assessment prepared for the Placer Greens parcel. The entire Placer Greens parcel was surveyed, with the exception of a 0.88-acre



area located along the northern boundary of the project site, which was not accessible for survey due to the density of the undergrowth and brambles along the Dry Creek tributary.

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.

10-1 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction, and landslides. Based on the analysis below, the impact is *less than significant*.

According to the Placer County General Plan, Placer County lies within a seismically active area of the western U.S., but beyond the influence of the highly active faults found along California's coast. The western portion of the County, in which the proposed project is located, is generally characterized by low seismicity, and is not in an area at risk for severe ground shaking associated with earthquakes.[15] As discussed above, the project site and off-site improvement areas are not underlain by any active faults, nor are they located within an Alquist-Priolo Fault Study Zone. While lower-intensity earthquakes could potentially occur at the site, the design of project structures would be required to adhere to the provisions of the 2019 CBSC. The 2019 CBSC contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. In addition, the Geotechnical Engineering Reports concluded that the overall potential for liquefaction at the site is very low to low if a seismic event should occur.

Furthermore, because the project site and off-site improvement areas do not contain any steep slopes and are not located at or near any active or potentially active faults, the risk of landslide, liquefaction, and/or ground failure on the site would not be substantial. Therefore, the proposed project would not expose people or structures to the risk of loss, injury, or death involving rupture of an earthquake fault, strong ground shaking, ground failure, liquefaction, or landslides, and a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

10-2 Result in substantial soil erosion or the loss of topsoil. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Erosion refers to the removal of soil from exposed bedrock surfaces by wind or water. Although naturally occurring, erosion is often accelerated by human activities that disturb soil and vegetation. According to the Geotechnical Engineering Report prepared for the Schellhous parcel, the surface and near-surface soil conditions predominantly consisted of low to moderate plastic sandy clay. The surface and near-surface soil conditions

[15] Placer County. *Countywide General Plan EIR* [pg. 9-1]. July 1994.

encountered during the borings on the Placer Greens parcel generally consisted of alternating layers of dense and partially cemented, sandy and clayey silts, and silty sands to the maximum depth of approximately 15 feet bgs. Near-surface sandy and silty clays were encountered in three of the borings at depths of approximately 1.5 to two feet bgs.

The soils present on the project site and the off-site improvement areas are considered moderately susceptible to erosion. Buildout of the proposed project 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. Additionally, the grading phase of the construction period would require the import of 100,000 cubic yards of soil. Given the substantial import of soil, temporary stockpiling may occur during the grading phase, which would leave soils subject to erosion. Upon development of the site with buildings and structures, the amount of exposed soil that may be lost due to wind or stormwater runoff would be minimized.

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

Although topsoil exposure would be temporary during early construction activities and would cease once development of buildings and structures occurs, after grading and leveling and prior to overlaying the ground surface with structures, the potential exists for erosion to occur. Therefore, short-term, construction related impacts associated with soil erosion and the loss of topsoil would be considered ***significant***.

Mitigation Measure(s)

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

10-2(a) *Prior to construction commencing, the applicant shall provide evidence to the ESD of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.*

10-2(b) *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 of each project phase, The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and offsite. All existing and proposed utilities and easements, onsite 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 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 is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.*

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

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

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans reapproved 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.

10-2(c) *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 Placer County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the 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 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 for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by Placer County ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Placer County 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.

10-3 Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Issues associated with unstable geologic units and/or soils, including landslide, lateral spreading, subsidence, liquefaction, and collapse are discussed below.

Expansive Soils

Based on the findings by the Geotechnical Engineering Reports, the soils on site have a moderate to high potential for expansion and pose a risk for future heave and cracking of concrete slabs, as well as lightly loaded foundations and pavements.

Additionally, a Web Soil Survey conducted for the project site and off-site improvement areas indicates that the on-site soils have a moderate to high shrink-swell potential.[16] Therefore, the proposed project is subject to risks related to expansive soils.

Landslide

A landslide is defined as the movement of a mass of rock, debris, or earth down a slope. Almost every landslide has multiple causes. Slope movement occurs when forces acting down-slope exceed the strength of the earth materials that compose the slope. Landslides in California occur mainly due to intense rainfall or are triggered by earthquakes. Based on information available on the CGS website, the project site and off-site improvement areas are not currently within a State of California Seismic Hazard Zone for seismically-induced landsliding.[17] In addition, the topography of the project site is defined by gently rolling hills and does not contain any steep slopes. Therefore, the potential for landslides to occur within the project site, off-site improvement areas, and immediately surrounding area is low.

Lateral Spreading

Lateral spreading is associated with terrain near free faces such as excavations, channels, or open bodies of water. The project site and off-site improvements areas are relatively level and consist of gently rolling hills, with the exception of the Dry Creek tributary areas, which could be considered to include free faces. However, the on-site Dry Creek tributaries would be maintained as open space and would not be disturbed by the development of the proposed project. The Geotechnical Engineering Reports concluded that the soils on the site and in off-site improvement areas would not create any excavation difficulties, nor would the gentle slopes present within the development areas of the proposed project create any slope instability. Given that the proposed development area does not contain any steep slopes or free faces, the proposed project would not be subject to substantial risks related to lateral spreading.

Liquefaction

Liquefaction occurs when saturated fine-grained sand and/or silts lose their physical strength temporarily during earthquake-induced shaking and behave as a liquid. The CGS has designated certain areas within California as potential liquefaction hazard zones. The areas considered at risk of liquefaction-related ground failure are based upon mapped surficial deposits and depth to the areal groundwater table. The project site and off-site improvement areas are not currently mapped for potential liquefaction hazard by the CGS. Thus, the Geotechnical Engineering Reports concluded that the overall potential for liquefaction at the project site and off-site improvement areas are very low to low.

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16 U.S. Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey.* Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed July 28, 2021.

17 California Department of Conservation. *CGS Information Warehouse: Landslides*. Available at: http://maps.conservation.ca.gov/cgs/informationwarehouse/. Accessed August 2021.

Collapse

As discussed above, the design of the project structures would be required to adhere to the provisions of the most recent version of the CBSC in effect at the time of building permit issuance. Additionally, the development of the project would follow Article 15.04 of the Placer County Municipal Code. Structures built according to the seismic design provisions of current building codes would be able to resist major earthquakes without collapse, but with some structural, as well as non-structural damage. Given the project's adherence to the CBSC requirements, the proposed project would not be subject to substantial risks associated with building collapse.

Conclusion

Based on the above, the proposed project would not likely be subject to issues associated with lateral spreading, subsidence, liquefaction, or collapse. However, expansive soils were identified within the project site. The Geotechnical Engineering Reports include recommendations to ensure adequate support of the proposed improvements, including recommendations related to expansive soils. Such recommendations include, but are not limited to, scarification, moisture conditioning, compaction, presoaking existing subgrade soils prior to placement of concrete, and mixing subgrade soil with lime in areas underlain by clay and silt. However, because a final geotechnical engineering report has not yet been prepared, 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.

10-3(a) *The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) 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, potential for smectite clays etc.); and*
F. *Slope stability.*

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

If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the

soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).

10-3(b) *The preliminary geotechnical engineering reports performed by Wallace and Kuhl dated December 1, 2020 for the Schellhous parcel and September 17, 2014 for the Placer Greens parcel indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.*

A) For pad graded lots, prior to final acceptance of project improvements or consideration of early Building Permits and after the completion of the pad grading for all lots, the applicant shall submit to the Engineering and Surveying Division (ESD) for review and approval, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). Once approved by the ESD, two copies of the final soil investigation and certification for each lot shall be provided to the ESD and one copy to the Building Services Division for its use.

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

10-4 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

A paleontological record search for the proposed project was performed as part of the Cultural Resources Assessment by the Natural Investigations Company in order to determine the presence of paleontological resources or unique geologic features on the project site. As previously discussed, the project site is underlain by Pleistocene alluvial deposits consisting of gravels, sands, silts, and clays of the Turlock Lake Formation. The alluvial sediments comprising the Turlock Lake Formation originated from the Sierra Nevada and are deeply weathered and dissected. Results of the search determined that four vertebrate localities have been discovered within Placer County. Although the geologic formation is known to have a high paleontological potential, paleontological resources have not been discovered on or in the vicinity of the project site. Thus, implementation of the proposed project would be considered to have a low potential to

uncover or damage fossils or cause significant impacts to any resource that currently qualifies as a significant paleontological resource.

Although the project site does not contain any known paleontological resources or unique geologic features, due to the potential for paleontological resources to be found in the Turlock Lake Formation, the potential exists that a unique paleontological resource or site could be unearthed during project construction activities. Thus, 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.

10-4 *Should paleontological resources be discovered during ground-disturbing activities, work shall be halted in the area within 50 feet of the find. The applicant shall notify the Placer County Community Development Resource Agency and retain a qualified paleontologist to inspect the discovery. If deemed significant under criteria established by the Society for Vertebrate Paleontology with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., University of California Museum of Paleontology [UCMP] or Sierra College), where the discovery would be properly curated and preserved for the benefit of current and future generations. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement plans approved by the Placer County Engineering and Surveying Division for the proposed project, where excavation work would be required. Construction may continue in areas outside of the buffer zone.*

10-5 Result in significant disruptions, displacements, compaction or overcrowding of the soil, or substantial change in topography or ground surface relief features. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The most distinct topographic feature of the site is the riparian corridor located throughout the project site. Aside from the riparian corridor, the topography of the site is relatively flat and consists primarily of gently rolling terrain. The proposed project would include removal of existing vegetation within the proposed development area, grading for building pads, roads, and other associated project improvements. However, as discussed in Chapter 3, Project Description, the riparian corridor and the immediate surrounding area would be retained, and protected as open space.

Nonetheless, the proposed project would include site preparation, grading, paving, utility placement, and various other construction activities which would disrupt on-site soils. As such, soils on the project site and off-site improvement areas would be reworked as necessary to support the development, potentially resulting in disruptions, displacements, compaction, or overcrowding of the soils. The proposed project would include

modifications to the project site and off-site improvement areas 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 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.

10-5 Implement Mitigation Measures 10-2(b), 10-2(c), 10-3(a), and 10-3(b).

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. Additional detail regarding the cumulative project setting can be found in Chapter 20, Statutorily Required Sections, of this EIR.

10-6 Cumulative increase in the potential for geological related impacts and hazards. Based on the analysis below, the cumulative impact is *less than significant*.

Impacts to geology, soils, seismicity, and paleontological resources related to implementation of the proposed project are analyzed throughout this chapter. As discussed above, existing geological and soil conditions on the site would generally be adequate to support development of the proposed project. In addition, Mitigation Measure 10-3, which requires the preparation of a final geotechnical engineering report, would ensure the appropriate recommendations are implemented to reduce project-specific impacts related to geology and soils to a less-than-significant level.

While some geologic characteristics may affect regional construction practices, impacts and mitigation measures are primarily site-specific and project-specific. For example, impacts resulting from development on expansive soils at one project site are not worsened by impacts from development on expansive soils or undocumented fill at another project site. Rather, the soil conditions, and the implications of such conditions for each project, are independent.

As such, the potential for cumulative impacts related to geology, soils, and seismicity, to which implementation of the proposed project might contribute, is ***less than significant***.

Mitigation Measure(s)

None required.

11. Hazards and Hazardous Materials

11. HAZARDS AND HAZARDOUS MATERIALS

11.1 INTRODUCTION

The Hazards and Hazardous Materials chapter of the EIR describes existing and potentially occurring hazards and hazardous materials within the proposed project area. The chapter includes a discussion of potential impacts posed by such hazards to the environment. In addition, surrounding land uses are discussed in order to provide an assessment of whether the project could impact surrounding land uses. However, the question of whether surrounding land uses could impact the project's future residents is not a question requiring analysis under CEQA.[1]

The Hazards and Hazardous Materials chapter is primarily based on information drawn from a Phase I Environmental Site Assessment (ESA) (see Appendix G of this EIR)[2] and a Phase II ESA (see Appendix H of this EIR)[3] prepared for the Schellhous parcel by Wallace-Kuhl & Associates (WKA), a Phase I ESA prepared for the Placer Greens parcel by WKA (see Appendix I of this EIR),[4] as well as the Placer County General Plan[5] and associated EIR,[6] and the Dry Creek-West Placer Community Plan (DCWPCP).[7]

11.2 EXISTING ENVIRONMENTAL SETTING

The following section includes a definition of hazardous materials and descriptions of the existing conditions associated with the project site related to hazards and hazardous materials.

Hazardous Materials

The term hazardous substance refers to both hazardous materials and hazardous wastes. A material is defined as hazardous if the material appears on a list of hazardous materials prepared by a federal, State, or local regulatory agency or if the material has characteristics defined as hazardous by such an agency. The California Environmental Protection Agency (Cal-EPA), California Department of Toxic Substance Control (DTSC) defines hazardous waste, as found in the California Health and Safety Code Section 25141(b), as follows:

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1 Per the *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369 (*CBIA*), the California Supreme Court held that "agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project's future users or residents. But when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the project's impact on the environment – and not the environment's impact on the project – that compels an evaluation of how future residents or users could be affected by exacerbated conditions." (*Id.* at pp. 377-378.).

2 Wallace-Kuhl & Associates. *Phase I Environmental Site Assessment, 2360 PFE Road Property, Roseville, California.* November 4, 2020.

3 Wallace-Kuhl & Associates. *Phase II Environmental Site Assessment, 2360 PFE Road Property Phase II, Roseville, California.* December 8, 2020.

4 Wallace-Kuhl & Associates. *Phase I Environmental Site Assessment, Placer Greens Property, Antelope Road North and PFE Road, Roseville, California*. September 29, 2014.

5 Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).

6 Placer County. *Countywide General Plan EIR*. July 1994.

7 Placer County. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.

> […] its quantity, concentration, or physical, chemical, or infectious characteristics: (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; (2) pose a substantial present or potential hazard to human health or the environment, due to factors including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bioaccumulative properties, or persistence in the environment, when improperly treated, stored, transported, or disposed of, or otherwise managed.

The following discussion focuses on the potential Recognized Environmental Conditions (RECs) associated with the 186-acre project site, which is comprised of the 141.07-acre Schellhous parcel, located on the north side of PFE Road at the terminus of Antelope Road, and the 44.53-acre Placer Greens parcel, located on the south side of PFE Road, east of Antelope Road. A REC indicates the presence or likely presence of any hazardous substances in, on, or at a property due to any release into the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.[8]

Additionally, the following section includes a discussion of historical RECs (HRECs) associated with the project site. A HREC indicates a past release of hazardous substances or petroleum products that has occurred in connection with a property and has been addressed to the satisfaction of the applicable regulatory authority. A HREC does not have any property use restrictions, and thus, does not have any use limitations with respect to future activities on the property. The following discussion also addresses the possibility of controlled RECs (CRECs) associated with the project site. A CREC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Project Area Conditions

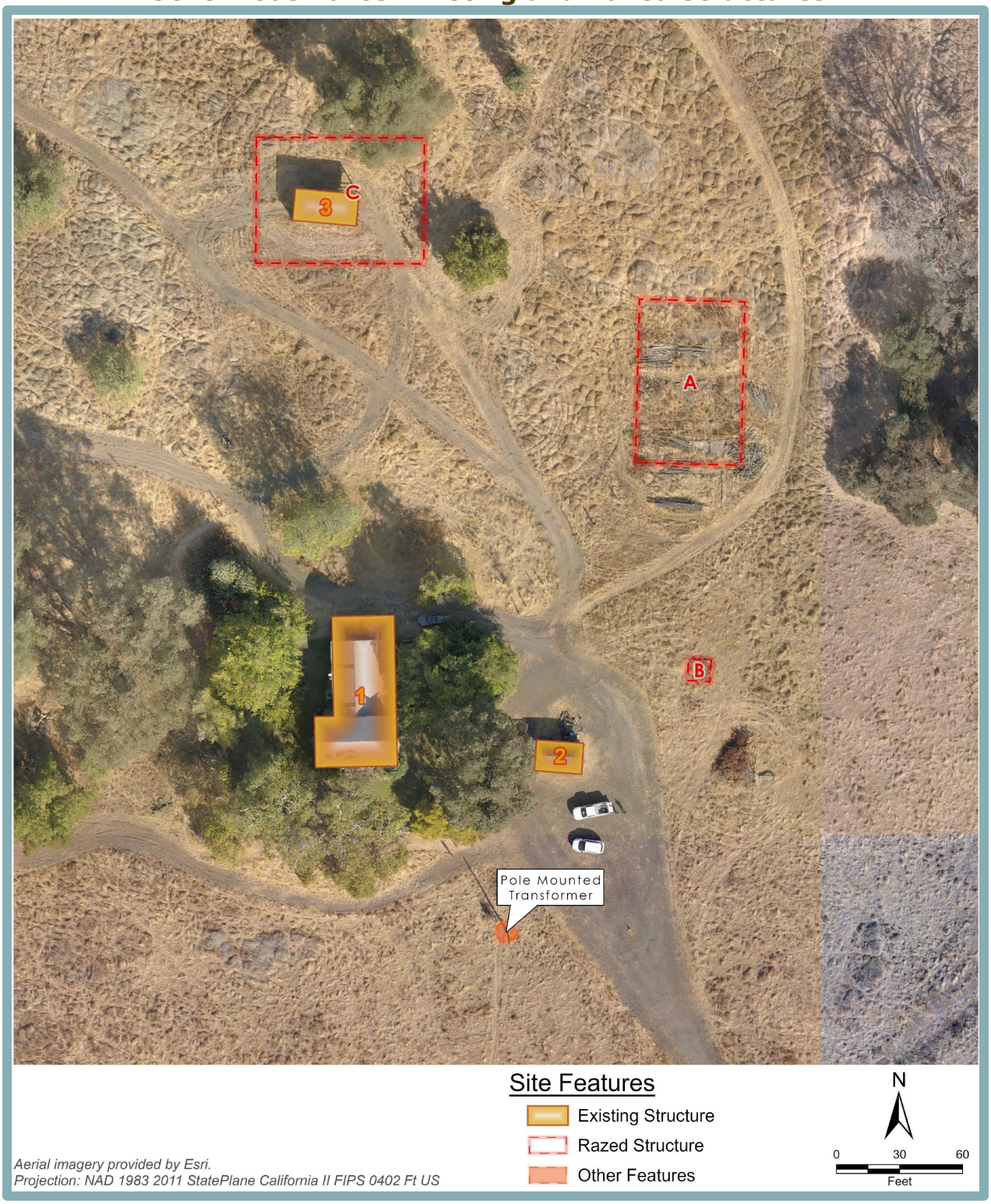
The project site is located at the southeastern corner of the DCWPCP area. The existing on-site conditions of the Schellhous parcel and Placer Greens parcel are discussed separately below.

Schellhous Parcel

According to the Phase I ESA prepared for the Schellhous parcel, the northcentral portion of the parcel has been developed since at least 1902. According to the current property co-owner, the majority of the property was used as pasture until 2017, with the only exceptions being the areas inhabited by existing and previous structures and areas previously used for agricultural purposes. Currently, a two-story residence (Existing Structure 1), a metal-sided shed (Existing Structure 2), and a metal-sided pole barn (Existing Structure 3) are present in the northcentral portion of the parcel (see Figure 11-1). Existing Structure 1, which includes a small basement under the northern portion of the structure, and Existing Structure 2 have been on the property since between 1891 and 1902. Existing Structure 3 has been present since at least 2009. Existing Structure 2 has a concrete floor and foundation and is used to store a lawnmower and tools. Existing Structure 3 is used to store a tractor.

[8] ASTM International. *ASTM E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* 2013.

Figure 11-1
Schellhous Parcel Existing and Razed Structures



The parcel previously included several structures that have since been demolished. A barn (Razed Structure A) and at least two small sheds were present on-site in the northcentral portion of the parcel from at least 1937 to 2018. According to the current co-owner of the property, Razed Structure A was demolished in 2018. Piles of wood from the structure remain on-site; however, as observed during the field survey conducted as part of the Phase I ESA, the wood does not appear to have been painted. A small remnant of a concrete foundation is present in the former location of one of the previous sheds (Razed Structure B) and is located to the east of Existing Structure 1. Visual indicators are not available to specifically show the location occupied by the second shed (Razed Structure C); however, the structure was roughly sited within proximity of Existing Structure 3. In addition, the southwest portion of the parcel previously included a mobile home and corral (Razed Structure D), which were present on-site from 1985 to 2018, after which they were razed. Remnants of a cattle corral are located to the north of the residence, and an approximately 4.5-acre almond orchard previously existed to the west of the residence (see Figure 11-2). Each was present on-site starting in at least 1937. According to the current property co-owner, tending of the orchard ceased in at least 1950. Only a few orchard trees remain, with the area's balance covered in native grasses. A vineyard was reportedly present in the northwest portion of the parcel prior to the 1930s; however, evidence of the vineyard does not remain, and the boundaries of the former vineyard are not precisely known.

The existing potential hazards associated with the Schellhous parcel are described in further detail below and are based on the assessments prepared by WKA.

Organochlorine Pesticides, Arsenic, and Copper Applied as Termiticides

Organochlorine pesticides (OCPs) are a group of chlorinated compounds used as pesticides. OCPs can enter the environment after pesticide applications and can adhere to the soil and air, increasing the chances of high persistence in the environment. Exposure to pesticides has been concluded to increase the risk of hypertension, cardiovascular disorders, and other health-related problems in humans.[9] Arsenic is a metalloid, which possesses characteristics of both a metal and a non-metal, and is widely distributed in the soil, water, air, and rocks. Arsenic was commonly found in pesticides, but has since been removed. The immediate symptoms of acute arsenic poisoning include vomiting, abdominal pain and diarrhea. Long-term exposure to high levels of inorganic arsenic can lead to cancers of the skin, bladder, and/or lungs, as well as adverse pregnancy outcomes.[10] Copper is a metal that occurs naturally in the environment; however, copper compounds are commonly used in agriculture to treat plant diseases. High levels of copper can cause harmful effects such as irritation of the nose, mouth, and eyes, as well as vomiting, diarrhea, stomach cramps, nausea, and even death.[11]

The Phase I ESA determined that OCPs may have been applied as termiticides for the purposes of eliminating termites to areas associated with Existing Structure 1 and Razed Structures A, B, and C, as well as the areas inhabited by the previous almond orchard and vineyard uses.

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9 National Center for Biotechnology Information, U.S. National Library of Medicine, National Institutes of Health. *Organochlorine pesticides, their toxic effects on living organisms and their fate in the environment*. Available at: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5464684/. Accessed July 2021.

10 World Health Organization. *Arsenic*. Available at: https://www.who.int/news-room/fact-sheets/detail/arsenic. Accessed July 2021.

11 Agency for Toxic Substances and Disease Registry, U.S. Department of Health and Human Services. *ToxFAQs for Copper*. Available at: https://wwwn.cdc.gov/TSP/ToxFAQs/ToxFAQsDetails.aspx?faqid=205&toxid=37. Accessed July 2021.

Figure 11-2
Schellhous Parcel Former Almond Orchard and Vineyard



Based on the potential use of termiticides associated with the aforementioned structures, as well as the historical agricultural activities conducted on the Schellhous parcel, a Phase II ESA was prepared by WKA to evaluate the surface soil for residual contaminants associated with previous uses. The Phase II ESA consisted of testing of on-site soils associated with the aforementioned structures, former vineyard, and former orchard for OCPs, in accordance with U.S. Environmental Protection Agency (USEPA) Method 8081A. Figure 11-3 and Figure 11-4 show the on-site soil sample locations. OCPs dichlorodiphenyldichloroethane (DDD), dichlorodiphenyltrichloroethane (DDT), and endrin aldehyde were the only compounds found in soil surrounding Existing Structure 1 that exceeded their respective laboratory reporting limits. The reporting limit is defined as the lowest concentration at which an analyte can be detected in a sample and the concentration reported with a reasonable degree of accuracy and precision. However, OCP compounds were not found in shallow soil around Existing Structure 1 that exceeded their respective DTSC screening level or USEPA Regional Screening Level for residential exposure scenarios. Laboratory analysis did not detect OCPs in soils associated with Razed Structures A, B, or C, or the previous almond orchard and vineyard uses above their respective laboratory reporting limits.

In addition to OCPs, the Phase I ESA determined arsenic may have been applied as a pesticide to areas occupied by the almond orchard and vineyard. As part of the Phase II ESA investigation, analysis of on-site soils was completed in accordance with USEPA Method 6020. The results indicated that arsenic was not present in soils collected at either area at a concentration exceeding the laboratory reporting limit of 2.0 milligrams per kilogram (mg/kg). The Phase I ESA also concluded that copper may have been applied as a pesticide to the area occupied by the vineyard. Analysis of on-site soils conducted as part of the Phase II ESA determined that the total copper concentration detected ranged from 8.5 mg/kg to 16 mg/kg, which is well below the USEPA Regional Screening level of 3,100 mg/kg for residential properties.

Asbestos-Containing Materials

Asbestos is the name for a group of naturally occurring silicate minerals that are considered to be "fibrous" and through processing can be separated into smaller and smaller fibers. The fibers are strong, durable, chemical resistant, and resistant to heat and fire. Because of its fiber strength and heat resistance, asbestos has been used in a variety of building construction materials for insulation and as a fire retardant. Exposure to asbestos increases the risk of developing lung disease, such as lung cancer, mesothelioma, and asbestosis.[12] For buildings constructed prior to 1980, the Code of Federal Regulations (CFR) (Title 29, Section 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

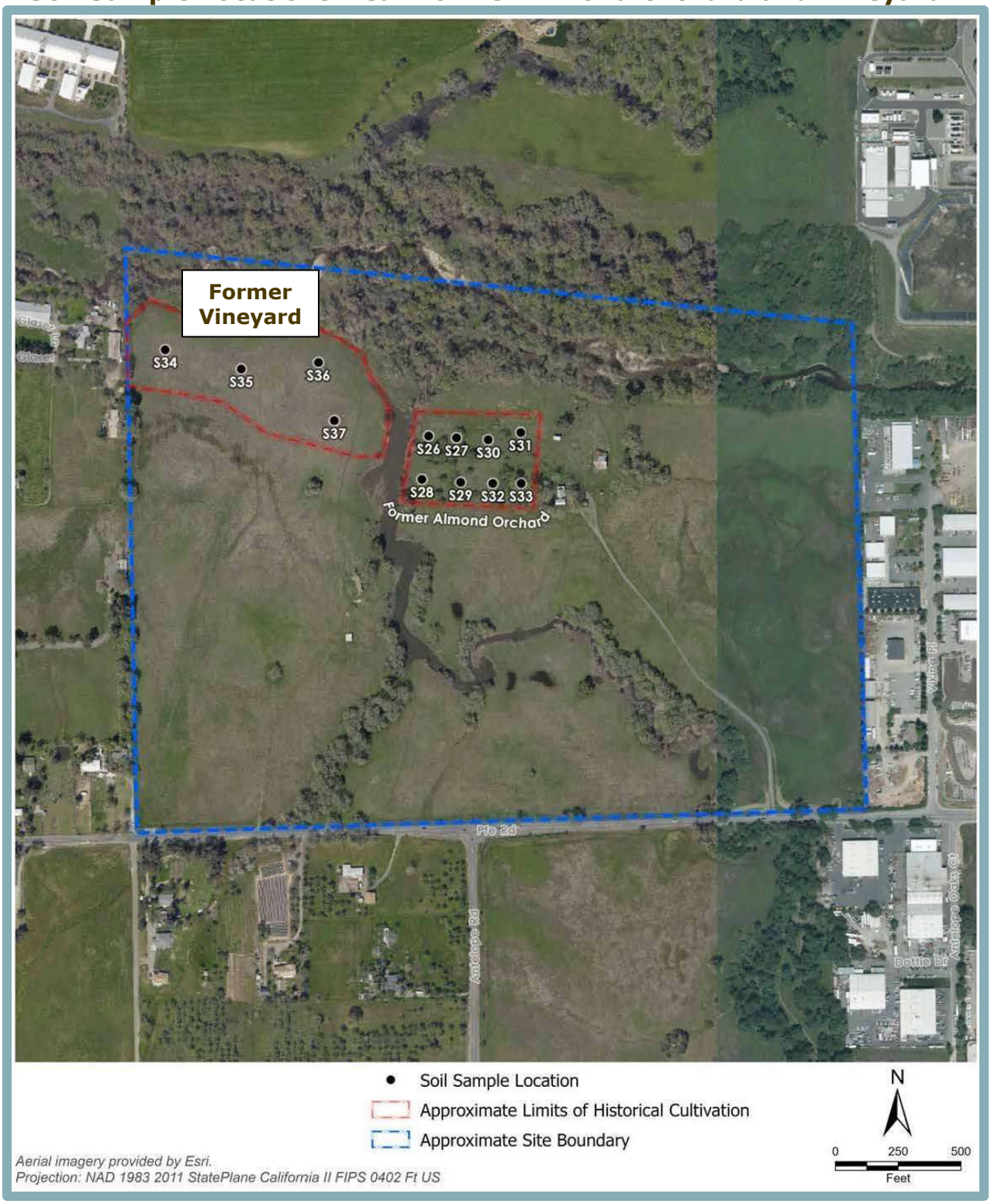
Given the age of Existing Structure 1, the Phase I ESA determined asbestos-containing building materials were potentially used in the construction and/or maintenance of the structure. The Phase II ESA reaffirmed the potential for asbestos to be present within the existing residence.

[12] U.S. Environmental Protection Agency. *Learn About Asbestos*. Available at: https://www.epa.gov/asbestos/learn-about-asbestos#find. Accessed July 2021.

Figure 11-3
Soil Sample Locations Near Structures



Figure 11-4
Soil Sample Locations Near Former Almond Orchard and Vineyard



Lead-Based Paint

Lead is a highly toxic material that may cause a range of serious illnesses, and in some cases death. Lead was most commonly used in paint. In 1978, the Consumer Product Safety Commission banned the use of lead as an additive to paint; however, lead-based paints (LBPs) could be present in structures built prior to 1970. Typically, human exposure to lead from older vintage paint could occur during renovation, maintenance, or demolition work. Due to the age of the structures, the Phase I ESA determined that LBPs could be present in Existing Structure 1, as well as in the soils in the locations of Razed Structures B and C. Because Razed Structure A does not appear to have been painted, the Phase I ESA concluded that LBPs are not expected in soils in the location previously inhabited by the structure.

According to the Phase II ESA, the laboratory results for soil samples collected around Existing Structure 1 found concentrations of total lead ranging from 99 mg/kg to 500 mg/kg, indicating that shallow soil surrounding the structure has been impacted by concentrations of lead exceeding the California DTSC Human and Ecological Risk Office Note 3 Screening Levels established at 80 mg/kg for protecting human health under residential exposure scenarios. However, shallow soil surrounding the location of the Razed Structure B included lead concentrations ranging from 43 mg/kg to 71 mg/kg, below the DTSC screening levels. Similarly, the soil samples collected near Razed Structure C included lead at concentrations ranging from 6.4 mg/kg to 69 mg/kg, also below the DTSC screening levels. Thus, Existing Structure 1 within the Schellhous parcel is the only potential concern associated with LBPs on the project site.

Total Petroleum Hydrocarbon as Diesel, Motor Oil, and Hydraulic Oil

Total petroleum hydrocarbons (TPH) is a term used to describe a large family of several hundred chemical compounds that originally come from crude oil. Crude oil is used to make petroleum products, which can contaminate the environment. TPH is a mixture of chemicals, but they are all made mainly from hydrogen and carbon, called hydrocarbons. TPH compounds can result in several impacts to human health, including effects on the central nervous system, the blood, immune system, lungs, skin, and eyes.[13]

According to the site reconnaissance performed as part of the Phase I ESA, WKA observed significant staining beneath the tractor stored within Existing Structure 3, covering an area approximately three feet wide by six feet long. WKA also observed an odor associated with the stained soil that was consistent with heavy hydrocarbons, such as diesel or aged motor oil. A measurement of the vertical extent of the stained soil revealed that soil to a depth of 18 inches below ground surface (bgs) continued to exhibit staining. As part of the Phase II ESA investigation, soils collected from 12 inches to 18 inches bgs were tested for TPH in accordance with USEPA Method 8015M. The analysis determined that the soils contain concentrations of TPH as motor oil ranging from 180 mg/kg to 8,300 mg/kg. A DTSC screening level does not exist for TPH as motor oil; however, the maximum concentration detected did not exceed the USEPA Regional Screening Level established at 230,000 mg/kg. The concentrations of diesel or hydraulic oil did not exceed the respective laboratory reporting limits.

Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are a mixture of individual chemicals which are no longer produced in the United States, but are still found in the environment. PCBs entered the air, water,

[13] Agency for Toxic Substances and Disease Registry, U.S. Department of Health and Human Services. *ToxFAQs for Total Petroleum Hydrocarbons (TPH)*. Available at: https://wwwn.cdc.gov/TSP/ToxFAQs/ToxFAQsDetails.aspx?faqid=423&toxid=75. Accessed July 2021.

and soil during their manufacture, use, and disposal; from accidental spills and leaks during their transport; and from leaks or fires in products containing PCBs. The chemicals do not readily break down in the environment, and thus, may persist for very long periods of time. Health effects that have been associated with exposure to PCBs include acne-like skin conditions in adults and neurobehavioral and immunological changes in children.[14] PCBs are known to cause cancer in animals.

As part of the site reconnaissance conducted for the Phase I ESA, WKA observed a single pole-mounted transformer that serves the property located to the south of Existing Structure 1. The transformer appeared to be old and was not labeled regarding PCB content. As such, to confirm to what extent PCBs could be present on-site, soil samples beneath the transformer were collected and evaluated as part of the Phase II ESA, in accordance with USEPA Method 8082A. The analysis did not identify PCB concentrations in excess of the laboratory reporting detection limits.

Other Potential On-Site RECs

The following additional potential environmental concerns were identified for the Schellhous parcel:

- **Water Supply Wells:** In addition to the aforementioned potential RECs, an inactive water supply well was located near the southwest corner of the parcel, in the area previously occupied by Razed Structure D, during the course of the Phase I ESA site reconnaissance, and a second inactive well was located east of Existing Structure 1. Private wells carry the potential to be contaminated by both naturally occurring sources and by human activities, with contaminants potentially released into the environment through ground-disturbing construction activities in the event the on-site wells are disrupted.[15]
- **Vapor Encroachment Conditions:** Exposure to vapor intruding from ground sources of TPH and volatile organic compounds (VOCs) can lead to detrimental effects on human health.
- **Radon:** According to the USEPA, radon is found in outdoor air and in the indoor air of buildings of all kinds. Exposure to radon can cause lung cancer in smokers and non-smokers.[16] Radon is the number one cause of lung cancer among non-smokers, according to USEPA estimates, and the second-leading cause, overall, of lung cancer. The USEPA has developed the EPA Map of Radon Zones to assist organizations in implementing radon-resistant building codes. The map assigns each county in the U.S. to one of three zones based on radon potential. The USEPA uses a continuous exposure level of 4.0 picocuries per liter (pCi/L) as an action level at which additional action is recommended. According to the Phase I ESA, the project site is located in a Zone 2-designated area, defined as an area of Moderate Potential, where the average indoor radon screening level is between two and four pCi/L.
- **Pacific Gas & Electric Co. (PG&E) Gas Pipeline:** Within the western portion of the parcel, a PG&E gas pipeline extends from the southwest corner of the parcel towards the

[14] Agency for Toxic Substances and Disease Registry, U.S. Department of Health and Human Services. *ToxFAQs for Polychlorinated Biphenyls (PCBs)*. Available at: https://wwwn.cdc.gov/TSP/ToxFAQs/ToxFAQsDetails.aspx?faqid=140&toxid=26. Accessed July 2021.

[15] Centers for Disease Control and Prevention. *Overview of Water-related Diseases and Contaminants in Private Wells*. Available at: https://www.cdc.gov/healthywater/drinking/private/wells/diseases.html. Accessed July 2021.

[16] U.S. Environmental Protection Agency. *Health Risk of Radon*. Available at: https://www.epa.gov/radon/health-risk-radon. Accessed July 2021.

north, crossing under Dry Creek. Construction-related ground disturbance in the vicinity of the gas pipeline has the potential to result in damage to the pipeline or release of gas if the boundaries of the pipeline alignment are not properly documented and avoided during such activities.

Nearby RECs

A review of sites located near the project site that are listed in federal, State, and/or local databases of hazardous materials sites was completed as part of the Phase I ESA. The results of the review identified database listings that include, but are not limited to, the following:

- **DTSC Haznet:** 23 DTSC Haznet listings were identified within 0.25-mile of the project site. The DTSC Haznet database is a list of all facilities that have submitted manifests for the disposal of hazardous waste at a landfill.
- **Placer County Master List:** 34 listings were identified on the Placer County Master List database within 0.25-mile of the project site. The Placer County Master List is a database maintained by Placer County Health and Human Services and includes all facilities with aboveground storage tanks (ASTs) and underground storage tanks (USTs), as well as designated clean-up sites.
- **Cal-EPA California Environmental Reporting System Hazardous Waste System (CERS Haz Waste):** 11 listings within 0.25-mile were identified on the Cal-EPA CERS Haz Waste database. The CERS Haz Waste lists all facilities categorized as Hazardous Chemical Management, Hazardous Waste On-Site Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and Resource Conservation and Recovery Act (RCRA) Large Quantity Hazardous Waste Generator Program.

The identified sites include several properties within proximity to the project site, the closest of which are as follows:

- **Single-Family Residence:** A single-family residence located west of the Schellhous parcel at 2816 Glaser Lane was identified on the DTSC Haznet and Hazardous Waste Tracking System (HWTS) databases for asbestos-containing waste.
- **Haight Nursery:** Facilities associated with the Haight Nursery, located at 2755 PFE Road, south of the Schellhous parcel and west of the Placer Greens parcel, are identified on multiple databases, including, but not limited to, the DTSC Haznet and HWTS databases, for an unspecified aqueous solution and asbestos-containing waste. Additionally, the nursery is identified on the Placer County Master List as an agricultural producer and on the State Water Resources Control Board (SWRCB) Historical UST Registered Database as having multiple USTs on the nursery property in the past.
- **J.B. Bostick Company, Inc.:** Facilities associated with the J.B. Bostick Company, Inc., located at 2175 PFE Road, east of the project site, were identified on multiple databases, including, but not limited to, the Placer County Master List, CERS Haz Waste, CERS Tanks, and DTSC Haznet and HWTS databases. Among the reasons for the listings, the J.B. Bostick Company, Inc. has on-site ASTs, organic solids, unspecified oil-containing waste, and chemical storage facilities. However, the facilities are regulated in accordance with State and local standards, including those set forth by the DTSC and Placer County Environmental Health Division (PCEHD).
- **Union Pacific Railroad Railyard:** The Union Pacific Railroad (UPRR) Railyard at 9451 Atkinson Street east of the project site was identified on multiple databases, including, but not limited to, the DTSC EnviroStor, the SWRCB Leaking Underground Storage Tank

(LUST) database, the RCRA Corrective Action Activity (CORRACTS) database, and the RCRA Treatment, Storage, and Disposal (TSDF) database.

- **Other Industrial Facilities:** Several industrial facilities located east of the project site were identified on federal, State, and local environmental databases, including, but not limited to, the Placer County Master List, CERS Haz Waste, CERS Tanks, and DTSC Haznet and HWTS databases. However, the facilities are regulated in accordance with State and local standards, including those set forth by the DTSC and PCEHD.

For further details regarding the identified facilities located near the project site that are listed in federal, State, and/or local databases of hazardous materials sites, please see Appendix D of the Phase I ESA (attached as Appendix G to this EIR). A listing on the aforementioned databases is not considered to be indicative of a release of a hazardous material or petroleum product at a property.

Placer Greens Parcel

The Placer Greens parcel was vacant from at least 1893 to approximately 1937, and was used for dry-land farming from at least 1947 to approximately 1957. The property has been vacant since approximately 1964. As part of the Phase I ESA prepared for the parcel, a records review of historical information was completed, as well as a review of federal, State, tribal, and County environmental database records; a visual inspection of adjoining properties; an interview with the manager of the site; a review of environmental liens; and an on-site field reconnaissance of the parcel. Based on the scope of work performed, the Phase I ESA did not identify potential RECs related to previous use of pesticides on the site, and the Phase I ESA did not recommend soil sampling to test for the presence of such potential contaminants.

However, the southern portion of the Placer Greens parcel contains two areas where soil has been placed in a pile, a separate pile of scrap metal, as well as an abandoned truck and miscellaneous trash. In addition, the business located on the adjoining property to the south of the parcel has placed equipment and other non-soil materials on the Placer Greens parcel, including five semi-truck trailers, a pile of concrete, a pile of eight tires, and other miscellaneous debris. WKA noted three areas of stained soils associated with the debris, which all measured less than one foot in diameter and less than one inch in depth. In addition, on December 14, 2016, WKA observed a third soil stockpile had been placed near the two previously noted soil stockpiles.

Based on the findings of the Phase I ESA prepared for the Placer Greens parcel, WKA collected soil samples from each of the three stockpiles on the property. Four samples were collected from each stockpile and sent to a laboratory for analysis. The results of the sampling are summarized in a Stockpile Soil Sampling and Analyses letter prepared for the proposed project.[17] Pursuant to the letter, the stockpiled soils did not contain concentrations above the respective laboratory reporting limits for any chemicals for which the samples were tested, including, but not limited to, VOCs, OCPs, hazardous metals, arsenic, and asbestos.

Off-Site Improvement Areas

Off-site improvements associated with the proposed project include widening of PFE Road and Antelope Road. Additionally, the proposed project would include a new sewer lift station that would serve the DCWPCP shed area. The lift station would be constructed within the Schellhous parcel, with gravity lines from adjacent parcels connecting through the proposed project to the lift

[17] Wallace Kuhl and Associates. *Stockpile Soil Sampling and Analyses Letter, Placer Greens Property, WKA No. 10281.04*. February 6, 2017.

station. Three alternative locations have been proposed for the lift station and each alternative location would convey wastewater by way of one of three off-site sewer pipeline alignment options (Options 1A, 1B, or 1C) (see Figure 3-8 of the Project Description chapter of this EIR). All sewer improvements would be consistent with the County's General Sewer Master Plan and the South Placer Regional Wastewater and Recycled Water Systems Evaluation.

The EIR also evaluates the potential for two future trails that, while not currently proposed as part of the project, could be built in the future. Each potential trail would extend towards the north from the Schellhous parcel over Dry Creek and within the creek's riparian corridor.

Generally, the off-site roadway improvements would occur within ROWs of PFE Road and Antelope Road. A portion of the off-site sewer pipeline alignment alternatives, as well as the trail alternatives, would be implemented through Dry Creek and its associated riparian corridor, which are natural features that would be vulnerable to construction activities involving the transport or use of hazardous materials.

Nearest Airports

The closest public use airport to the project site is McClellan Airport, which is located approximately 4.4 miles southwest of the site. The project site is not located in the vicinity of any private airstrips. McClellan Airport was formerly known as the McClellan Air Force Base, and was operated for more than 60 years as an industrial military facility; however, the airport is currently part of a master-planned community consisting of more than 16 million square feet (sf) of industrial, research and development, office, aviation, and mixed-use facilities. McClellan Airport's most recent Airport Land Use Compatibility Plan was updated in 1987, when the airport was still operated as an Air Force base. According to the 1987 Comprehensive Land Use Plan for the McClellan Air Force Base, the project site is not located within an airport overflight zone.[18] The Sacramento Area Council of Governments (SACOG) is currently in the process of developing an Airport Land Use Compatibility Plan Update for the airport.[19]

11.3 REGULATORY CONTEXT

The following discussion contains a summary of regulatory controls pertaining to hazardous substances, including federal, State, and local laws and ordinances.

Federal Regulations

Federal agencies that regulate hazardous materials include the USEPA, the Occupational Safety and Health Administration (OSHA), the Department of Transportation (DOT), and the National Institute of Health (NIH). Prior to August 1992, the principal agency at the federal level regulating the generation, transport, and disposal of hazardous waste was the USEPA under the authority of the RCRA. As of August 1, 1992, however, the California DTSC was authorized to implement the State's hazardous waste management program for the USEPA. The USEPA continues to regulate hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). The following federal laws and related regulations govern hazardous materials.

[18] Airport Land Use Commission. *McClellan Air Force Base Comprehensive Land Use Plan.* Amended December 1992.

[19] Sacramento County. *Economic Development, McClellan.* Available at: http://economic.saccounty.net/LocateHere/McClellan/Pages/default.aspx. Accessed July 2021.

Occupational Safety and Health Act

Congress passed the Occupational and Safety Health Act (29 U.S.C. Section 651 et seq. [1970]) to ensure worker and workplace safety. Their goal was to make sure employers provide their workers a place of employment free from recognized hazards to safety and health, such as exposure to toxic chemicals, excessive noise levels, mechanical dangers, heat or cold stress, or unsanitary conditions. In order to establish standards for workplace health and safety, the Act also created the National Institute for Occupational Safety and Health (NIOSH) as the research institution for OSHA. OSHA is a division of the U.S. Department of Labor that oversees the administration of the Act and enforces standards in all 50 states. OSHA requires 40 hours of training for hazardous materials operators, as well as an annual eight-hour refresher course, which includes training regarding personal safety, hazardous materials storage and handling, and emergency response.

Comprehensive Environmental Response, Compensation, and Liability Act

The CERCLA (42 U.S.C. Section 9601 et seq. [1980]) provides a federal "Superfund" to clean up uncontrolled or abandoned hazardous-waste sites as well as accidents, spills, and other emergency releases of pollutants and contaminants into the environment. Through CERCLA, the USEPA was given power to seek out those parties responsible for any release and assure their cooperation in the cleanup. The USEPA cleans up orphan sites when potentially responsible parties cannot be identified or located, or when they fail to act. Through various enforcement tools, USEPA obtains private party cleanup through orders, consent decrees, and other small party settlements. The USEPA also recovers costs from financially viable individuals and companies once a response action has been completed. The USEPA is authorized to implement the CERCLA in all 50 states and U.S. territories.

Superfund Amendments and Reauthorization Act of 1986

The Superfund Amendments and Reauthorization Act (SARA) of 1986, (Title III; Section 305(a)) reauthorized CERCLA to continue cleanup activities around the country. Several site-specific amendments, definitions clarifications, and technical requirements were added to the legislation, including additional enforcement authorities. In addition, Title III of SARA authorized the Emergency Planning and Community Right-to-Know Act (EPCRA). SARA, Title III provides funding for training in emergency planning, preparedness, mitigation, response, and recovery capabilities associated with hazardous chemicals. Title III of SARA addresses concerns about emergency preparedness for hazardous chemicals, and emphasizes helping communities meet their responsibilities in preparing to handle chemical emergencies and increasing public knowledge and access to information on hazardous chemicals present in their communities.

Resource Conservation and Recovery Act

The RCRA (42 U.S.C. Section 6901 et seq. [1976]) gives USEPA the authority to control hazardous waste from the "cradle-to-grave," which includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled USEPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. The federal Hazardous and Solid Waste Amendments (HSWA) are the 1984 amendments to RCRA that focused on waste minimization and phasing out land disposal of hazardous waste as well as corrective action for releases. Some of the other mandates of this law include increased enforcement authority for USEPA, more stringent hazardous waste

management standards, and a comprehensive UST program. States have the authority to implement individual hazardous waste programs in lieu of the RCRA as long as the state program is as stringent as federal RCRA requirements and is approved by the USEPA.

Toxic Substances Control Act

The Toxic Substances Control Act (TSCA) of 1976 (15 U.S.C. Section 2601 et seq. [1976]) provides USEPA with authority to require reporting, record-keeping and testing requirements, and restrictions relating to chemical substances and/or mixtures. Certain substances are generally excluded from TSCA, including, among others, food, drugs, cosmetics and pesticides. TSCA addresses the production, importation, use, and disposal of specific chemicals including PCBs, asbestos, radon, and LBP.

U.S. Department of Transportation

Transportation of hazardous materials is regulated by the DOT's Office of Hazardous Materials Safety. The office formulates, issues, and revises hazardous materials regulations under the Federal Hazardous Materials Transportation Law. The hazardous materials regulations cover hazardous materials definitions and classifications, hazard communications, shipper and carrier operations, training and security requirements, and packaging and container specifications. The hazardous materials transportation regulations are codified in 49 CFR Parts 100–185.

The hazardous materials transportation regulations require carriers transporting hazardous materials to receive required training in the handling and transportation of hazardous materials. Training requirements include pre-trip safety inspections, use of vehicle controls and equipment including emergency equipment, procedures for safe operation of the transport vehicle, training on the properties of the hazardous material being transported, and loading and unloading procedures. All drivers must possess a commercial driver's license as required by 49 CFR Part 383. Vehicles transporting hazardous materials must be properly placarded. In addition, the carrier is responsible for the safe unloading of hazardous materials at the site, and operators must follow specific procedures during unloading to minimize the potential for an accidental release of hazardous materials.

Asbestos Hazard Emergency Response Act

The 1986 Asbestos Hazard Emergency Response Act (AHERA) was signed into law as Title II of the TSCA, requiring the Asbestos Model Accreditation Plan (MAP) for accrediting individuals conducting asbestos inspection and corrective-action activities in schools and public and commercial buildings. The MAP provides guidance on the minimum training requirements for accrediting asbestos professionals such as, procedural entry, exit, sampling, and monitoring, safety hazards, and relevant federal, state, and local regulatory standards.

Lead-based Paint Regulations

Lead pollutants are regulated by several laws administered by the USEPA, including the TSCA, the Residential Lead-Based Paint Hazard Reduction Act of 1992, the Clean Air Act (CAA), the Clean Water Act (CWA), the Safe Drinking Water Act (SDWA), the RCRA, and CERCLA. The aforementioned regulations address lead in paint, dust and soil, lead in air and water, and the disposal of lead wastes. Regulations specific to LBP include, but are not limited to, the Lead Renovation Repair and Painting Program Rule, the Lead Abatement Program, the residential Lead-based Paint Disclosure Program, and Residential Hazards of Lead in Paint, Dust and Soil. Such regulations require risk assessments, inspections, and work practices that work to minimize exposure to lead hazards.

State Regulations

Cal-EPA and the SWRCB establish rules governing the use of hazardous materials and the management of hazardous waste. Within Cal-EPA, DTSC has primary regulatory responsibility, with delegation of enforcement to local jurisdictions that enter into agreements with the State agency, for the management of hazardous materials and the generation, transport, and disposal of hazardous waste under the authority of the Hazardous Waste Control Law (HWCL). The following discussion contains the applicable State laws.

Regional Water Quality Control Board

The Cal-EPA and the Office of Emergency Services (OES) establish regulations governing the use of hazardous materials in California. Within Cal-EPA, DTSC has primary regulatory responsibility for hazardous waste management. Enforcement of regulations can be delegated to local jurisdictions that enter into agreements with DTSC for the generation, transport, and disposal of hazardous materials under the authority of the Hazardous Waste Control Law. Along with the DTSC, the Regional Water Quality Control Board (RWQCB) is responsible for implementing regulations pertaining to management of soil and groundwater investigation and cleanup. The RWQCB's regulations are contained in Title 27 of the California Code of Regulations (CCR). The DTSC, RWQCB, and/or a local agency typically oversees investigation and cleanup of contaminated sites.

Department of Toxic Substances Control

The DTSC was established to protect California against threats to public health and degradation to the environment and to restore properties degraded by past environmental contamination. Through statutory mandates, DTSC cleans up existing contamination, regulates management of hazardous wastes, and prevents pollution by working with businesses to reduce hazardous waste and use of toxic materials in California. DTSC regulates the generation, transportation, treatment, storage, and disposal of hazardous waste in California. In addition, DTSC's Site Mitigation and Brownfields Reuse Program oversees the cleanup of State Superfund sites. State Superfund sites are additionally known as Annual Workplan sites, listed sites, or Cortese List sites. Superfund sites demonstrate evidence of a hazardous substance release or releases that could pose a significant threat to public health and/or the environment. DTSC requires responsible parties to cleanup such sites. When responsible parties cannot be found or where they do not take proper and timely action, DTSC may use State funds to undertake the cleanup.

Cortese List

Pursuant to Government Code Section 65962.5(a), the DTSC shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all of the following:

1. All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.
2. All land designated as hazardous waste property or border zone property pursuant to former Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code.
3. All information received by the DTSC pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land.
4. All sites listed pursuant to Section 25356 of the Health and Safety Code.

California Code of Regulations

Hazardous waste is characterized and defined in CCR, Title 22, Sections 66261.20-24. Soils that meet the descriptions of the characteristics of hazardous waste defined in Sections 66261.20-24 and contain contaminants above regulatory screening levels are considered hazardous waste and must be handled and disposed of as such. The CCR includes the California Health and Safety Code.

California Health and Safety Code

The handling and storage of hazardous materials is regulated at the federal level by the USEPA under CERCLA, as amended by the SARA. Under SARA Title III, a nationwide emergency planning and response program was established that imposed reporting requirements for businesses which store, handle, or produce significant quantities of hazardous or acutely toxic substances as defined under federal laws. SARA Title III required each state to implement a comprehensive system to inform federal authorities, local agencies, and the public when a significant quantity of hazardous, acutely toxic substances are stored or handled at a facility.

Ammonia is an example of an acutely hazardous material (AHM) that is regulated by the California OES under the California Accidental Release Program (CalARP), the USEPA under the Risk Management Program (40 CFR 68), and the OSHA under the Process Safety Management Program (OSHA 1910.119). The CalARP and Risk Management Program require that all facilities that store, handle, or use AHMs above a minimum quantity, known as the threshold planning quantity, are required to develop a plan and prepare supporting documentation that summarizes the facility's potential risk to the local community and identifies safety measures to reduce potential risks to the public.

The HWCL, Chapter 6.5 of the California Health and Safety Code, is administered by the Cal-EPA to regulate hazardous wastes. While the HWCL is generally more stringent than RCRA, until the USEPA approves the California program, both the State and federal laws apply in California. The HWCL lists 791 chemicals and about 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal and transportation; and identifies some wastes that cannot be disposed of in landfills.

In California, the underground storage of hazardous materials is regulated by Chapter 6.7 of the California Health and Safety Code, pursuant to the Underground Storage of Hazardous Substances Act. Under Section 25280, the USTs used for the storage of substances hazardous to public health and safety and to the environment are stored prior to use or disposal in thousands of underground locations in the State. The USTs used for storage are potential sources of contamination of the ground and underlying aquifers, and may pose other dangers to public health and the environment. Chapter 6.7 establishes orderly procedures that will ensure that newly constructed USTs meet appropriate standards and that existing tanks be properly maintained, inspected, tested, and upgraded so that the health, property, and resources of the people of the State will be protected.

California Vehicle Code Section 31303

The California Highway Patrol (CHP) and California Department of Transportation (Caltrans) are the enforcement agencies for hazardous materials transportation regulations. Hazardous materials and waste transporters are responsible for complying with all applicable packaging,

labeling, and shipping regulations. California Vehicle Code Section 31303 regulates the transport of hazardous materials.

Emergency Response to Hazardous Materials Incidents

California has developed an emergency response plan to coordinate emergency services provided by federal, State, and local governments and private agencies. Response to hazardous material incidents is one part of this plan. The plan is managed by the Governor's OES, which coordinates the responses of other agencies, including Cal-EPA, CHP, California Department of Fish and Wildlife (CDFW), Central Valley RWQCB, and the Placer County Fire Department.

Unified Hazardous Materials Management Regulatory Program

On January 1, 1996, Cal-EPA adopted implementing regulations and implemented a unified hazardous waste and hazardous materials management regulatory program (Unified Program), to consolidate the administration of specified statutory requirements for the regulation of hazardous wastes and materials. The Unified Program is implemented at the local level by government agencies certified by the Secretary of Cal-EPA. The Certified Unified Program Agency (CUPA) is responsible for implementation of the Unified Program. CUPA is certified and responsible for oversight of the following consolidated programs: Hazardous Materials Release Response Plans and Inventories (Business Plans); California Accidental Release Program; Underground Storage Tank Program; Aboveground Petroleum Storage Act; Hazardous Waste Generator and Onsite Hazardous Waste Treatment (tiered permitting) Programs; and California Uniform Fire Code: Hazardous Materials Management Plans and Hazardous Material Inventory Statements.

Local Regulations

Relevant goals and policies from the Placer County General Plan and various other local guidelines and regulations related to hazards and hazardous materials are discussed below. The DCWPCP does not contain specific goals or policies related to hazards and hazardous materials.

Placer County General Plan

The Placer County Board of Supervisors adopted the 2021 Health and Safety Element Update on November 16, 2021 through adoption of Resolution 2021-359. The update includes refinements to the goals, policies, and implementation programs that address potential and existing hazards in the County. The following goals and policies from the 2021 Health and Safety Element Update, a component of the Placer County General Plan, are applicable to the proposed project.

Goal 8.D To minimize the exposure of the public and risk of loss of life, injury, damage to property, and economic and social dislocations resulting from airport safety hazards through land use controls and policies for property in the vicinity of existing airports; and to limit urban encroachment around airports in order to preserve the safety of flight operations and the continued viability of airports.

Policy 8.D.1 The County shall ensure that new development around airports does not create safety hazards such as physical obstructions that would create hazards to air navigation (such as tall structures that could result in penetrations of protected airspaces, result in hazardous wildlife attractants, etc.) distracting lights from direct or reflective sources, smoke, thermal plumes, electrical interference, hazardous

chemicals, or fuel storage in violation of adopted safety standards.

Policy 8.D.2 The County shall limit land uses in airport safety zones to those uses listed as compatible uses in the applicable airport land use compatibility plans (ALUCPs, formerly known as comprehensive land use plans or CLUPs). Exceptions shall be made only as provided for in the applicable ALUCPs. Such uses shall also be regulated to ensure compatibility in terms of safety, noise, height, and overflight, residential density, and non-residential intensity.

Policy 8.D.4 The County shall require future airport development plans to be compatible with existing and planned land uses that surround airports.

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. (PCSP, AH-1)

Policy 8.E.1.5 Encourage the creation of resiliency hubs in response to Public Safety Power Shutoff (PSPS) events that can serve as gathering places during emergencies and interruptions in services, and provide critical services such as access to water, electricity, and other needed services to those impacted by PSPS events. A resiliency hub should be powered by a microgrid or alternative sustainable form of energy.

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.3.2 The County shall implement the adaptation strategies as contained in the Placer County Sustainability Plan necessary to ensure that medical and public health systems proactively address human health hazards and inequities in the community.

Goal 8.F To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

Policy 8.F.1 The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's Hazardous Waste Management Plan (CHWMP). Such projects shall provide a buffer zone, to be determined by the County, between the installation and property boundaries sufficient to protect public safety.

Policy 8.F.2 The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.

Policy 8.F.3 The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.

Policy 8.F.5 The County shall strictly regulate the storage of hazardous materials and wastes and shall require secondary containment and period examination for all such materials.

	Policy 8.F.6	The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.
	Policy 8.F.7	The County shall identify sites that are inappropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment.
	Policy 8.F.8	The County shall ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.
	Policy 8.F.11	The County shall work with local fire protection and other agencies to ensure an adequate Countywide response capability to hazardous materials emergencies.
Goal 8.H.2	To provide a medical and public health system that proactively addresses human health hazards and inequities in the community.	
	Policy 8.H.2.2	The County shall work with local medical providers and hospitals to ensure that medical facilities are prepared to meet any increased demand as a result of hazardous events.

Placer County Environmental Health Division

The PCEHD is the CUPA for local implementation of the California Accidental Release Prevention Program and several other hazardous materials and hazardous waste programs. PCEHD is responsible for regulating hazardous materials business plans and chemical inventory, hazardous materials storage, hazardous materials management plans, and risk management plans. The hazardous materials business plan program requires businesses in Placer County to prepare business emergency response plans if hazardous materials storage equals or exceeds 55 gallons of liquid, 500 pounds of solid, or 200 cubic feet of gas. The goal of PCEHD is to protect human health and the environment by ensuring that hazardous materials and hazardous waste are properly managed.

The PCEHD distributes the information in the hazardous materials business plans and business emergency response plans to emergency response agencies, such as fire departments and Hazardous Materials Response Teams. The PCEHD helps to facilitate the resources necessary for first responders to emergency incidents using emergency response plans and training responders for preparedness.

Placer County Local Hazard Mitigation Plan

The 2016 Local Hazard Mitigation Plan (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 LHMP 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.

A 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.[20] 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, wildland fires, earthquakes to countywide public health emergencies all of which have potentially catastrophic long-term public safety, economic, social and political implications.

11.4 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 hazards and hazardous materials. A discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

In accordance with CEQA Guidelines Appendix G, an impact related to hazards and hazardous materials is considered significant if the proposed project would:

[20] Placer County Office of Emergency Services. *Placer County and Placer Operational Area Emergency Operations Plan.* Adopted December 14, 2010.

- Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- 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 (see Chapter 19, Effects Not Found to be Significant);
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area (see Chapter 19, Effects Not Found to be Significant);
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or
- Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires.

As noted above, impacts related to the location of the proposed project on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and safety hazards associated with airports and private airstrips are discussed in Chapter 19, Effects Not Found to be Significant, of this EIR.

Impacts related to wildland fires are addressed in detail in Chapter 18, Wildfire, of this EIR. Thus, further discussion related to exposure of people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires is not discussed in further detail in this chapter.

Method of Analysis

The following sections describe the methods of analysis used to determine the presence of RECs for the Phase I ESAs and Phase II ESA prepared for the project site by WKA.

Phase I ESAs – Schellhous Parcel and Placer Greens Parcel

WKA performed Phase I ESAs for the Schellhous and Placer Greens parcels. The purpose of the Phase I ESAs was to evaluate whether evidence of RECs exists that may have impacted or could potentially impact the parcels. The Phase I ESAs were performed in general accordance with the American Society for Testing and Materials (ASTM) E1527-13 standard. The following tasks were performed as part of the Phase I ESAs:

- Historical records such as aerial photographs, Sanborn Fire Insurance maps, historical topographic maps, city directories, and other readily-available historical sources were evaluated, as available, to research the history of the site and vicinity;
- Federal, State, and local environmental databases were reviewed to identify sites that use, store, or have released hazardous materials. The database search was performed by Environmental Data Resources, Inc. (EDR), an environmental database research firm. The EDR database reports (presented as Appendix D to the Schellhous parcel Phase I ESA, which is included as Appendix G of this EIR; presented as Appendix C to the Placer Greens parcel Phase I ESA, which is included as Appendix I to this EIR) provide federal

and State information intended to meet ASTM guidelines for Phase I ESAs. Regulatory files were reviewed for the identified sites, subject to the limitations of the ASTM guidance document;

- A surface reconnaissance of the Placer Greens parcel and surrounding area visible from the parcel boundary was performed on foot by WKA on September 24, 2014;
- A surface reconnaissance of the Schellhous parcel and surrounding area visible from the parcel boundary was performed on foot by WKA on October 29, 2020;
- Preliminary screening for vapor encroachment conditions (VECs) beneath the parcel using the Tier 1 vapor encroachment screening evaluation; and
- Persons with knowledge of the site were interviewed.

For further details regarding the methodology and results of the Phase I ESAs prepared by WKA for the Schellhous and Placer Greens parcels, please see Appendices G and I, respectively, of this EIR.

Phase II ESA – Schellhous Parcel

Based on the results of the Phase I ESA, WKA performed a Phase II ESA for the Schellhous parcel. The purpose of the Phase II ESA was to further evaluate areas of concern outlined in the Phase I ESA for the property. The areas of concern included one pole-mounted transformer, two existing structures, three razed structures, an area formerly occupied by an almond orchard, and an area formerly occupied by a vineyard. As part of the Phase II ESA's investigation of on-site conditions, 37 soil samples were collected on November 9, 2020 from nine target areas and delivered for testing on the same day of sample collection activities to California Laboratory Services (CLS), a SWRCB-certified laboratory.

Soil sampling activities were conducted in accordance with California DTSC guidance documents. For on-site features associated with the historical homestead area, WKA applied the DTSC's *Interim Guidance: Evaluation of School Sites with Potential Soil Contamination as a Result of Lead from Lead-based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from electrical Transformers*. Areas previously used for agricultural cultivation were sampled according to the *Interim Guidance for Sampling Agricultural Fields for School Sites (Second Revision)*. Soil sample locations were determined using the guidance documents listed above and laid out using geographic information system (GIS) technology. Sample location and site feature boundaries were uploaded to a high accuracy global positioning system receiver (GPSr), which was then used to identify sample locations in the field. Additionally, the actual position of each sample location was recorded using the GPSr. All sample locations are presented in Figure 11-3 and Figure 11-4. At each sample location, WKA staff cleared vegetation to expose the soil below. Each soil sample was collected into laboratory-provided four-ounce jars that were sealed using a Teflon-lined cap.

WKA delivered each soil sample to CLS on the same day as sample collection activities were executed and requested for each area described above using the following laboratory methods:

- Total Lead by USEPA Method 6010B;
- Total Arsenic by USEPA Method 6020;
- Total Copper by USEPA Method 6010B;
- OCPs by USEPA Method 8081A;
- PCBs by USEPA Method 8082A; and
- TPH as diesel, motor oil, and hydraulic oil by EPA Method 8015M.

For further details regarding the methodology and results of the Phase II ESA prepared by WKA for the Schellhous parcel, please see Appendix H to this EIR.

Project-Specific Impacts and Mitigation Measures

The project site conditions, as well as conditions at off-site improvement areas, have been compared to the standards of significance presented above in order to determine the project's impact significance. If significant impacts are identified for the construction and operational phases of the proposed project, recommended mitigation measures have been included to reduce the identified impacts to less-than-significant levels.

11-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

A significant hazard to the public or the environment could result from the routine transport, use, or disposal of hazardous materials. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. The proposed project would not be industrial in nature. Operations of the proposed 597-lot single-family residential project would not include any activities that would involve the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. During operations, hazardous material use would be limited to landscaping products such as fertilizer, pesticides, as well as typical commercial and maintenance products (cleaning agents, degreasers, paints, batteries, and motor oil). 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. Thus, operations of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Construction activities associated with implementation of the proposed project, including the proposed off-site improvements such as the widening of PFE Road and Antelope Road, the off-site sewer pipeline alignment, and the potential future trails, would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. The project contractor is 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. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b),[21] the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, PCEHD) in accordance with the regulations adopted pursuant to Section 25510(a). The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, city, or county fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractors are required to notify the PCEHD in the event of an accidental

[21] Subdivision (a) does not apply to a person engaged in the transportation of a hazardous material on a highway that is subject to, and in compliance with, the requirements of Sections 2453 and 23112.5 of the Vehicle Code.

release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

With respect to the proposed off-site improvements, as discussed above, three alternative sewer pipeline alignment options have been proposed (Options 1A, 1B, or 1C). Options 1A and 1B would involve a jack and bore process to install the pipeline under Dry Creek, which could result in an accidental release of rock and sand or drilling mud through a process known as a frac-out. Frac-out occurs during drilling operations, and is defined as the inadvertent release of drilling fluids or slurry into materials other than its intended entry and exit points. Therefore, should Options 1A or 1B ultimately be selected, construction associated with the proposed project could result in an adverse impact to Dry Creek.

Based on the above, because the proposed project could indirectly impact Dry Creek through frac-out as part of implementing either Options 1A or 1B of the off-site sewer pipeline alignment, the project could create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials, 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.

11-1 Implement Mitigation Measure 7-4(a).

11-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

According to the *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369 (*CBIA*), the California Supreme Court held that "agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project's future users. But when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future users. In those specific instances, it is the impact of the project on the environment – and not the impact of the environment on the project – that compels an evaluation of how future residents or users could be affected by exacerbated conditions." (*Id.* at pp. 377-378.). Therefore, where existing hazardous conditions already occur on the project site or vicinity, the discussion below focuses on the proposed project's potential to exacerbate risks associated with such conditions.

As presented above in the Existing Environmental Setting section of this chapter, the Phase I ESA did not identify potential RECs related to the possible previous use of pesticides on the Placer Greens parcel. Accordingly, the Phase I ESA did not recommend soil sampling on the Placer Greens parcel to test for the presence of pesticides. Additionally, soil sampling of three stockpile locations within the parcel did not identify

concentrations above the respective laboratory reporting limits of any chemicals for which the samples were tested, including, but not limited to, VOCs, OCPs, hazardous metals, arsenic, and asbestos. Therefore, potential RECs were determined to not exist within the Placer Greens parcel, and the discussion below focuses on the potential RECs identified only for the Schellhous parcel.

Organochlorine Pesticides, Arsenic, and Copper Applied as Termiticides

According to the Phase II ESA, OCPs were not found in shallow soil around Existing Structure 1 in excess of the applicable DTSC screening level or USEPA Regional Screening Level for residential exposure scenarios. In addition, laboratory analysis did not detect OCPs in soils associated with Razed Structures A, B, or C, or the previous almond orchard and vineyard uses above their respective laboratory reporting limits. Similarly, laboratory analysis indicated that arsenic was not present in soils collected at areas occupied by the almond orchard and vineyard at a concentration exceeding the applicable laboratory reporting limit. Lastly, the concentration of copper reported in the shallow soil associated with the area occupied previously by the vineyard did not exceed the applicable USEPA Regional Screening level established for residential properties. Based on the findings of the Phase II ESA, ground-disturbing activities associated with the proposed project would not create a significant hazard to the public or environment related to the release of OCPs, arsenic, and copper, and a less-than-significant impact would occur.

Asbestos-Containing Building Materials and Lead-Based Paint

Given the age of Existing Structure 1, which dates back to at least 1937, the Phase I ESA determined asbestos-containing building materials were potentially used in the construction and/or maintenance of the structure. The Phase II ESA reaffirmed the potential for asbestos to be present within the existing residence.

The Phase I ESA determined lead from LBPs could be present in Existing Structure 1, based on the age of the building. In addition, pursuant to the Phase II ESA, the laboratory results for soil samples collected around the foundation of Existing Structure 1 found concentrations of total lead that exceeded the applicable California DTSC Human and Ecological Risk Office Note 3 Screening Levels, which indicates the soil surrounding the structure is also impacted by lead.

The potential presence of asbestos-containing building materials, LBPs in Existing Structure 1, and lead contamination in the surrounding soils is considered a REC. As such, during demolition and ground-disturbing activities associated with the proposed project, construction workers could come into contact with, and be exposed to, asbestos-containing building materials or LBP materials present in Existing Structure 1. Additionally, workers could potentially be exposed to elevated concentrations of lead in the soil in the vicinity of the structure. Collection and disposal of asbestos-containing building materials and lead materials, including LBP, by untrained personnel could cause asbestos and lead dust emissions to be transported off-site, resulting in the release of hazardous material into the environment. Therefore, a significant impact could occur.

Total Petroleum Hydrocarbon as Diesel, Motor Oil, and Hydraulic Oil

According to the Phase I ESA, significant staining beneath a tractor stored within Existing Structure 3 was observed. The staining covered an area approximately three feet wide and six feet long. The stained soil presented an odor consistent with heavy hydrocarbons

such as diesel or aged motor oil. A measurement of the vertical extent of the stained soil revealed that soil to a depth of 18 inches bgs continued to exhibit staining. The Phase II ESA soil analysis determined the soils to contain concentrations of TPH as motor oil ranging from 180 mg/kg to 8,300 mg/kg, which did not exceed the respective laboratory reporting limits. A DTSC screening level does not exist for TPH as motor oil; however, the maximum concentration detected did not exceed the applicable USEPA Regional Screening Level established for residential properties. Therefore, the proposed ground-disturbing activities would not create a significant hazard to the public or environment related to the release of TPH, and a less-than-significant impact would occur.

Polychlorinated Biphenyls

Soil samples beneath the Schellhous parcel's single pole-mounted transformer were collected and evaluated as part of the Phase II ESA, in accordance with USEPA Method 8082A. The analysis did not identify any PCB concentrations that were detectable above the laboratory reporting limits. Therefore, the proposed ground-disturbing activities would not exacerbate existing hazards associated with PCBs nor create a significant hazard to the public or environment related to the release of PCBs. Thus, a less-than-significant impact would occur.

Other Potential On-Site RECs

In addition to the aforementioned RECs, the Phase I ESA included a preliminary screening for VECs, as exposure to vapor intruding from ground sources of TPH and VOCs can lead to detrimental effects on human health. Based on the Tier 1 vapor encroachment screening evaluation (VEC Screening Matrix), VECs do not or are not likely to exist on the parcel.[22] With respect to radon, the USEPA uses a continuous exposure level of 4.0 pCi/L as an action level at which additional action is recommended. While the project site is located in a Zone 2-designated area, defined as an area of Moderate Potential where the average indoor radon screening level is between two and four pCi/L, the Phase I ESA did not identify radon levels as a potential REC. Therefore, the proposed ground-disturbing activities would not exacerbate existing hazards related to radon, and the proposed project would not create a significant hazard to the public or environment related to the release of radon.

However, an inactive water supply well was located near the southwest corner of the parcel, in the area previously occupied by Razed Structure D, during the course of the Phase I ESA site reconnaissance, and a second inactive well was located east of Existing Structure 1. The Phase I ESA concluded that the two inactive wells observed within the site and any septic systems that are later discovered should be abandoned in accordance with local, State, and federal regulations. Proper abandonment of the foregoing wells would need to occur in accordance with the standards set forth in California Department of Water Resources Bulletin 74-81.[23] As discussed in Part III of Bulletin 74-81, the top of the well or well casing must be provided with a cover that is secured by a lock or by other means to prevent its removal without the use of equipment or tools in order to prevent unauthorized access, a safety hazard to humans and animals, and/or illegal disposal of

[22] The Preliminary Screen for Vapor Encroachment Conditions was based on the guidelines presented in the *ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*.

[23] California Department of Water Resources. *California Well Standards, Combined*. Available at: https://water.ca.gov/Programs/Groundwater-Management/Wells/Well-Standards/Combined-Well-Standards. Accessed September 2021.

wastes in the well. The cover is required to be watertight where the top of the well casing or other surface openings to the well are below ground level, such as in a vault or below known levels of flooding. All abandoned wells must be destroyed. The objective of destruction is to restore as nearly as possible those subsurface conditions which existed before the well was constructed, taking into account changes, if any, which have occurred since the time of construction. Destruction of a well must consist of the complete filling of the well in accordance with Section 23 of Part III of Bulletin 74-81. Without proper abandonment of the two on-site wells, by contributing to the population on the project site, the proposed project could exacerbate existing hazardous conditions associated with the on-site wells and, thereby, create a significant hazard to the public or environment related to the release of potential contaminants contained in the wells. Thus, a significant impact could occur.

Additionally, an existing PG&E gas pipeline is located within the western portion of the Schellhous parcel, extending from the southwest corner of the parcel toward the north, crossing under Dry Creek. The proposed project would not include development of new residences within the gas pipeline easement, and existing rights associated with the easement would be honored. As such, the gas pipeline would not pose a risk to the proposed project during operation. However, consultation with PG&E would be necessary prior to commencement of grading and construction activities associated with the proposed project in order to ensure that the pipeline is not damaged as a result of such activities. Without consultation, the proposed project could exacerbate existing hazardous conditions associated with the gas pipeline, thereby creating a significant hazard to the public or environment related to the release of gas. Thus, a significant impact could occur.

Nearby RECs

As detailed in the Existing Setting section of this chapter, the results of the Phase I ESA's review of facilities located near the project site that are listed in federal, State, and/or local databases of hazardous materials sites included, but were not limited to, 23 DTSC Haznet listings identified within 0.25-mile of the project site, 34 listings identified on the Placer County Master List database within 0.25-mile of the project site, and 11 listings identified on the Cal-EPA's CERS Haz Waste database. However, a listing on the aforementioned databases is not considered to be indicative of a release of a hazardous material or petroleum product at a property. In addition, based on the documentation reviewed concerning the agency listings for neighboring facilities, the Phase I ESA concluded that none of the facility listings would have an impact on the project site. Additionally, the proposed project would not exacerbate existing conditions associated with nearby listed facilities. Thus, a less-than-significant impact would occur.

Conclusion

Based on the above, implementation of the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment related to asbestos-containing building materials, LBP materials, lead contamination of soil, two on-site inactive wells, and the existing PG&E gas pipeline. Therefore, the proposed project could result in a ***significant*** impact.

Mitigation Measure(s)

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

11-2(a) *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 (LBP) or asbestos. If structures do not contain LBP or asbestos, further mitigation is not required; however, if LBP is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with California Air Resources Board recommendations and OSHA requirements. If asbestos is found, all construction activities shall comply with all requirements and regulations promulgated through the Placer County Air Pollution Control District (PCAPCD) Asbestos Dust Mitigation Plan. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead and/or asbestos. The contractor shall follow all work practice standards set forth in the Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the County Engineer.*

11-2(b) *Prior to commencement of construction activities associated with the improvement plan set/phase, the limits of which includes Existing Structure 1 on the Schellhous parcel, the project applicant shall conduct additional testing of soils at the location of the on-site Schellhous residence (Existing Structure 1) for total lead concentrations to determine both the lateral and vertical extent of the lead contamination. Additional testing shall be conducted in accordance with USEPA Method 6010B. Where the lead concentrations exceed the applicable California DTSC Human and Ecological Risk Office Note 3 Screening Level, the soil shall be excavated, and that portion of material may be transported, and disposed of offsite at an appropriate Class I or Class II facility permitted by DTSC, or other options implemented as deemed satisfactory to PCEHD and/or DTSC. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the Placer County Community Development Resource Agency for review and approval. Any remediation shall be completed prior to acceptance of the site improvements for that phase.*

11-2(c) *Prior to Improvement Plan approval, the project applicant shall hire a licensed well contractor to obtain a well abandonment permit from the Placer County Environmental Health Division (PCEHD) for all on-site wells, and properly abandon the on-site wells, pursuant to Department of Water Resources Bulletin 74-81 (Water Well Standards, Part III), for review and*

approval by the PCEHD. In addition, prior to Improvement Plan approval, the project applicant shall ensure that any on-site septic systems are abandoned in compliance with applicable PCEHD standards. Verification of abandonment shall be ensured by the Placer County Community Development Resource Agency.

11-2(d) *Prior to commencement of grading and construction, the construction contractor, a representative from PG&E, and a representative from the County Engineering and Surveying Division shall meet on the project site and the applicant shall prepare site-specific safety guidelines for construction in the field to the satisfaction of the Engineering and Surveying Division. The safety guidelines and field-verified location of the pipeline shall be noted on the Improvement Plans and be included in all construction contracts involving the project site.*

11-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Based on the analysis below, the impact would be *less than significant*.

The project site's Schellhous parcel is located approximately 430 feet to the southeast of Creekview Ranch School. Therefore, the proposed project would be located within 0.25-mile of an existing school. However, as discussed under Impact 11-1, 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 be industrial in nature and would, instead, consist primarily of 597 single-family residential lots. Thus, operations of the proposed project would not result in a significant impact to Creekview Ranch School related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste.

As discussed under Impact 11-2, based on the age of Existing Structure 1 and laboratory test results of on-site soils, the Schellhous parcel contains asbestos-containing building materials, LBP materials, and lead-contaminated soil, which are considered potential RECs. Demolition of Existing Structure 1 and/or disposal of contaminated materials could, therefore, release hazardous emissions, materials, substances, and/or waste within 0.25-mile of Creekview Ranch School. However, the proposed project would be subject to Mitigation Measures 11-2(a) through 11-2(d), which would ensure that all identified potential RECs within the Schellhous parcel are handled in accordance with federal, State, and local regulations.

In addition, demolition and/or off-hauling of contaminated building materials and soils could result in contaminated dust emissions during removal and transport. However, such removal and transport activities would be required to occur in accordance with applicable PCEHD and DTSC regulations, which include incorporation of industry standard best management practices (BMPs) during off-hauling activities. As part of the BMPs, during loading activities, the project contractor would be required to place heavy plastic sheeting beneath the trucks to collect any spilled soil. To avoid spreading of the contamination, after each truck is loaded and prior to moving off the plastic sheeting, the top rails, fences, tires, and all other surfaces with visible dust or soil spilled during loading would be

removed by dry brushing methods at the point of loading. The collected soil on the plastic would be periodically removed to avoid the spreading of impacted soil on the truck tires. Furthermore, the soil would be transported by a licensed transporter. The trucks would be loaded at the project site and appropriately covered (tarped) in accordance with U.S. Department of Transportation regulations. The loaded trucks would use the most direct routes, which would provide the least risk of exposure to surrounding communities and would avoid the major commute times and residential areas as much as possible. All such BMPs would be enforced by PCEHD. As such, through mandatory compliance with PCEHD and DTSC regulations and incorporation of BMPs, demolition and/or off-hauling activities during project construction would not result in a significant impact related to contaminated dust emissions to Creekview Ranch School.

Based on the above information, while the Schellhouse parcel is located within 0.25-mile of Creekview Ranch School, the proposed project would not result in substantial adverse effects related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste. Therefore, the project would result in a ***less-than-significant*** impact.

Mitigation Measure(s)

None required.

11-4 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Based on the analysis below, the impact would be *less than significant.*

Placer County does not have an adopted emergency evacuation plan. However, as noted previously, the County maintains a LHMP, the purpose of which is to reduce or eliminate long-term risk to people and property from hazards consistent with the requirements of the Disaster Mitigation Act of 2000.

The proposed project would include roadway improvements to PFE Road and Antelope Road. The proposed roadway improvements would result in the widening of both roads with dedicated left- and right-turn lanes into the project site; three gated entries from PFE Road and one from Antelope Road; and two signalized intersections along PFE Road. Once completed, the roadway improvements would result in improved circulation and emergency access in the project vicinity. During project construction, temporary lane closures on PFE Road and Antelope Road may be required; however, any temporary lane closures would be coordinated with County emergency services and complete closure of the roadways is not anticipated. In addition, during project operation, implementation of County emergency response plans would not be impaired and emergency access throughout the project site would be provided by internal circulation.

Based on the above information, the proposed project, as designed, would not interfere with or impair implementation of an adopted emergency response plan or emergency evacuation plan. 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.

For more details regarding the cumulative setting, refer to Chapter 20, Statutorily Required Sections, of this EIR.

11-4 Cumulative exposure to potential hazards, including wildfire, and increases in the transport, storage, and use of hazardous materials. Based on the analysis below, the cumulative impact is *less than significant*.

As discussed, project-specific impacts associated with hazardous materials related to implementation of the proposed project were found to be less than significant, with incorporation of mitigation. Hazardous materials and other public health and safety issues are generally site-specific and/or project-specific, and would not be significantly affected by other development within the project area. Cumulative development projects would be subject to the same federal, State, and local hazardous materials management requirements as would the proposed project, which would minimize potential risks associated with increased hazardous materials use in the community. Therefore, cumulative impacts associated with hazardous materials transport, storage, and use associated with implementation of past, present, and reasonably foreseeable future projects, as well as the proposed project, would be ***less than significant***.

Mitigation Measure(s)

None required.

12. Hydrology and Water Quality

12. HYDROLOGY AND WATER QUALITY

12.1 INTRODUCTION

The Hydrology and Water Quality chapter of the EIR describes existing drainage patterns on the project site, current stormwater flows, and stormwater infrastructure. The chapter also evaluates potential impacts of the proposed project with respect to increases in impervious surface area and associated stormwater flows, degradation of water quality, and increases in on- and off-site flooding. Information used for the chapter was primarily drawn from a Drainage Master Plan prepared for the proposed project by King Engineering (see Appendix J).[1] In addition, information was drawn from the Placer County General Plan,[2] the Placer County General Plan EIR,[3] the Dry Creek-West Placer Community Plan (DCWPCP),[4] the *Dry Creek Watershed Coordinated Resource Management Plan* (DCWCRMP),[5] and the *Update to the Dry Creek Watershed Flood Control Plan*.[6] It should be noted that issues associated with water supply availability are addressed in Chapter 15, Public Services and Utilities, of this EIR.

12.2 EXISTING ENVIRONMENTAL SETTING

The section below describes regional hydrology, the existing drainage patterns within the project site, including peak flows, existing water quality, and groundwater conditions.

Regional Hydrology

The project site is located within the DCWPCP area within Placer County, California. According to the DCWPCP, the hydrologic characteristics in the plan area are largely affected by seasonal rainfall. The majority of the watercourses in the area are seasonal, and only support flows during the rainy season. However, Dry Creek, the largest water feature within the DCWPCP area, flows year-round. In all, the Dry Creek watershed drains approximately 101 square miles.[7] The watershed begins west of Auburn and drains into Steelhead Creek. Flows from Steelhead Creek discharge to the American River, and ultimately to the Sacramento River.

According to the DCWCRMP, higher peak flows and total storm flows are not being adequately conveyed through stream channels (and structures) within the Dry Creek watershed that were originally developed (or were modified) for conveyance of lower flows, which results in localized flooding. Additionally, several areas within the watershed have degrading/unstable banks, incising streams, and are experiencing sedimentation of the streambed due, in part, to the modified flow regime caused by increases in impervious surface area that have occurred as a result of development activities in the area.

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1 King Engineering. *Creekview Ranch Drainage Master Plan.* October 2022.
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. *Dry Creek-West Placer Community Plan*. Amended May 12, 2009.
5 Placer and Sacramento Counties. *Dry Creek Watershed Coordinated Resource Management Plan.* December 31, 2003.
6 Placer County Flood Control and Water Conservation District. *Update to the Dry Creek Watershed Flood Control Plan.* November 2011.
7 Placer and Sacramento Counties. *Dry Creek Watershed Coordinated Resource Management Plan*. December 31, 2003.

Modification of watershed hydrology is also compounded by modification of the instream configuration by channelization, levees, dredging, structures (dams, bridges, other), and reduced floodplain area. Such modifications also result in altered stream flow where flow is faster in some areas, contributing to erosion and faster peak flow timing, but slower in other areas (behind dams and other impeding structures), contributing to flooding and sediment deposition.

Dry Creek has an extensive record of flooding and flood damage to areas within the lower portion of the creek's watershed. Historic flooding in the area occurred in 1986, 1995, and 1997. Flooding generally occurs from October through April, when soils become saturated during winter rain events followed by high intensity storm systems. The lower portion of Dry Creek is characterized by high peak flows of moderate duration. Flooding from cloudburst storms of high intensity can occur from late spring to early fall; however, runoff resulting from the summer storms tends to be significantly less in peak and volume. Though significant progress has been made towards reducing flood risks in the Dry Creek watershed through the implementation of local improvement projects, including bridge replacements, flow bypasses, building elevation projects and residential buyouts, numerous flood hazard areas and roadway stream crossings still do not have adequate capacity.[8]

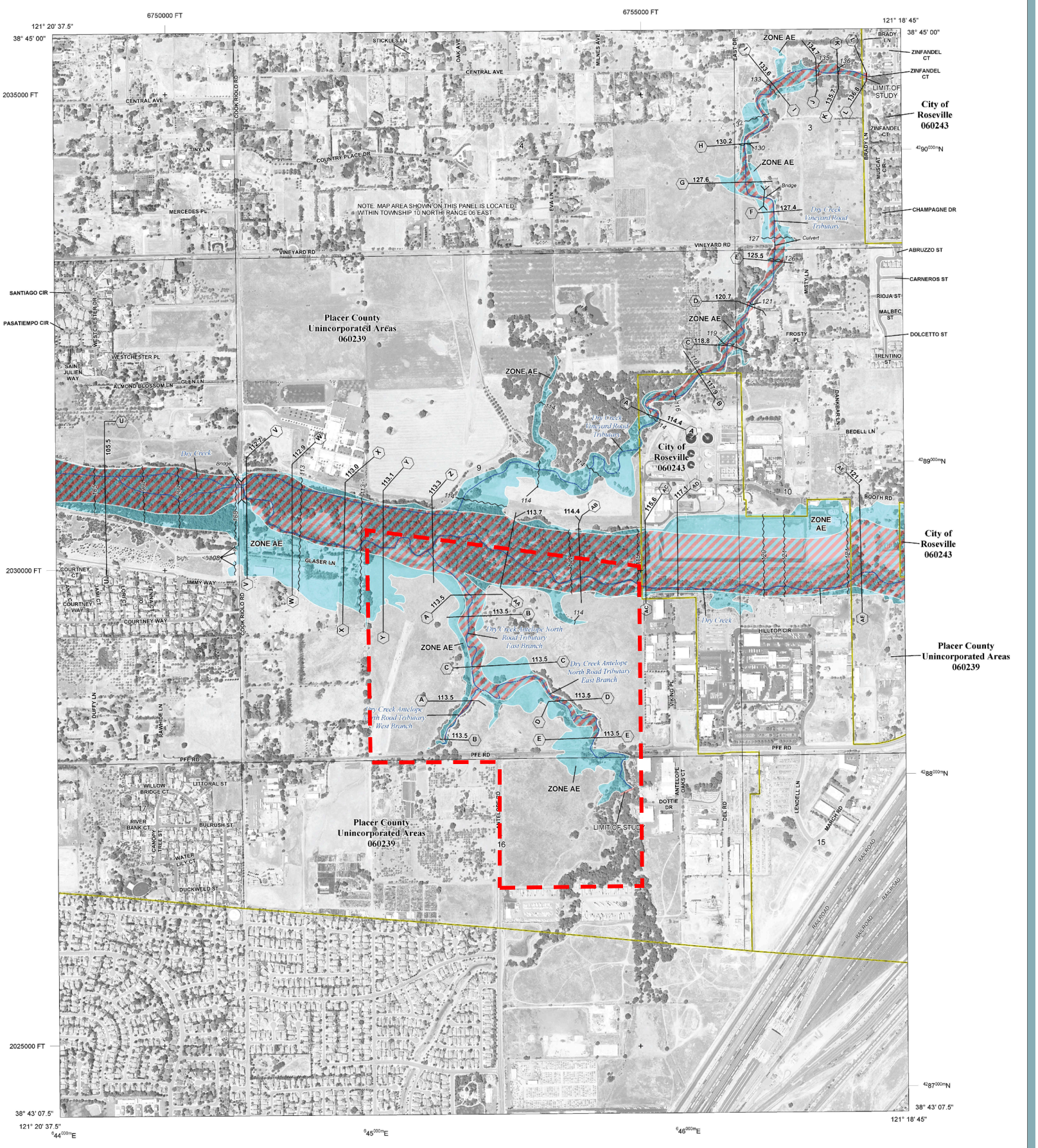
Project Site and Surrounding Area Drainage

Dry Creek, which flows from east to west along the northern portion of the Schellhous parcel, its riparian corridor, tributaries, and the 100-year floodplain comprise approximately 47.5 acres of the Schellhous parcel. The Dry Creek Antelope North Road Tributary and an unnamed tributary, which bound the eastern border of the Placer Greens parcel, enter the parcel from the south and merge in the northern third of the parcel. Additionally, a riparian corridor that lies adjacent to the eastern boundary of the Placer Greens parcel parallels the two tributaries, which flow northward through a box culvert under PFE Road and through the Schellhous parcel into Dry Creek. The two tributaries and riparian corridor consist of approximately 14 acres of open space within the Placer Greens parcel. The entirety of the tributaries and riparian habitat within the Schellhous parcel, as well as a small portion of the tributaries and riparian habitat in the northern portion of the Placer Greens parcel, are within a Federal Emergency Management Agency (FEMA) mapped AE floodplain zone (see Figure 12-1). The FEMA AE zone is defined as areas subject to inundation by the one percent annual chance flood event, and FEMA provides base flood elevations for such areas.

According to the Drainage Master Plan prepared for the proposed project, the majority of the project site drains towards the East and West Branches of the Dry Creek Antelope North Road Tributary and contributes to Dry Creek, which drains overall to the west. The existing drainage shed for the Western Branch of the Dry Creek Antelope North Road Tributary is extended in a generally southwest direction through the Schellhous parcel into neighboring properties south of PFE Road by way of existing 24-inch and 18-inch culverts. The Eastern Branch is extended in a generally southeast direction from the Schellhous parcel across PFE Road, and through the Placer Greens parcel before continuing into Sacramento County. As shown in Figure 12-2, the Dry Creek Antelope North Road Tributary watershed spans a total of approximately 828.47 acres, and includes the entirety of the project site, as well as additional land in the project vicinity.

[8] Placer County Flood Control and Water Conservation District. *Update to the Dry Creek Watershed Flood Control Plan* [pg. ES-2]. November 2011.

Figure 12-1
FEMA 100-Year Floodplain Limits



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A,V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS	NO SCREEN Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE) Coastal Transect Coastal Transect Baseline Profile Baseline Hydrographic Feature Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the USDA National Agriculture Imagery Program (NAIP). This information was photogrammetrically compiled at a scale of 1:24,000 from aerial photography dated 2014.

SCALE

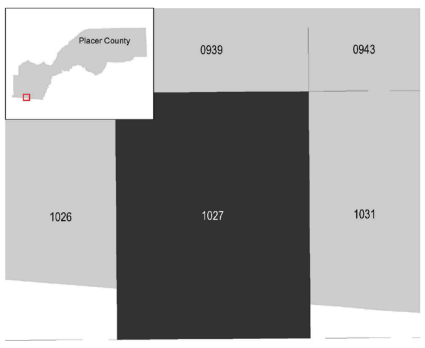
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Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PLACER COUNTY, CA
And Incorporated Areas

PANEL 1027 OF 1060

FEMA

Panel Contains:

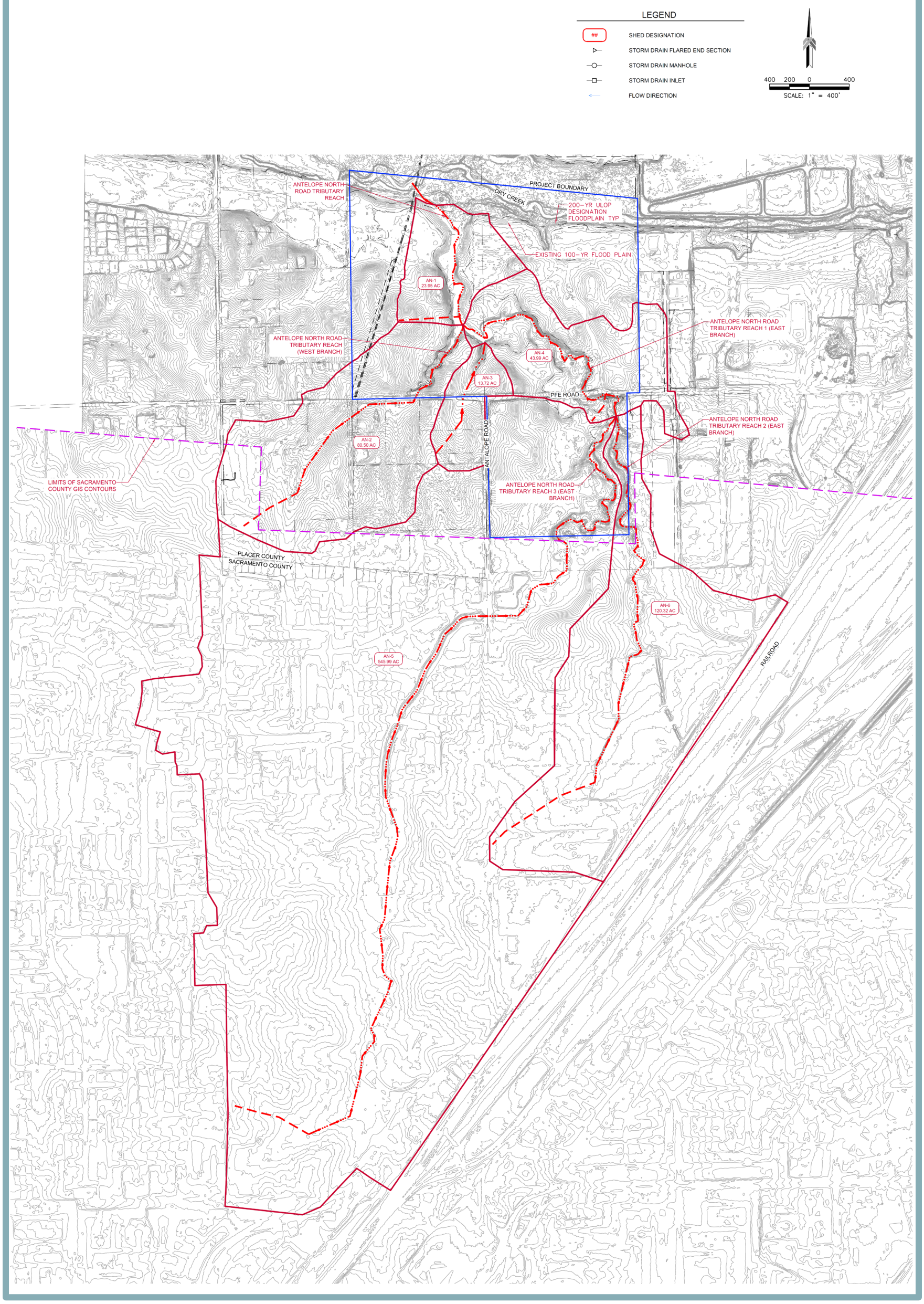
COMMUNITY	NUMBER	PANEL	SUFFIX
PLACER COUNTY	060239	1027	H
ROSEVILLE, CITY OF	060243	1027	H

VERSION NUMBER
2.3.3.3

MAP NUMBER
06061C1027H

MAP REVISED
NOVEMBER 2, 2018

Figure 12-2
Dry Creek Antelope North Road Tributary Watershed



The two existing 18-inch and 24-inch culverts crossing PFE Road on the Western Branch of the tributary will be replaced with two 36-inch culverts that can convey the future fully developed 100-year peak flows without overtopping the road. The existing culverts crossing PFE Road for the Eastern Branch of the tributary would be replaced with two plate arch culverts that will be constructed to accommodate the future fully developed 100-year peak flows without overtopping the road.

The drainage from Sacramento County that discharges into the tributary includes residential developments, industrial developments, and open spaces. The runoff is consolidated into a detention basin located upstream of the project site, just south of Roseville Storage, the industrial truck storage facility that abuts the southern boundary of the Placer Greens parcel, prior to discharging into the project area and Placer County.

The project site is predominantly undeveloped and characterized by flat and rolling terrain. The soils throughout the majority of the site are classified as having very slow infiltration rates with high runoff potential during storm events. The existing on-site drainage conditions are shown in Figure 12-3.

The stormwater runoff estimates for existing conditions on the project site were calculated using the Hydrologic Engineering Center's River Analysis System (HEC-RAS) and are summarized in Table 12-1 below. The location of each on-site tributary reach is shown in Figure 12-4.

Table 12-1
On-Site Peak Flow Characteristics – Existing Conditions

Tributary Reach	100-Year Peak Flow (cfs)
SH-Reach1	885
SH-Reach2-DS-0	735
SH-Reach2	134
SH-Reach3	612
DC-Reach1	13,000

Note: cfs = cubic feet per second

Source: King Engineering, 2022.

Water Quality

Activities and/or conditions that have the potential to degrade water quality include but are not limited to, construction activities and urban stormwater runoff.

Construction activities have the potential to cause erosion and sedimentation associated with groundbreaking and clearing activities, which could cause unstabilized soil to be washed or wind-blown into nearby surface water. In addition, the use of heavy equipment during construction activities, especially during rainfall events, have the potential to cause petroleum products and other pollutants to enter nearby drainages.

Water quality degradation from urban stormwater runoff is primarily the result of runoff carrying pollutants from the land surface (e.g., streets, parking lots, etc.) to the receiving waters (e.g., streams and lakes). Pollutants typically found in urban runoff include facility maintenance and lawn-care/landscaping chemicals (insecticides, herbicides, fungicides and rodenticides), heavy metals (such as copper, zinc and cadmium), oils and greases from automobiles and other mechanical equipment, and nutrients (nitrogen and phosphorus).

Figure 12-3
Pre-Development Shed Map

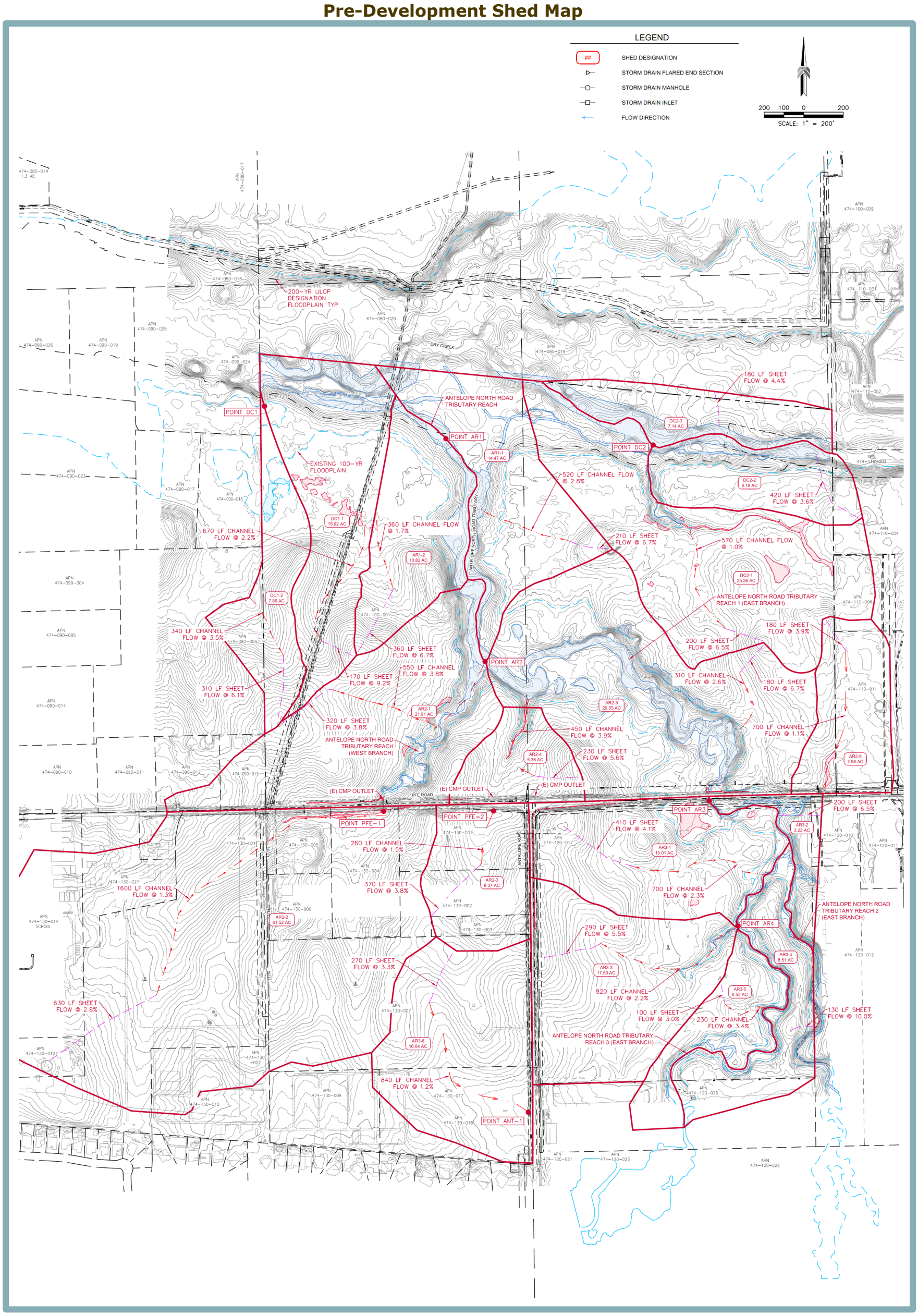
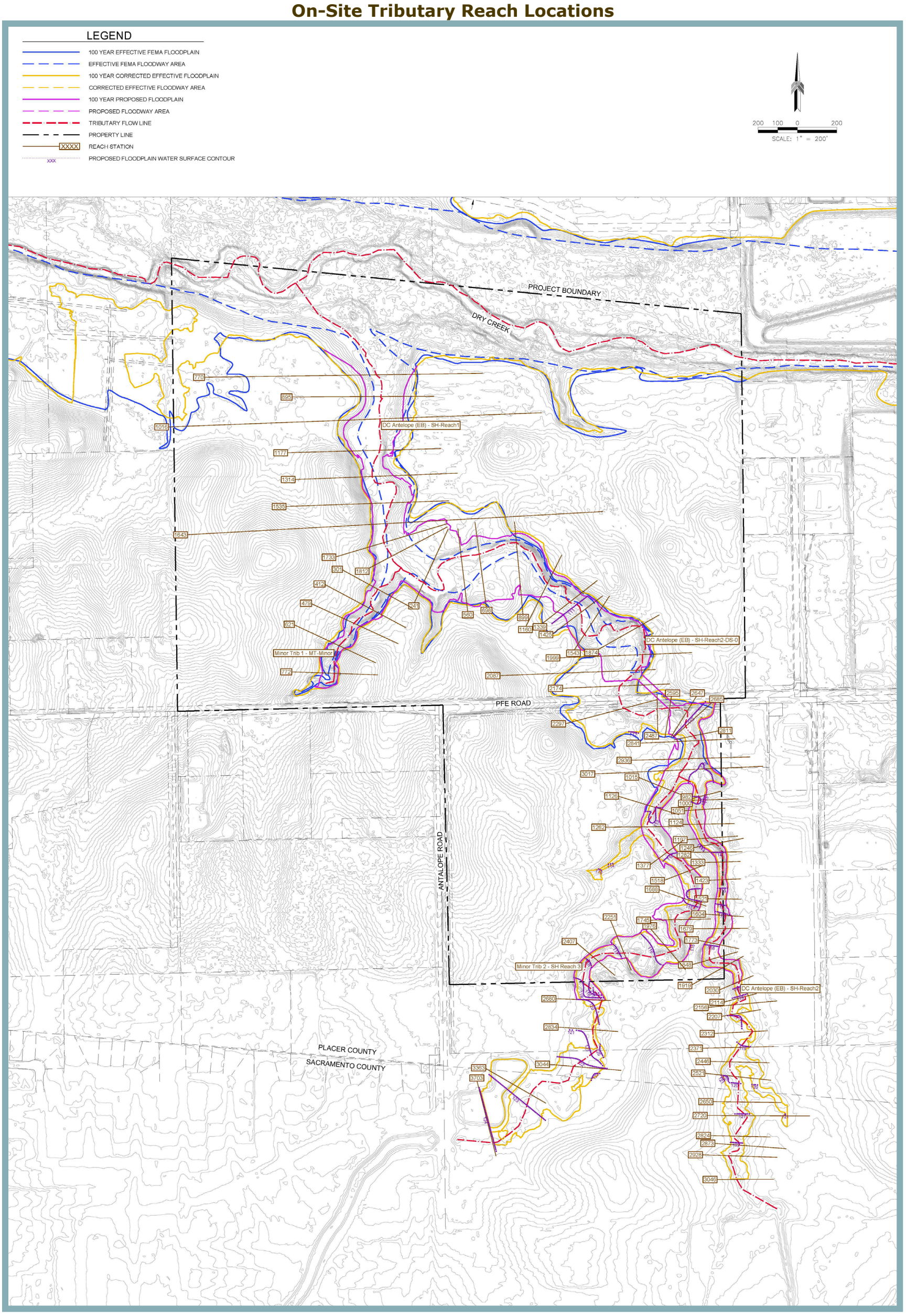


Figure 12-4
On-Site Tributary Reach Locations



According to the Phase I Environmental Site Assessment[9] prepared for the Placer Greens parcel, the soils within the project site do not contain any known hazardous materials and past agricultural uses on the parcel did not result in contamination of the project site with any materials that could act as pollutants in nearby waterways. However, the Phase I[10] and limited Phase II Environmental Site Assessments[11] prepared for the Schellhous parcel determined that lead contamination in the soils surrounding the Schellhous residence is considered a recognized environmental condition (REC). Nonetheless, as discussed under Impact 11-2 in Chapter 11, Hazards and Hazardous Materials, of this EIR, Mitigation Measures 11-2(a) and 11-2(b) would ensure that potential impacts associated with lead contamination in the soils surrounding the Schellhous residence would be less than significant.

Groundwater

The project site is located within the North American Subbasin and the jurisdiction of the West Placer Groundwater Sustainability Agency (WPGSA). The WPGSA was formed in 2017 as a partnership between Placer County, the cities of Roseville and Lincoln, the Placer County Water Agency, and the California American Water Company in order to comply with the requirements of the Sustainable Groundwater Management Act (SGMA). The goal of the WPGSA is to manage portions of the North American Subbasin by protecting against overdraft and creating sustainable water supplies.

Groundwater levels in southwestern Placer County and northern Sacramento County have generally decreased in recent history, with many wells experiencing declines at a rate of approximately 2.5 feet per year.[12] However, the North American Subbasin, within which the project site is located, is not identified by the California Department of Water Resources (DWR) as being in a state of overdraft.[13] Groundwater overdraft is a condition within a developed groundwater basin in which the amount of water pumped from the basin exceeds the sustainable yield of the basin over the long term.

According to Geotechnical Engineering Reports prepared by Wallace Kuhl and Associates (WKA) for the Schellhous parcel[14] and the Placer Greens parcel,[15] groundwater was not encountered during WKA's explorations or during previous studies in the project area. The recorded high groundwater elevation in the project area is expected to be approximately 80 to 100 feet below ground surface (bgs).

12.3 REGULATORY CONTEXT

The following is a description of federal, State, and local environmental laws and policies that are relevant to the review of hydrology and water quality under the CEQA process.

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9 Wallace-Kuhl & Associates. *Phase I Environmental Site Assessment, Placer Greens Property, Antelope Road North and PFE Road, Roseville, California*. September 29, 2014.

10 Wallace-Kuhl & Associates. *Phase I Environmental Site Assessment, 2360 PFE Road Property, Roseville, California.* November 4, 2020.

11 Wallace-Kuhl & Associates. *Phase II Environmental Site Assessment, 2360 PFE Road Property Phase II, Roseville, California.* December 8, 2020.

12 California Department of Water Resources. *California's Groundwater, Bulletin 118, Update 2020* [pg. 7-48]. November 2021.

13 California Department of Water Resources. *California's Critically Overdrafted Groundwater Basins.* January 2020.

14 Wallace Kuhl and Associates. *Geotechnical Engineering Report, Schellhous Property Subdivision.* December 1, 2020.

15 Wallace Kuhl and Associates. *Geotechnical Engineering Report, Placer Greens Property.* September 17, 2014.

Federal Regulations

The following section includes federal environmental goals and policies relevant to the CEQA review process pertaining to the hydrology and water quality aspects of the proposed project.

Federal Emergency Management Agency (FEMA)

FEMA is responsible for determining flood elevations and floodplain boundaries based on U.S. Army Corps of Engineers (USACE) studies. FEMA is also responsible for distributing the Flood Insurance Rate Maps (FIRMs), which are used in the National Flood Insurance Program (NFIP). The FIRMs identify the locations of special flood hazard areas, including the 100-year floodplains.

FEMA allows non-residential development in the floodplain; however, construction activities are restricted within flood hazard areas, depending upon the potential for flooding within each area. Federal regulations governing development in a floodplain are set forth in Title 44, Part 60 of the Code of Federal Regulations (CFR). These standards are implemented at the State level through construction codes and local ordinances; however, these regulations only apply to residential and non-residential structure improvements. Although roadway construction or modification is not explicitly addressed in the FEMA regulations, the California Department of Transportation (Caltrans) has also adopted criteria and standards for roadway drainage systems and projects situated within designated floodplains. Standards that apply to floodplain issues are based on federal regulations (Title 23, Part 650 of the CFR). At the State level, roadway design must comply with drainage standards included in Chapters 800-890 of the Caltrans Highway Design Manual. CFR Section 60.3(c)(10) restricts cumulative development from increasing the water surface elevation of the base flood by more than one foot within the floodplain.

Federal Clean Water Act

The National Pollutant Discharge Elimination System (NPDES) permit system was established in the federal Clean Water Act (CWA) to regulate municipal and industrial discharges to surface waters of the U.S. Each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge. Sections 401 and 402 of the CWA contain general requirements regarding NPDES permits. Section 307 of the CWA describes the factors that the Environmental Protection Agency (EPA) must consider in setting effluent limits for priority pollutants.

Nonpoint sources are diffuse and originate over a wide area rather than from a definable point. Nonpoint pollution often enters receiving water in the form of surface runoff, but is not conveyed by way of pipelines or discrete conveyances. As defined in the federal regulations, such nonpoint sources are generally exempt from federal NPDES permit program requirements. However, two types of nonpoint source discharges are controlled by the NPDES program – nonpoint source discharge caused by general construction activities, and the general quality of stormwater in municipal stormwater systems. The 1987 amendments to the CWA directed the federal EPA to implement the stormwater program in two phases. Phase I addressed discharges from large (population 250,000 or above) and medium (population 100,000 to 250,000) municipalities and certain industrial activities. Phase II addresses all other discharges defined by EPA that are not included in Phase I.

Section 402 of the CWA mandates that certain types of construction activities comply with the requirements of the NPDES stormwater program. The Phase II Rule, issued in 1999, requires that construction activities that disturb land equal to or greater than one acre require permitting under the NPDES program. In California, permitting occurs under the General Permit for



Stormwater Discharges Associated with Construction Activity, issued to the State Water Resources Control Board (SWRCB), implemented and enforced by the nine Regional Water Quality Control Boards (RWQCBs).

As of July 1, 2010, all dischargers with projects that include clearing, grading or stockpiling activities expected to disturb one or more acres of soil are required to obtain compliance under the NPDES Construction General Permit Order 2009-0009-DWQ. The General Permit requires all dischargers, where construction activity disturbs one or more acres, to take the following measures:

1. Develop and implement a Stormwater Pollution Prevention Plan (SWPPP) to include a site map(s) of existing and proposed building and roadway footprints, drainage patterns and stormwater collection and discharge points, and pre- and post- project topography;
2. Describe types and placement of Best Management Practices (BMPs) in the SWPPP that will be used to protect stormwater quality;
3. Provide a visual and chemical (if non-visible pollutants are expected) monitoring program for implementation upon BMP failure; and
4. Provide a sediment monitoring plan if the area discharges directly to a water body listed on the 303(d) list for sediment.

To obtain coverage, a SWPPP must be submitted to the RWQCB electronically and a copy of the SWPPP must be submitted to Placer County. When project construction is completed, the landowner must file a Notice of Termination (NOT).

State Regulations

The following section includes the State regulations relevant to the CEQA review process pertaining to the hydrology and water quality aspects of the proposed project.

State Water Resources Control Board

The SWRCB and the RWQCBs are responsible for ensuring implementation and compliance with the provisions of the federal CWA and California's Porter-Cologne Water Quality Control Act. The project site is situated within the jurisdictional boundaries of the Central Valley RWQCB (CVRWQCB) (Region 5). The CVRWQCB has the authority to implement water quality protection standards through the issuance of permits for discharges to waters at locations within their jurisdiction.

Central Valley Regional Water Quality Control Board

As authorized by the Porter-Cologne Water Quality Control Act, the CVRWQCB's primary function is to protect the quality of the waters within its jurisdiction for all beneficial uses. State law defines beneficial uses of California's waters that may be protected against quality degradation to include, but not be limited to: domestic; municipal; agricultural and industrial supply; power generation; recreation; aesthetic enjoyment; navigation; and preservation and enhancement of fish, wildlife, and other aquatic resources or preserves.

The CVRWQCB implements water quality protection measures by formulating and adopting water quality control plans (referred to as basin plans, as discussed below) for specific groundwater and surface water basins, and by prescribing and enforcing requirements on all agricultural, domestic, and industrial waste discharges. The CVRWQCB oversees many programs to support and provide benefit to water quality, including the following major programs: Agricultural Regulatory; Above-

Ground Tanks; Basin Planning; CALFED; Confined Animal Facilities; Landfills and Mining; Non-Point Source; Spills, Leaks, Investigations, and Cleanups (SLIC); Stormwater; Total Maximum Daily Load (TMDL); Underground Storage Tanks (UST), Wastewater Discharges (including the NPDES); Water Quality Certification; and Watershed Management.

The CVRWQCB is responsible for issuing permits for a number of varying activities. Activities subject to the CVRWQCB permitting requirements include stormwater, wastewater, and industrial water discharge, disturbance of wetlands, and dewatering. Permits issued and/or enforced by the CVRWQCB include, but are not limited to, the NPDES Construction General Permit, NPDES Municipal Stormwater Permits, Industrial Stormwater General Permits, Clean Water Act Section 401 and 404 Permits, and Dewatering Permits.

Basin Plans and Water Quality Objectives

The Porter-Cologne Water Quality Control Act provides for the development and periodic review of water quality control plans (basin plans) that are prepared by the regional water quality control boards. Basin plans designate beneficial uses of California's major rivers and groundwater basins, and establish narrative and numerical water quality objectives for those waters. Beneficial uses represent the services and qualities of a water body (i.e., the reasons why the water body is considered valuable), while water quality objectives represent the standards necessary to protect and support those beneficial uses. Basin plans are primarily implemented through the NPDES permitting system and by issuing waste discharge regulations to ensure that water quality objectives are met.

Basin plans provide the technical basis for determining waste discharge requirements and taking regulatory enforcement actions if deemed necessary. The project site is located within the jurisdiction of the CVRWQCB. A basin plan has been adopted for the Sacramento and San Joaquin River Basin (Basin Plan), which covers all of the project area.

The Basin Plan sets water quality objectives for the surface waters in its region for the following substances and parameters: ammonia, bacteria, biostimulatory substances, chemical constituents, color, dissolved oxygen, floating material, oil and grease, pH, radioactivity, salinity, sediment, settleable material, suspended material, taste and odor, temperature, toxicity, turbidity, and pesticides. For groundwater, water quality objectives applicable to all groundwater have been set for bacteria, chemical constituents, radioactivity, taste, odors, and toxicity.

Senate Bill 5

In 2007, the State of California set the 200-year storm event as the Urban Level of Flood Protection (ULOP) for the State through a series of laws included in Senate Bill (SB) 5. Along with other related legislation, SB 5 established a mandate for local governments to amend their general plans and zoning codes to be consistent with State law on floodplain management. Specifically, SB 5 requires all cities and counties within the Sacramento-San Joaquin Valley, as defined in California Government Code Sections 65007(h) and (j), to make findings related to an ULOP or the national FEMA standard of flood protection before: (1) entering into a development agreement for any property that is located within a flood hazard zone; (2) approving a discretionary permit or other discretionary entitlement, or a ministerial permit that would result in the construction of a new residence, for a project that is located within a flood hazard zone; or (3) approving a tentative map, or a parcel map for which a tentative map was not required, for any subdivision that is located within a flood hazard zone. The primary purpose of the law is to ensure that appropriate flood protection is provided in urban and urbanizing areas. Placer County has

amended the County's flood management policies to bring the County into compliance with State law and provide for increased flood protection for urban areas, consistent with SB 5.[16]

A project would be subject to the requirements of SB 5 if the project would meet all of the following five criteria:

1. Located within an urban area that is a developed area, as defined by CFR Title 44, Section 59.1, with 10,000 residents or more, or an urbanizing area that is a developed area or an area outside a developed area that is planned or anticipated to have 10,000 residents or more within the next 10 years.
2. Located within a flood hazard zone that is mapped as either a special hazard area or an area of moderate hazard on FEMA's official (i.e., effective) FIRM for the NFIP.
3. Located within the Sacramento-San Joaquin Valley.
4. Located within an area with a potential flood depth above 3.0 feet, from sources of flooding other than localized conditions that may occur anywhere in a community, such as localized rainfall, water from stormwater and drainage problems, and water from temporary water and wastewater distribution system failure.
5. Located within a watershed with a contributing area of more than 10 square miles.

The proposed project would meet criteria 1-4; however, because the project site is located within the Dry Creek Antelope North Road Tributary Watershed, which is approximately 1.29 square miles, the project does not meet Criterion 5. Thus, the proposed project would not be subject to the requirements of SB 5. It should be noted that with respect to Criterion 4, only within the limits of the on-site tributary would there be flood depths in excess of 3.0 feet.

Local Regulations

Relevant goals and policies from the Placer County General Plan and the DCWPCP, as well as various other local guidelines and regulations related to hydrology and water quality, are discussed below.

Placer County General Plan

The following policies from the Placer County General Plan related to hydrology and water quality are applicable to the proposed project:

Public Facilities Element

Goal 4.E To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.

Policy 4.E.1 The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.

Policy 4.E.2 The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state.

[16] Placer County. *Placer County moves to meet state flood standards for urban areas.* Available at: https://www.placer.ca.gov/news/2015/nov/placer-meets-state-flood-standards. November 5, 2015.

Policy 4.E.4 The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.

Policy 4.E.8 The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.

Policy 4.E.9 The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.

Policy 4.E.10 The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).

Policy 4.E.11 The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.

Policy 4.E.12 The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.

Policy 4.E.13 The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.

Policy 4.E.14 The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.

Policy 4.E.15 The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).

Goal 4.F To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values.

Policy 4.F.1 The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.

Policy 4.F.4 The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.

Policy 4.F.5 The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:

a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation.

Natural Resources Element

Goal 6.A To protect and enhance the natural qualities of Placer County's streams, creeks and groundwater.

Policy 6.A.2 The County shall require all development in the 100-year floodplain to comply with the provisions of the *Placer County Flood Damage Prevention Ordinance*.

Policy 6.A.4 Where creek protection is required or proposed, the County should require public and private development to:

a. Preserve creek corridors and creek setback areas through easements or dedication. 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 creek 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 acres (as described in a. above) as open space;
c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as Vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;
d. Provide recreation and public access near creeks 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 creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated 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.

Policy 6.A.7 The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.

Health and Safety Element

Goal 8.B.1 To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards year-round.

Policy 8.B.1.1 The County shall require flood proofing of new and substantially improved structures in areas subject to flooding to be built in

accordance with the Flood Damage Prevention Ordinance (Placer County Code Chapter 15, Article 15.52).

Policy 8.B.1.2 The County shall prohibit the construction of projects, including public facilities and other facilities essential for emergencies and large public assembly, within the County's Regulatory Floodway, unless the structure and access to the structure is adequately protected from flood hazards, incorporates all required flood protection specific to that area in accordance with County ordinances and guidelines, and will not result in any significant adverse impacts.

Policy 8.B.1.3. The County shall require evaluation of potential flood hazards prior to approval of a discretionary or ministerial permit that would result in the construction or modification of structures, to determine whether the proposed project is consistent with the protection standards for the County Regulatory Floodplain. The County will not approve any discretionary project or any ministerial permit that would result in the construction or modification of structures for any property within the County Regulatory Floodplain, unless the required flood protection specific to that area has been demonstrated in accordance with County ordinances and guidelines.

Policy 8.B.1.4. New construction shall not be permitted within 100 feet of the centerline of permanent streams and within 50 feet of intermittent streams, or within the 100-year floodplain, whichever distance is greater.

Policy 8.B.1.6. The County shall ensure new development projects incorporate design strategies and features to reduce the area of impervious surfaces.

Goal 8.B.2 To ensure that natural systems and flood-control infrastructure can handle floodwater year-round and are adaptable to new and changing conditions. (Addresses California Government Code Section 65302(g)(4)(B)).

Policy 8.B.2.1. The County shall promote flood- control measures that maintain natural conditions within the County's Regulatory Floodplain of rivers and streams.

Policy 8.B.2.2. The County shall implement the adaptation strategies as contained in the Placer County Sustainability Plan necessary to ensure that natural systems and flood control infrastructure can handle floodwater year-round.

Policy 8.B.2.3. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.

Dry Creek-West Placer Community Plan

The following goals and policies from the Community Development and Environmental Resources Management Elements of the DCWPCP related to hydrology and water quality are applicable to the proposed project:

Community Development Element: Land Use

Policy 25 Continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding and prohibit the creation of new building sites within the floodplain.

Policy 29 Review proposed developments for their potential adverse affect 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.

Community Development Element: Public Services

Goal Flood Control: Protect the lives and property of the citizens of the Dry Creek West Placer area from unacceptable impacts from development in the Dry Creek drainage basin or other watershed in the Plan Area.

Policy 2 Evaluate potential flood hazards in an area prior to approval of any future development by requiring submittal of accurate topographic information and depiction of the 100-year floodplain boundaries.

Policy 4 Maintain natural conditions within the 100-year floodplain of all streams except where work is required to maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game regulations and Clean Water Act provisions administered by the U.S. Army Corps of Engineers, or when facilities for the treatment of urban runoff can be located in the floodplain providing that there is no destruction of riparian vegetation.

Policy 5 Designate the 100-year floodplain of Dry Creek, including the major tributaries as open space, and provide for some compatible use of these areas in order to encourage their preservation.

Policy 9 Provide storm drains which can collect water for appropriate conveyance to Dry Creek for developing areas with a higher density than Rural-Residential.

Policy 11 Require a water quality analysis for all projects which have a density in excess of one unit per acre and/or have the potential of contaminating surface waters or the aquifer.

Policy 12 Require a feasibility analysis of improving the water quality of urban run-off for all commercial and industrial projects and those residential projects with densities of 1 d.u./acre or greater before run-off enters the Dry Creek watercourse. Said analysis shall consider all feasible mitigation measures including, but not limited to, artificial wetlands, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, or other effective means, where appropriate.

Policy 13 Require the allocation of land, when necessary, for all projects which have significant impacts on the quantity and quality of surface water runoff, for the purpose of detaining post project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.

Policy 14 Identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, etc.).

Environmental Resources Management: Natural Resources

Goal 3 Manage the groundwater resource in such a way as to protect it from degradation and to maintain the water table.

Goal 4 Safeguard and maintain natural waterways to ensure water quality, species diversity, and unique habitat preservation.

Policy 2 Preserve in their natural condition all stream environment zones, including floodplains, and riparian vegetation areas.

Policy 3 Seek to maintain or improve the quality of water in the major creeks, especially Dry Creek and its tributaries.

Policy 4 Make every attempt to maintain the existing high quality of the groundwater and preserve aquifer recharge areas.

Policy 10 Improve water quality in the aquifer and the Dry Creek watershed by eliminating existing water pollution sources and by discouraging activities which include the use of hazardous materials around wetland and recharge areas.

Policy 25 Intermittent streams often become permanent streams concurrent with the development of an area. Therefore, these waterways shall be protected from land development activities which have a potential for detrimental impacts (e.g., grading, channelization, etc.).

NPDES Small Municipal Separate Storm Sewer System (MS4) General Permit

The NPDES Municipal Stormwater Permitting Program regulates stormwater discharges from separate storm sewer systems. NPDES Municipal Stormwater Permits are issued in two phases. Phase I regulates stormwater discharges from large- and medium-sized municipal separate storm sewer systems (those serving more than 100,000 persons). Most Phase I permits are issued to a group of co-permittees encompassing an entire metropolitan area. Phase II provides coverage for smaller municipalities, including nontraditional small storm sewer systems, which include governmental facilities such as military bases, public campuses, and prison and hospital complexes. The NPDES Municipal Stormwater Permits require the discharger to develop and implement a Stormwater Management Plan/Program with the goal of reducing the discharge of pollutants to the maximum extent practicable.

The CVRWQCB issued the NPDES General Permit No. CAS000004 Waste Discharge Requirements for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems, which became effective on July 1, 2013. An "MS4" is a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) designed or used for collecting or conveying stormwater; (ii) which is not a combined sewer; and (iii) which is not part of a Publicly Owned Treatment Works (POTW). Both Placer County and the City of Roseville are Phase II MS4 permittees. Projects subject to the requirements of the Phase II MS4 NPDES permit must submit the appropriate Post-Construction Stormwater Plan based on the project type/development category. Regulated Projects include projects that create or replace 5,000 sf or more of impervious surface. Regulated Projects that create and/or replace one or more acres of impervious surface are considered regulated hydromodification management projects. The proposed project would create more than one acre of impervious area, and, thus, is considered a Regulated Hydromodification Management Project subject to Phase II MS4 NPDES permit post-construction stormwater treatment requirements.

Regulated Projects are required to divide the project area into Drainage Management Areas (DMAs) and implement and direct water to appropriately-sized Site Design Measures (SDMs) and Baseline Hydromodification Measures to each DMA to the Maximum Extent Practicable (MEP). Regulated Projects must additionally include Source Control BMPs where possible. SDMs and Baseline Hydromodification Measures include, but are not limited to:

- Rooftop and impervious area disconnection;
- Porous pavement;
- Rain barrels and cisterns;
- Vegetated swales;
- Bio-retention facilities;
- Green roofs; or
- Other equivalent measures.

A detailed description of the requirements for Regulated Hydromodification Management Projects, such as the proposed project, is included in the *West Placer Storm Water Quality Design Manual.*[17]

[17] Placer County, City of Roseville, City of Lincoln, City of Auburn, Town of Loomis. *West Placer Storm Water Quality Design Manual.* April 2016.

Placer County Flood Control and Water Conservation District

Formed by SB 1312, the Placer County Flood Control and Water Conservation District (PCFCWCD) is responsible for regional strategies for flood control management. A Stormwater Management Manual (SWMM) was developed by the PCFCWCD to relate the policies, guidelines, and specific criteria for evaluating hydrologic conditions associated with new development projects. In 2011, the PCFCWCD published the *Update to the Dry Creek Watershed Flood Control Plan*, which identifies potential flooding issues associated with the Dry Creek Watershed and provides recommendations for feasible means to reduce future flood damages.[18]

Placer County Land Development Manual

Section 5 of the Placer County Land Development Manual (1996) provides supplemental design considerations for drainage facilities, and includes specific criteria used for preparation of drainage reports identical to those in the SWMM (as described above under Placer County Flood Control and Water Conservation District). The Land Development Manual states that in case of conflict with the SWMM, the most stringent requirement shall apply. The Land Development Manual also contains general information with regard to erosion control and BMPs for stormwater drainage.

Placer County Code

Chapter 15, Building and Development, of the Placer County Code includes ordinances associated with hydrology and water quality. The applicable ordinances are discussed in further detail below.

Stormwater Quality Ordinance

Article 8.28, Stormwater Quality Ordinance, is intended to ensure that Placer County is compliant with State and federal laws related to stormwater quality by enhancing and protecting the quality of waters of the State in Placer County through reducing pollutants in stormwater discharges to the maximum extent practicable and controlling non-stormwater discharges to the storm drain system. The Stormwater Quality Ordinance requires the use of BMPs to reduce adverse effects of polluted runoff discharges on waters of the State, and prohibits illicit discharges to the storm drain system. The Stormwater Quality Ordinance establishes the County's authority to adopt requirements for stormwater management, including source control requirements, to reduce pollution to the maximum extent practicable; requirements for development projects to reduce stormwater pollution and erosion both during construction and after the project is complete; and enable the County to implement and enforce any stormwater management plan adopted by the County.

Grading, Erosion and Sediment Control Ordinance

Article 15.48, Grading, Erosion and Sediment Control Ordinance, of the Placer County Code regulates grading on property within the unincorporated area of Placer County in order to safeguard life, limb, health, property and public welfare; to avoid pollution of watercourses with hazardous materials, nutrients, sediments, or other earthen materials generated on or caused by surface runoff on or across the permit area; and to ensure that the intended use of a graded site is consistent with the Placer County General Plan, any specific plans adopted thereto and applicable Placer County ordinances including the Zoning Ordinance, Flood Damage Prevention Ordinance (Article 15.52 of the Placer County Code), Environmental Review Ordinance (Chapter

[18] Placer County Flood Control and Water Conservation District. *Update to the Dry Creek Watershed Flood Control Plan.* November 2011.

18 of the Placer County Code), and applicable chapters of the California Building Code. In the event of conflict between applicable chapters and Article 15.48, the most restrictive shall prevail. Part 6 of Article 15.48 sets forth design standards for grading activities such as excavation, slopes, fill soil, setbacks, and drainage.

Dry Creek Watershed Drainage Improvement Zone Ordinance

The Dry Creek Watershed Drainage Improvement Zone Ordinance (Article 15.32 of the Placer County Code) establishes a drainage improvement zone for the Dry Creek watershed. In addition, the Ordinance requires the payment of specified fees and annual assessments as a condition of new development within the watershed area; such fees and assessments are used for the installation and maintenance of roadway drainage and stormwater drainage improvements. Mitigation fees are required for new development, and the expansion of existing development, within portions of the Dry Creek watershed that impose a burden on the creeks and drainage infrastructure within the watershed by adding additional impervious surface and accelerating runoff, thereby increasing discharge rates.

Flood Damage Prevention Ordinance

Article 15.52, Flood Damage Prevention Ordinance, is intended to minimize public and private losses due to flood conditions in specific areas by provisions designed to protect human life and health; minimize the need for rescue and relief efforts associated with flooding; minimize prolonged business interruptions; minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard; provide for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas; ensure that potential buyers are notified that property is in an area of special flood hazard; and ensure that those who occupy areas of special flood hazard assume responsibility for their actions. The Flood Damage Prevention Ordinance provides methods for reducing flood losses, and sets forth standards for construction in all areas of special flood hazards.

12.4 IMPACTS AND MITIGATION MEASURES

This section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to hydrology and water quality. 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, a significant impact would occur if the proposed project would result in any of the following:

- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality;
- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin;
- 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:
    - Result in substantial erosion or siltation on- or off-site;
    - Substantially increase the rate or amount of surface runoff in a manner which

would result in flooding on- or offsite;
    - Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff either during construction or in the post-construction condition; or
    - Impede or redirect flood flows;
- 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 flood hazard delineation map which would:
    - Impede or redirect flood flows;
    - Expose people or structures to risk of loss, injury or death involving flooding; or
    - risk release of pollutants due to project inundation; and/or
- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The proposed project's impacts associated with erosion or siltation on- or off-site are discussed in Chapter 10, Geology and Soils, of this EIR.

Method of Analysis

The impacts analysis for this chapter is based primarily on the Drainage Master Plan prepared for the proposed project by King Engineering. The Drainage Master Plan included hydrologic modeling for the proposed project (both pre-project and post-project conditions) using the Hydraulic Engineering Center (HEC) computer program. In particular, King Engineering used a combination of the HEC Hydrologic Modeling System (HEC-HMS) and HEC-RAS software. The HEC-HMS was used to calculate peak flows for individual drainage sheds for the pre-construction and post-construction conditions during the 100-year storm event. The post-project hydraulic modeling included in the Drainage Master Plan represents existing flows, the proposed project flows, and flows associated with future buildout of the remaining Dry Creek Antelope North Road Tributary shed area pursuant to DCWPCP land use designations. Detailed calculations are provided in the Drainage Master Plan prepared for the proposed project by King Engineering (see Appendix J).

The river hydraulics and cross section profiles for the creek and tributaries provided in the Drainage Master Plan were derived from the GeoHECRAS software provided by CivilGeo. For on-site flows, PCFCWCD SWMM Small Watershed Peak Flow methodology was used to develop the post development flows for each storm drainage structure. The flows are used to size storm drain pipes accordingly based on pipe capacity depending on pipe material.

To evaluate storm water quality and BMPs within the project limits, the West Placer Storm Water Quality Design Manual was referenced and used as a guideline for BMP locations.

It should be noted that in addition to the 597 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for up to 60 Accessory Dwelling Units (ADUs) to be included in the project in order to meet the County's affordable housing requirements. However, the total number of proposed residential lots, as well as the overall disturbance area associated with the project, would remain unchanged and the overall amount of impervious surfaces would not be anticipated to be substantially different than what was analyzed by King Engineering. Therefore, the potential inclusion of additional ADUs on-site would not result in new impacts or substantially more severe impacts beyond the analysis presented herein.

The County has reviewed the technical analysis prepared for the proposed project and concurs with the methodology applied by King Engineering, as well as the conclusions provided therein.

Project 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.

12-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Construction of the proposed project would include grading, excavation, trenching for utilities, and other construction-related activities that could cause soil erosion at an accelerated rate during storm events. In addition, soil would be disturbed during construction of the proposed widening of PFE Road and Antelope Road and during construction of potential future off-site trail connections, as well as during construction of the proposed off-site sewer line, which would connect the on-site sewer lift station to the Dry Creek Wastewater Treatment Plant (DCWWTP). All such activities have the potential to affect water quality and contribute to localized violations of water quality standards if impacted stormwater runoff from construction activities enters the Dry Creek tributaries in the project area, which eventually drain to Dry Creek.

Soils exposed by the aforementioned types of construction activities have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities. Discharge of polluted stormwater or non-stormwater runoff could violate waste discharge requirements. However, in general, impacts from construction-related activities would generally be short-term and of limited duration.

Because the proposed project would require construction activities that would result in a land disturbance of approximately 186 acres (greater than one acre), the project applicant would be required by the State to comply with the most current Construction General Permit requirements. Pursuant to the requirements, a SWPPP would be prepared for the overall project, which would include the site map, drainage patterns and stormwater collection and discharge points, BMPs, and a monitoring and reporting framework for implementation of BMPs, as necessary. In addition, a Notice of Intent (NOI) would be filed with RWQCB.

As discussed in further depth in Chapter 10, Geology and Soils, of this EIR, the proposed project would be subject to State guidelines, 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. Implementation of BMPs to control erosion, and, thus, sediment related pollution, is further mandated by Mitigation Measures 10-2(a) and 10-2(b) within Chapter 10 of this EIR.

Non-stormwater management and material management controls reduce non-sediment-related pollutants from potentially leaving the construction site to the extent practicable. The Construction General Permit prohibits the discharge of materials other than stormwater and authorized non-stormwater discharges (such as irrigation and pipe flushing and testing). Non-stormwater BMPs tend to be management practices with the purpose of preventing stormwater from coming into contact with potential pollutants. Examples of non-stormwater BMPs include preventing illicit discharges, and implementing good practices for vehicle and equipment maintenance, cleaning, and fueling operations, such as using drip pans under vehicles. Waste and materials management BMPs include implementing practices and procedures to prevent pollution from materials used on construction sites. Examples of materials management BMPs include the following:

- Good housekeeping activities such as storing of materials covered and elevated off the ground, in a central location;
- Securely locating portable toilets away from the storm drainage system and performing routine maintenance;
- Providing a central location for concrete washout and performing routine maintenance;
- Providing several dumpsters and trash cans throughout the construction site for litter/floatable management; and
- Covering and/or containing stockpiled materials and overall good housekeeping on the site.

While the final materials management BMPs to be used during construction of the proposed project are currently unknown, the project would likely include a combination of the BMP examples listed above. Final BMPs for the proposed project construction would be chosen in consultation with the applicable California Stormwater Quality Association Stormwater BMP Handbooks and implemented by the project contractor.

In accordance with the Construction General Permit, the project site would also be inspected during construction before and after storm events and every 24 hours during extended storm events in order to identify maintenance requirements for the implemented BMPs and to determine the effectiveness of the implemented BMPs. As a “living document”, the site-specific SWPPP that would be prepared for the proposed project would be modified as construction activities progress. A Qualified SWPPP Practitioner (QSP) would ensure compliance with the SWPPP through regular monitoring and visual inspections during construction activities. The QSP for the project would amend the SWPPP and revise project BMPs, as determined necessary through field inspections, to protect against substantial erosion or siltation on- or off-site.

Compliance with the State NPDES Construction General Permit and Article 8.28 and 15.48 of the Placer County Code, as described above and required by Mitigation Measures 10-2(a) and 10-2(b) within Chapter 10, Geology and Soils, of this EIR, would

minimize the potential degradation of stormwater quality and downstream surface water associated with construction of the proposed project. In addition, BMPs would be required to be designed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development/Redevelopment (or other similar source as approved by the Engineering and Surveying Division). Therefore, with implementation of the following mitigation measures, the proposed project would avoid a ***significant*** impact related to short-term construction-related water quality.

Mitigation Measure(s)

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

12-1 Implement Mitigation Measures 10-2(a), 10-2(b), and 10-2(c).

12-2 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during operations. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Development of the proposed project would result in the conversion of a rural area to single-family residential uses and associated amenities, such as parks and landscaping. Such new land uses could result in new stormwater pollutants being introduced to the project area. Pollutants associated with the operational phase of the proposed project could include nutrients, oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Nutrients that could be present in post-construction stormwater include nitrogen and phosphorous resulting from fertilizers applied to landscaping. Excess nutrients could affect water quality by promoting excessive and/or a rapid growth of aquatic vegetation, which reduces water clarity and results in oxygen depletion. Pesticides, which are toxic to aquatic organisms and can bioaccumulate in larger species, such as birds and fish, can potentially enter stormwater after application to landscaped areas within the project site. Oil and grease could enter stormwater from vehicle leaks, traffic, and maintenance activities. Metals could enter stormwater as surfaces corrode, decay, or leach. Clippings associated with landscape maintenance and street litter could be carried into storm drainage systems. Pathogens (from pets, wildlife, and human activities) have the potential to affect downstream water quality.

Development of the proposed project could also increase polluted non-stormwater runoff (e.g., car wash water, other wash water, and landscape irrigation runoff). Such non-stormwater runoff could flow down sidewalks, parking areas, and streets, and pick up additional pollutants deposited on impervious surfaces prior to discharge into the storm drain system and surface waters. Discharge of polluted stormwater or non-stormwater runoff could violate waste discharge requirements.

Phase II MS4 Permit Requirements

As discussed previously, the proposed project is located within the permit area covered by Placer County's MS4 Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater

discharges are subject to all applicable requirements of said permit. Specifically, as noted above, regulated projects are required to divide the project area into DMAs and implement and direct water to appropriately-sized SDMs and Baseline Hydromodification Measures to each DMA. Source control measures must be designed for pollutant-generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and must be shown on the Improvement Plans. Additional details related to hydromodification management requirements associated with the Phase II MS4 permit are discussed under Impact 12-4 below.

Proposed Storm Drain System

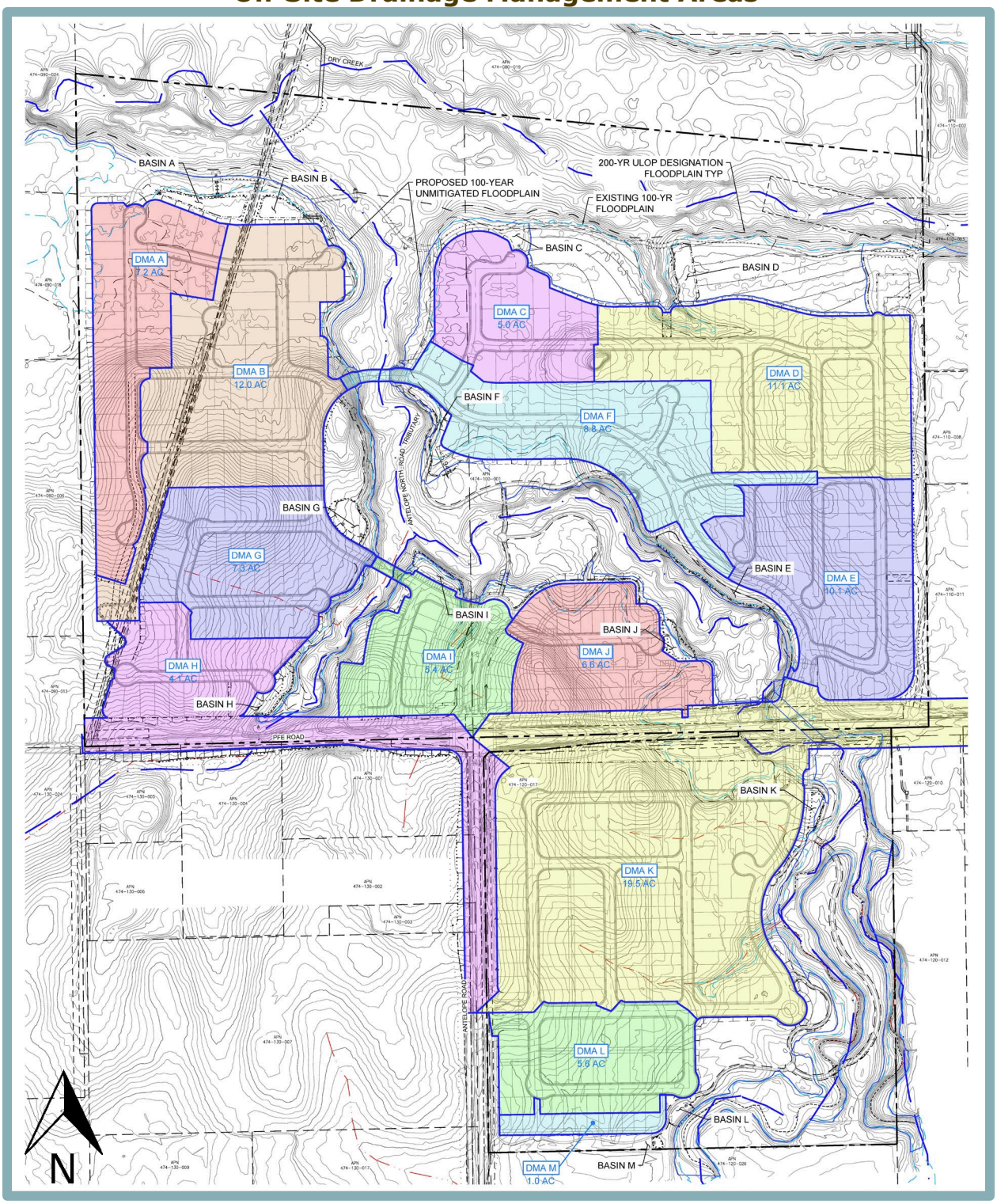
The proposed project would include an on-site storm drain system composed of Low Impact Development (LID) components. LID components refer to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat. Consistent with MS4 permit requirements and the *West Placer Storm Water Quality Design Manual*, the project site would be divided into 14 DMAs (see Figure 12-5). The 14 DMAs include the portions of the project site that would be developed as a result of the proposed project. Because portions of the project site would not be disturbed as part of the project, the undisturbed areas, which include the Dry Creek tributaries and associated riparian habitat, were not divided into any additional DMAs.

Impervious surfaces proposed as part of the project include building roofs, driveways, and roadways. Within the DMAs that encompass areas of the site proposed for development, stormwater runoff would be directed to 15- to 24-inch storm drains located within the internal roadway system. The storm drains within each DMA would then convey runoff to each DMA's associated stormwater basin. Storm drain inlets and manholes would also be developed within the on-site stormwater drainage system to further capture on-site runoff.

Stormwater Quality Plans (SWQPs) prepared for proposed projects should specify source control measures to be implemented for each potential pollutant-generating activity or source present on the project site. The source control measures may include, but are not limited to, measures related to proper storage of all project materials, use of environmentally-friendly materials for indoor and structural pest control, and compliance with manufacturer recommendations and regulations related to pesticide use. The source control measures should be designed consistent with the recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment, or from another equivalent manual.

The proposed stormwater basins would be sized to treat the runoff from the 85th percentile, 24-hour storm event, which includes a majority of the larger pollutants (sand, soil, silt, grease and trash) as well as smaller pollutants (sediment, nutrient, metals, pesticides and organics). Thus, project runoff entering the Dry Creek tributaries would be properly treated, and would not pollute downstream waterways.

Figure 12-5
On-Site Drainage Management Areas



Maintenance and Inspection

In order to ensure continued operation of the proposed stormwater basins, the SWQP must include detailed, site-specific inspection and maintenance procedures to be implemented by the project applicant. For example, plants and vegetation within the stormwater basins should be inspected monthly, and the basins should be inspected for the presence of standing water 72 hours after rain events.

Required maintenance activity should include, but not necessarily be limited to, removal of debris from stormwater basins and removal of debris from outlets of stormwater basins. Without implementation of such measures, the stormwater basins could fail to ensure that polluted runoff would not enter downstream water bodies during the continued operation of the project.

Conclusion

Based on the above, the proposed project includes site design measures to ensure that stormwater runoff is properly treated prior to discharge to the Dry Creek tributaries. Thus, urban pollutants entering and potentially degrading local water quality would not be expected to occur as a result of the project. However, because a final SWQP has not been prepared, ongoing maintenance of the proposed stormwater basins and the incorporation of proper source control measures cannot be ensured.

Should the project applicant fail to prepare and implement such documentation, the proposed project could result in a ***significant*** impact related to a violation of water quality standards or waste discharge requirements or otherwise substantial degradation of surface or ground water quality during operations.

Mitigation Measure(s)

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

12-2(a) *The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD).*

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 ESD. BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan 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.

12-2(b) *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 Property Owners' association is responsible for maintaining the legibility of stamped messages and signs.*

12-2(c) *This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.*

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

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

12-2(d) *Pursuant to the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Stormwater Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be*

incorporated into the design and shown on the Improvement Plans. In addition, pursuant to the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface 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.

12-3 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. Based on the analysis below, the impact is *less than significant*.

The proposed project would result in an increase in on-site impervious surfaces, which would reduce the infiltration of groundwater as compared to existing conditions. Groundwater relies on annual rainfall and percolation through pervious soils to recharge the system. As discussed in the Drainage Master Plan, soils throughout the majority of the site have very slow infiltration rates with high runoff potential during storm events. Thus, the project site would not be considered an area of substantial contribution to groundwater recharge in the area. Furthermore, the proposed project would not include any development within the Dry Creek tributaries on-site; thus, infiltration of water moving through the tributaries would continue to occur and contribute to groundwater recharge.

Given the limited recharge potential of the portion of the project site that would be developed with impervious surfaces, the proposed project would not interfere substantially with groundwater recharge. Furthermore, the groundwater subbasin within which the project site is located is not currently in a state of overdraft. As further discussed in Chapter 15, Public Services and Utilities, of this EIR, the water supply for the proposed project would not be derived from groundwater sources. Considering that the project site is not considered an important groundwater recharge area, stormwater from the project site would continue to replenish groundwater through percolation into soils within the Dry Creek Antelope North Road Tributary, and that the project would not involve increased demand on groundwater supplies within an area in a state of overdraft, the proposed project would not create a conflict with, or impede the implementation of, a sustainable groundwater plan. Thus, impacts related to groundwater would be ***less than significant***.

Mitigation Measure(s)

None required.

12-4 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: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff either during construction or in the post-construction condition. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The only impervious surfaces that currently exist within the project site are those related to PFE Road and Antelope Road, as well as the limited impervious surfaces associated with the existing development within the Schellhous parcel. Implementation of the proposed project would result in a substantial increase in the amount of impervious surfaces related to roofs, driveways, and roadways, including widening improvements to PFE Road and Antelope Road. As such, the project has the potential to substantially alter the existing drainage pattern of the site and increase runoff water.

It should be noted that the potential for the proposed project to result in substantial additional sources of polluted runoff, including erosion, is addressed under Impacts 12-1 and 12-2 above. Further discussion regarding erosion is provided in Chapter 10, Geology and Soils, of this EIR.

Peak Flows and Volumes

Increases to peak runoff flows or volumes resulting from alterations to the existing drainage pattern of the site have the potential to result in the exceedance of existing or planned stormwater drainage systems or flooding on- or off-site.

The design of the proposed project divides the site into 14 DMAs where development would occur (see Figure 12-5). Within the DMAs that encompass areas of the site proposed for development, stormwater runoff would be directed to 15- to 24-inch storm drains located within the internal roadway system. The storm drains within each DMA would then convey runoff to the DMA's associated stormwater basin. Storm drain inlets and manholes would also be developed within the on-site stormwater drainage system to further capture on-site runoff.

Currently, stormwater runoff within the project area is captured by existing corrugated metal pipe (CMP) culverts and box culverts located along PFE Road and Antelope Road. To assess the changes in runoff volumes from the project site that could occur due to the proposed project, King Engineering calculated the pre- and post-construction peak flow volumes for on-site drainage sheds under cumulative buildout conditions within the greater watershed boundaries. Pre- and post-construction peak flows are presented in Table 12-2.

Table 12-2
Peak Flow Characteristics: Pre- and Post-Construction Peak Flows

Drainage Shed	Pre-Construction 100-Year Peak Flow (cfs)	Post-Construction 100-Year Peak Flow (cfs)
SH-Reach1	885	885
SH-Reach2-DS-0	735	735
SH-Reach2	134	134
SH-Reach3	612	612
DC-Reach1	13,000	13,000

Note: cfs = cubic feet per second

Source: King Engineering, 2022.

As shown in Table 12-2, implementation of the proposed project in conjunction with future buildout of the remaining Dry Creek Antelope North Road Tributary shed area pursuant to DCWPCP land use designations would result in the same estimated peak flows as existing conditions from all on-site drainage sheds under the 100-year frequency storm events. Therefore, the proposed project is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

Nonetheless, the proposed project would be required to comply with Placer County's Dry Creek Watershed Drainage Improvement Ordinance, which requires new development that increases impervious surface areas within the Dry Creek Watershed to pay fees to fund regional flood control and future drainage improvement projects within the watershed. District flood control projects include the Miners Ravine Off-Chanel Detention Basin and Antelope Creek Flood Control Project. These regional flood control projects were constructed to mitigate for increased runoff associated with development within the Dry Creek watershed. The fees include a one-time fee that is paid prior to start of construction and an annual fee that is included in the parcel's property tax.

Downstream Conveyance Capacity

King Engineering analyzed the potential for the proposed project to result in impacts related to increases in water surface elevation (WSE) within the Dry Creek Antelope North Road Tributary Watershed. As shown in Figure 12-2, the Dry Creek Antelope North Road Tributary Watershed spans a total of approximately 828 acres, and includes the entirety of the project site, as well as additional land in the project vicinity.

Table 12-3 presents the WSEs, measured in feet (ft), for the tributary stations shown in Figure 12-4 (note: each station represents a stream cross section). As shown in the table, King Engineering determined that, during a 100-year storm event, the WSEs within the Dry Creek Antelope North Road Tributary would be raised by a maximum of 1.3 feet as a result of the proposed project, assuming buildout conditions within the watershed. However, King Engineering has confirmed that the post-construction 100-year increases would be contained in the natural channels of the tributary, and several vertical feet of freeboard (the vertical distance between the flood level and the top of the embankment)

would be maintained for existing structures, as well as provided for the proposed building pads.[19]

Table 12-3
Selected Flows and WSE from HEC-RAS

Tributary Station	100-Year Pre-Construction WSE (ft)	100-Year Post-Construction WSE (ft)	Delta (ft)
SH-Reach1			
1812	110.82	110.59	-0.23
1733	110.80	110.58	-0.22
1643	110.74	110.57	-0.17
1535	110.71	110.57	-0.14
1314	110.65	110.55	-0.10
1177	110.63	110.55	-0.08
1016	110.61	110.55	-0.06
895	110.56	110.54	-0.02
770	110.53	110.53	0
SH-Reach2-DS-0			
3017	112.84	112.10	-0.74
2936	112.73	112.04	-0.69
2841	112.44	111.77	-0.67
2811	112.24	117.71	-0.53
2685	112.21	111.63	-0.58
2433	N/A*	111.38	N/A
2389	N/A*	Culvert (N/A)	N/A
2087	111.25	110.70	-0.55
1999	111.24	110.70	-0.54
1874	111.22	110.69	-0.53
1543	111.15	110.67	-0.48
1425	111.11	110.66	-0.45
1339	111.08	110.65	-0.43
1160	111.02	110.63	-0.39
899	110.94	110.62	-0.32
698	110.92	110.62	-0.30
560	110.91	110.61	-0.30
241	110.86	110.60	-0.26
SH-Reach2			
3046	120.08	120.08	0
2928	119.72	119.72	0
2873	119.38	119.38	0
2824	118.85	118.85	0
2720	118.47	118.47	0
2650	118.07	118.07	0
2521	117.59	117.59	0
2446	117.48	117.48	0
2371	117.28	117.28	0
2312	116.40	116.40	0

(Continues on next page)

[19] Curtis King, Project Manager, King Engineering. Personal communication [email] with Nick Pappani, Vice President, Raney Planning & Management, Inc. March 7, 2022.

Table 12-3
Selected Flows and WSE from HEC-RAS

Tributary Station	100-Year Pre-Construction WSE (ft)	100-Year Post-Construction WSE (ft)	Delta (ft)
2207	115.97	115.97	0
2156	115.92	115.92	0
2114	115.74	115.74	0
2030	114.67	114.67	0
1919	113.57	113.27	-0.30
1848	113.50	113.16	-0.34
1773	113.43	113.06	-0.37
1679	113.40	113.01	-0.39
1604	113.38	112.98	-0.40
1521	113.27	112.82	-0.45
1423	113.15	112.58	-0.57
1333	113.07	112.41	-0.66
1282	113.05	112.36	-0.69
1246	113.05	112.35	-0.70
1197	113.03	112.32	-0.69
1124	113.01	112.29	-0.72
1051	113.00	112.26	-0.74
1000	112.99	112.22	-0.77
982	112.98	112.21	-0.77
SH-Reach3			
3703	124.09	124.09	0
3363	122.80	122.80	0
3044	122.29	122.29	0
2834	121.07	121.07	0
2680	120.03	120.03	0
2407	117.75	117.77	0.02
2251	116.89	117.04	0.15
1976	115.70	115.92	0.22
1745	115.15	115.35	0.20
1688	114.63	114.90	0.27
1518	114.18	114.57	0.39
1377	113.86	114.35	0.49
1262	113.60	114.17	0.57
1126	113.22	113.95	0.73
1015	112.89	112.60	0.29
DC-Reach1			
24740 AC	113.2	113.2	0
24050 AB	111.24	111.24	0
23180 AA	110.58	110.58	0
22786	110.53	110.53	0
22295 Z	110.41	110.41	0
21815 Y	110.2	110.2	0
21365 X	109.81	109.81	0

(Continues on next page)



Table 12-3
Selected Flows and WSE from HEC-RAS

Tributary Station	100-Year Pre-Construction WSE (ft)	100-Year Post-Construction WSE (ft)	Delta (ft)
20835 W	109.21	109.21	0
20050 V	108.9	108.9	0

* Tributary stations would be added post-construction; pre-construction WSE not available.

Source: King Engineering, 2022.

According to the Drainage Master Plan, the off-site drainage patterns that cross into the proposed project's limits under the existing conditions would be maintained. The existing 18-inch and 24-inch culverts that cross PFE Road along the Dry Creek Antelope North Road Tributary Western Branch would be replaced with two 36-inch culverts and consolidated into a single location designed to accommodate the flow rate in the event the drainage shed ultimately develops. The culvert will be constructed to convey the fully developed, unmitigated 100-year peak flows without overtopping the road.

The existing culverts that cross PFE Road along the Dry Creek Antelope North Road Tributary Eastern Branch would be replaced with two plate arch culverts with sufficient capacity for the 100-year storm event to be conveyed without overtopping the road. The existing drainage pattern at the southern project boundary across Antelope Road would be maintained with a proposed 36-inch culvert that would be constructed to accommodate any future development that may occur upstream within the current drainage shed, and drain across Antelope Road and into the open space proposed within the project site without overtopping the road.

Conclusion

Based on the above and the required frontage improvements to raise PFE Road to convey the 100-year fully developed unmitigated flows without overtopping the road, the proposed project would not result in an increase in off-site peak runoff flows relative to existing conditions. In addition, while during a 100-year storm event, the WSEs within the Dry Creek Antelope North Road Tributary would be raised by a maximum of 1.3 feet as a result of the proposed project, the post-construction 100-year increases would be contained in the natural channels of the tributary, and several vertical feet of freeboard would be maintained for existing structures, and provided for the proposed building pads. In addition, the project applicant would be required to pay fees in accordance with the Dry Creek Watershed Drainage Improvement Ordinance. Payment of such fees would help to fund regional flood control and future drainage facility improvement projects within the Dry Creek watershed. Nevertheless, a final drainage report would be required with the project Improvement Plans to substantiate the preliminary drainage design. Without approval of a final drainage report, 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.

12-4(a) *As part of the Improvement Plan submittal process, the preliminary drainage report provided during environmental review shall be submitted in*

final format. The final drainage report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements 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 Storm Water Management Manual that are in effect at the time of Improvement Plan submittal.

12-4 (b) *The final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies.*

- *A) Drainage along the intersection improvements at Cook Riolo and PFE Road intersection.*
- *B) The culverts and associated grading under PFE Road and Antelope Road along the project frontage.*

12-4(c) *The Improvement Plans shall show that drainage facilities, for purposes of collecting runoff on individual lots, are designed in accordance with the requirements of the County Stormwater Management Manual that are in effect at the time of submittal, and shall comply with applicable storm water quality standards, to the satisfaction of the Engineering and Surveying Division (ESD). These facilities shall be constructed with subdivision improvements. Prior to Improvement Plan approval for projects without Final Subdivision/Parcel Maps or Final Subdivision/Parcel Map(s) recordation, easements shall be created and offered for dedication as required by the ESD. Maintenance of these facilities shall be provided by the homeowners'/property owners' association and annual notification to the county that annual maintenance of the storm water quality BMPs has occurred is required.*

12-4(d) *This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). The current estimated development fee is $133,728 ($224 per single family residential unit), payable to the Engineering and Surveying*

Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

12-4(e) *This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting such annual assessments. The current estimated annual fee is $20,895 ($35 per single family residential unit).*

12-4(f) *On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the Dry Creek Antelope North Road Tributary (western drainageway) and the FEMA floodplain and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.*

12-4(g) *On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show that finished house pad elevations for all Lot's along the floodplain shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet(s) to the satisfaction of Placer County.*

12-5 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 impede or redirect flood flows or expose people or structures to risk of loss, injury or death involving flooding through the placement of housing in a flood hazard area, or risk release of pollutants due to project inundation. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

As shown in Figure 12-1, the entirety of the tributaries and riparian habitat within the Schellhous parcel, as well as a small portion of the tributaries and riparian habitat in the northern portion of the Placer Greens parcel is within a FEMA mapped AE floodplain zone. The FEMA AE zone is defined as being areas subject to inundation by the one percent

annual chance flood event, and FEMA provides base flood elevations for such areas. However, all of the proposed project's parks would be located along the Dry Creek tributaries and open space corridor, minimizing the placement of any structures within the 100-year floodplain. Therefore, the proposed project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, FIRM, or flood hazard delineation map.

All of the proposed improvements would be subject to Article 15.52, Flood Damage Prevention Regulations, of the Placer County Code, which is intended to minimize public and private losses due to flood conditions, including where public facilities and utilities are located within areas of special flood hazard. The Flood Damage Prevention Regulations provide methods for reducing flood losses and sets forth standards for construction in all areas of special flood hazards.

As discussed in detail in Chapter 3, Project Description, of this EIR, the proposed project would include a number of off-site improvements such as roadway improvements, and sewer system improvements. In addition, while not a part of this project, this EIR includes evaluation of the environmental impacts associated with the development of up to two potential future pedestrian bridges (the East Trail and the West Trail) over Dry Creek to connect to the future Dry Creek Greenway West Multi-Use Trail. The West Trail alignment would also include the construction of two potential future pedestrian bridges across intermittent tributaries to the creek.

The potential fill within Dry Creek associated with the future bridges would consist of approximately eight concrete piles measuring approximately 25 square feet (sf), for each the East Trail and the West Trail, as well as six piles (approximately 19 sf) in the intermittent tributary north of Dry Creek and four piles (approximately 13 sf) in the intermittent tributary south of Dry Creek. The future pedestrian bridges and associated fill within the floodplain have been accounted for in the hydraulic modeling performed for the project by King Engineering, and effects on the WSEs are shown in Table 12-3. As discussed in Impact 12-4, King Engineering has confirmed that the post-construction 100-year increases would be contained in the natural channels of the tributary, and several vertical feet of freeboard (the vertical distance between the flood level and the top of the embankment) would be maintained for existing structures, as well as provided for the proposed building pads. Compensatory excavation along the south side of Dry Creek could occur during construction of the future pedestrian bridges, in conjunction with a Conditional Letter of Map Revision (CLOMR), if necessary.[20]

Off-site roadway improvements would occur at the project frontages with PFE Road and Antelope Road. While the majority of off-site roadway improvements would occur outside of the 100-year floodplain, limited work would occur within the 100-year floodplain. This work would include replacement of the existing culverts that cross PFE Road along the Dry Creek Antelope North Road Tributary Eastern Branch with two plate arch culverts with sufficient capacity for the 100-year storm event to be conveyed with no overtopping of the road. Also replacement of the two existing 18-inch and 24-inch culverts crossing PFE Road on the Western Branch of the tributary will be replaced with two 36-inch culverts that

[20] Curtis King, Project Manager, King Engineering. Personal communication [email] with Nick Pappani, Vice President, Raney Planning & Management, Inc. June 2, 2022.

can convey the future fully developed 100-year peak flows without overtopping the road. The culvert replacement work and associated minor fill within the floodplain have been accounted for in the hydraulic modeling performed for the project by King Engineering, and effects on the WSEs are shown Table 12-3. As discussed in Impact 12-4, King Engineering has confirmed that the post-construction 100-year increases would be contained in the natural channels of the tributary, and several vertical feet of freeboard (the vertical distance between the flood level and the top of the embankment) would be maintained for existing structures, as well as provided for the proposed building pads.

With respect to the off-site sewer pipeline alignments being considered, both sewer pipeline Option 1A and 1B would cross under Dry Creek and the riparian area surrounding the creek, which would be located within the 100-year floodplain. Options 1A and 1B would extend under Dry Creek, using jack and bore processes, which would not result in fill within the floodplain. Under Option 1C, the sewer line would extend along an existing bridge to cross Dry Creek, resulting in similar effects as those identified for Options 1A and 1B. Further discussion of the jack and bore process is included in Chapter 7, Biological Resources, of this EIR.

Construction activities within the off-site improvement areas would be subject to all applicable mitigation measures prescribed within this EIR, including 12-4(d) and 12-4(e). In addition, the proposed improvements would be subject to Article 15.52 of the Placer County Code, which is intended to minimize public and private losses due to flood conditions, including where public facilities and utilities are located within areas of special flood hazard. The Flood Damage Prevention Regulations provide methods for reducing flood losses and sets forth standards for construction in all areas of special flood hazards.

With respect to risking release of pollutants due to project inundation, residential projects do not involve the storage of large amounts of pollutants, and all stormwater exiting the project site would be directed to on-site stormwater quality features to ensure that any pollutants entrained within stormwater from the project site are removed prior to discharge.

Considering the above, the proposed project is not anticipated to result in the impediment or redirection of flood flows such that on- or off-site structures would be exposed to flood risk. However, a CLOMR would be required prior to Improvement Plan approval in order to ensure the project's compliance with existing regulations. Therefore, in the absence of a CLOMR submitted to FEMA, a ***significant*** impact could occur related to alteration of the existing drainage pattern of the site or area, including through alteration of a course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows.

Mitigation Measure(s)

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

12-5 *Prior to Improvement Plan approval, 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, if required. 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.

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 hydrology and water quality encompasses the Dry Creek Antelope North Road Tributary drainage shed, which, as discussed above, spans a total of approximately 828.47 acres, and includes the entirety of the project site, as well as additional land in the project vicinity.

12-6 Cumulative impacts related to the violation of water quality standards or waste discharge requirements, groundwater quality, management, and recharge, and impacts resulting from the alteration of existing drainage patterns. Based on the analysis below, the project's incremental contribution to this significant cumulative impact is *less than cumulatively considerable*.

Impacts related to stormwater quality, groundwater, and drainage patterns are discussed separately below.

Stormwater Quality

Construction activities have the potential to affect water quality and contribute to localized violations of water quality standards if stormwater runoff from construction activities enters receiving waters. Runoff from additional construction sites within the project area could carry sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products, which could result in water quality degradation if runoff containing such sediment or contaminants should enter receiving waters in sufficient quantities. Thus, construction activities associated with the proposed project, in combination with construction activities associated with other reasonably foreseeable projects in the Dry Creek watershed, could result in cumulative impacts related to water quality. However, all construction projects resulting in disturbance of more than one acre of land are required to comply with the most current Construction General Permit requirements. Conformance with the Construction General Permit would require preparation of SWPPPs for all such projects, and subsequent implementation of BMPs to prevent the discharge of pollutants. Considering the existing permitting requirements for construction activity in the project area, cumulative construction within the Dry Creek watershed would be heavily regulated and impacts related to the degradation of water quality would be minimized to the extent feasible.

Similar to the proposed project, cumulative development within the DCWPCP would be subject to Phase II MS4 stormwater requirements, including source control and treatment control features. Specifically, regulated projects are required to divide the project area into DMAs and implement and direct water to appropriately-sized SDMs and Baseline Hydromodification Measures to each DMA. Source control measures must be designed for pollutant-generating activities or sources consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and must be shown on improvement plans.

Based on the conceptual stormwater design, during operations, the stormwater runoff would be properly treated prior to discharge from the site. Thus, urban pollutants entering and potentially polluting the local drainage system would not be expected to occur as a result of the project. A final drainage report would be required with submittal of the Improvement Plans for County review and approval to substantiate the preliminary report's LID sizing calculations. In addition, pursuant to Phase II MS4 requirements, a Post Construction Stormwater Control Plan would be required for the proposed project. The project would be subject to NPDES Construction General Permit requirements, including implementation of BMPs and preparation of a site-specific SWPPP. Cumulative development projects within the project area would also be subject to Phase II MS4 stormwater requirements, as well as all County requirements related to stormwater treatment and control. Compliance with the foregoing regulations would ensure that impacts related to the alteration of drainage patterns, the discharge of pollutants, and flooding are minimized to the extent feasible.

Groundwater

Cumulative development within the project region would result in increased amounts of impervious surfaces, which would reduce the infiltration of groundwater within the project region. Although cumulative development would increase the amount of impervious surfaces in the project region, stormwater would continue to be discharged to the Dry Creek Antelope North Road Tributary, and other local waterways, where stormwater could infiltrate into the soil and recharge groundwater. Furthermore, the project site itself is not considered a site of substantial groundwater recharge; thus, development of the project would not result in a significant cumulative loss of groundwater recharge.

Groundwater in the project region is managed on a subbasin level. The North American Subbasin, within which the project is located, is not in a state of overdraft, and the WPGSA will continue to manage groundwater in the region.

Because groundwater is managed on a subbasin level, and the project would not result in a substantial site-specific loss of groundwater recharge, the proposed project, in combination with cumulative development within the region, would not result in a significant cumulative impact to groundwater recharge.

Drainage Patterns

Concurrent implementation of the proposed project and cumulative development within the Dry Creek Antelope North Road Tributary drainage shed area would result in the conversion of pervious surfaces to impervious surfaces. The hydraulic analysis prepared for the proposed project by King Engineering, as discussed in Impact 12-4 above,

assessed cumulative conditions (i.e., buildout of properties within the watershed area consistent with DCWPCP land use designations). This was done to assess the potential worst-case impact of the proposed project's incremental effects on future peak flows and WSEs in the cumulative setting. As such, the analysis presented above reflects existing flows, the proposed project flows, and flows associated with future buildout of the remaining Dry Creek Antelope North Road Tributary shed area (as shown in Figure 12-2) pursuant to DCWPCP land use designations.

As shown in Table 12-3, King Engineering determined that the post-construction peak flows during the 100-year storm event would remain equal to the pre-construction peak flows during the 100-year storm event, and the peak WSEs would be raised by a maximum of 1.3 feet within the project parcel. The post-construction 100-year WSE increases would be contained in the natural channels of the tributary, and several vertical feet of freeboard would be maintained to existing structures, as well as provided to all new pads.

As noted above, the existing culverts that cross PFE Road along the Dry Creek Antelope North Road Tributary on the western branch would be replaced with two 36-inch culverts and consolidated into a single location designed to accommodate the flow rate in the event the drainage shed ultimately develops. The existing culverts that cross PFE Road along the Dry Creek Antelope North Road Tributary on the eastern branch would be replaced with two plate arch culverts with sufficient capacity for the 100-year storm event. The existing drainage pattern at the southern project boundary across Antelope Road would be maintained with a proposed 36-inch culvert that would be constructed to accommodate any future development that may occur upstream within the current drainage shed, and drain across Antelope Road and into the open space proposed within the project site.

Therefore, as described above, the ultimate buildout flows would not result in inundation of any on- or off-site structures or improvements. Consequently, the proposed project would not result in a cumulatively significant impact to drainage patterns in the drainage shed.

Conclusion

As discussed throughout this chapter, implementation of the proposed project would include LIDs and BMPs to minimize the potential for the proposed project to result in impacts related to hydrology and water quality. Moreover, King Engineering estimated drainage conditions under cumulative conditions for the Dry Creek Antelope North Road Tributary and concluded that implementation of the proposed project would not result in a significant incremental contribution to cumulative impacts related to peak flows or flooding due to changes in drainage patterns at the project site.

Given the analysis presented in this chapter, the conclusions reached by King Engineering, and the highly regulated nature of cumulative development in the project region, the project's incremental contribution to the significant cumulative impact would be ***less than cumulatively considerable***.

Mitigation Measure(s)

None required.

13. Land Use and Planning / Population and Housing

13. LAND USE AND PLANNING/ POPULATION AND HOUSING

13.1 INTRODUCTION

The purpose of the Land Use and Planning/Population and Housing chapter of the EIR is to examine the proposed project's compatibility with existing and planned land uses in the area and identify any incompatibilities with applicable land use plans, policies and regulations adopted by the County for the purpose of avoiding environmental effects, including the Placer County General Plan[1] and the Dry Creek-West Placer Community Plan (DCWPCP).[2] In addition, the chapter assesses the compatibility of the proposed project with the surrounding land uses, both existing and proposed. Furthermore, the chapter includes discussion of the potential for the project to induce substantial population growth in the project area, either directly or indirectly. The reader is referred to the various environmental resource evaluations presented in the other technical chapters of this EIR for a discussion of potential physical/environmental effects that may result from the proposed land use changes.

The primary documents referenced to prepare this chapter include the Placer County General Plan, the Placer County General Plan EIR,[3] and the DCWPCP.

13.2 EXISTING ENVIRONMENTAL SETTING

This section describes the existing land uses on the project site and within the surrounding area at the time the NOP was published on July 19, 2021, as well as the existing plans and policies that guide the development of the project site. In addition, the Existing Environmental Setting section describes current population and housing trends in the project region.

Project Site Characteristics and Surrounding Land Uses

The project site consists of approximately 186 acres located in the southeastern corner of the DCWPCP area. The project site is comprised of the 141.07-acre Schellhous parcel and the 44.53-acre Placer Greens parcel.

The Schellhous parcel consists of undeveloped annual grassland with rolling topography interspersed with swales and streams, including Dry Creek tributaries, and generally slopes downhill from south to north. Dry Creek, its riparian corridor, tributaries, and the 100-year floodplain comprise approximately 47.5 acres of the Schellhous parcel. Along Dry Creek, which flows from east to west along the northern portion of the Schellhous parcel, is a large band of mature riparian woodland. In addition, what remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, is located in the northern portion of the project site, with the remnants of an orchard located just west of the homestead. The Schellhous parcel is somewhat disturbed, and evidence indicates that the parcel was historically farmed.

The Placer Greens parcel consists of undeveloped annual grassland and oak woodland, and does not contain any existing structures or other notable development. The Antelope Road Northeast

1 Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).
2 Placer County. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.
3 Placer County. *Countywide General Plan EIR*. July 1994.

Tributary and an unnamed tributary, which bound the eastern border of the Placer Greens parcel, enter the parcel from the south and merge in the northern third of the parcel. Additionally, a riparian corridor that lies adjacent to the eastern boundary of the Placer Greens parcel parallels the two tributaries, which flow northward through a box culvert under PFE Road and through the Schellhous parcel into Dry Creek. The two tributaries and riparian corridor consist of approximately 14 acres of open space within the Placer Greens parcel. The Placer Greens parcel is also somewhat disturbed, and evidence indicates that the parcel was historically farmed, and most recently, grazed.

The project area is generally characterized as a rural residential area, with light industrial uses to the east. More specifically, the northern boundary of the Schellhous parcel abuts two large parcels, which consist of two single-family residences, one on each parcel, and various ancillary buildings on the eastern parcel. The closest residence on the two parcels is approximately 1,300 feet north of Dry Creek. Four parcels are located to the west of the Schellhous parcel, ranging in size from two to 17 acres, with single-family residences, barns, and other outbuildings as close as approximately 15 feet from the western boundary of the project site. Additionally, light industrial uses are located to the east of the Schellhous parcel, and the Dry Creek Wastewater Treatment Plant (WWTP) site, which is located within the Roseville city limits, abuts the northeast corner of the parcel.

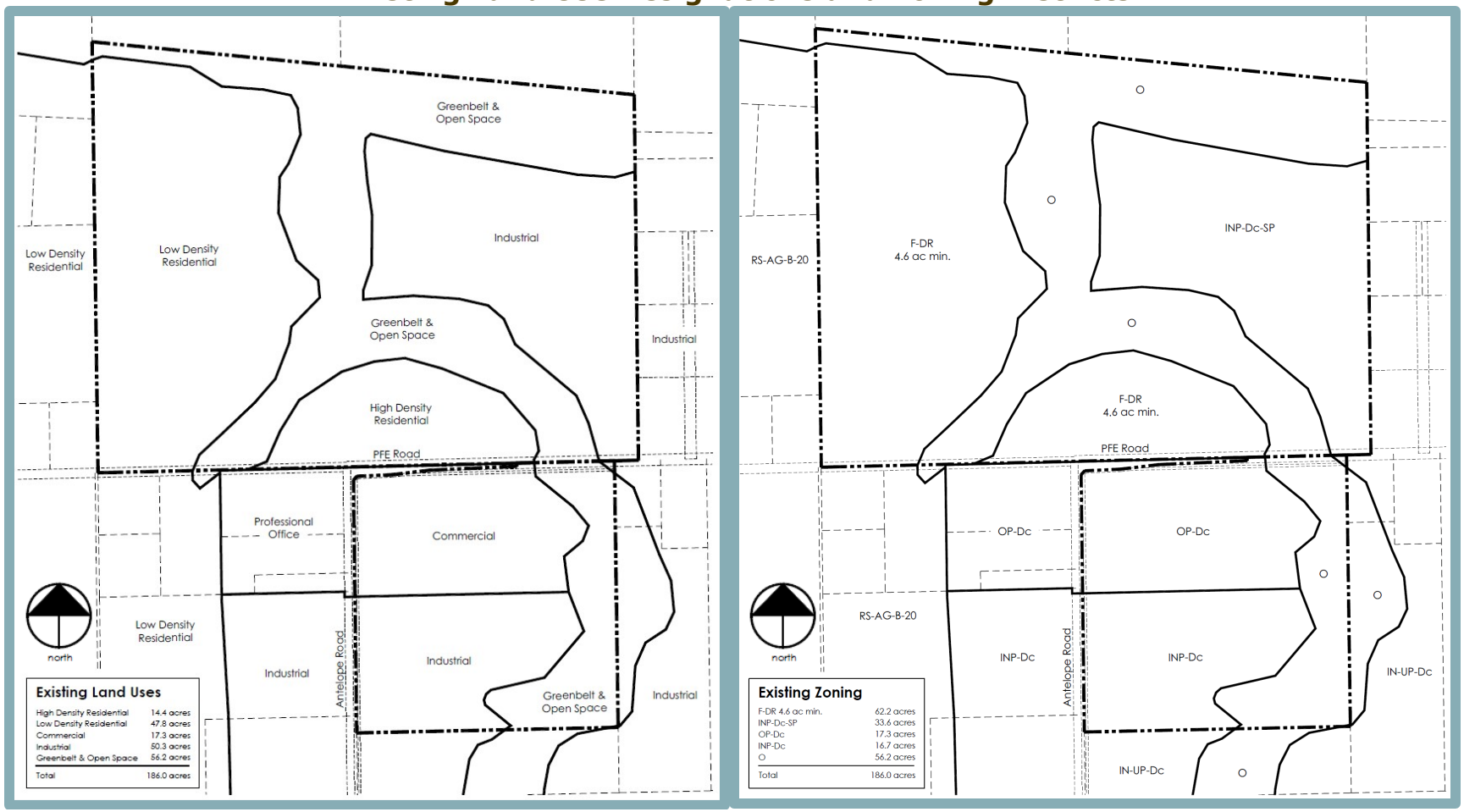
Five parcels are located on the south side of PFE Road, abutting the southern boundary of the Schellhous parcel, the largest of which is the Placer Greens parcel. The easternmost parcel is a 1.8-acre parcel used for various industrial purposes, adjacent to the Placer Greens parcel. On the west side of Antelope Road abutting the south side of PFE Road is a 4.4-acre property with almond orchards and a single-family residence approximately 130 feet south of PFE Road. The two parcels immediately to the west of the Placer Greens parcel are approximately 5.2- and 2.2-acre parcels which contain hobby farms, each with an existing single-family residence and various outbuildings – with one structure as close as approximately 120 feet from the western project boundary.

Roseville Storage, an industrial truck storage facility, is located immediately to the south of the Placer Greens parcel and consists primarily of uncovered truck and RV parking spaces, as well as a one-story office building located near the entrance to the facility from Antelope Road. Just south of the County line, southwest of the project site, is single-family residential development within Sacramento County. Various industrial uses are located to the east of the Placer Greens parcel, opposite of the Dry Creek tributaries.

Land Use Designations and Zoning Districts

The Schellhous parcel has a Placer County General Plan/DCWPCP land use designation of Low Density Residential (LDR) in the western area of the parcel, High Density Residential (HDR) in the south-central area of the parcel, Greenbelt and Open Space (OS) in the northern area of the parcel and within the tributaries that divide the parcel, and Industrial (IND) in the eastern area of the parcel (see Figure 13-1). The Schellhous parcel is currently zoned Farm-Development Reserve (F-DR), 4.6 acre minimum in the southern and western portions of the site, Open Space (O) over the areas generally including Dry Creek and associated on-site tributaries, and Industrial Park with a Design Scenic Corridor and Special Purpose combining district overlay (INP-Dc-SP).

Figure 13-1
Existing Land Use Designations and Zoning Districts



The Placer Greens parcel has a Placer County General Plan/DCWPCP land use designation of Commercial (COMM) on the northern portion of the parcel, IND on the southern portion of the parcel, and OS on the eastern portion of the parcel, along the tributaries. The Placer Greens parcel is currently zoned Office-Professional with a Design Scenic Corridor combining district overlay (OP-Dc) on the northern portion of the parcel, and Industrial Park with a Design Scenic Corridor combining district overlay (INP-Dc) on the southern portion of the parcel.

Table 13-1 below provides a summary of the current DCWPCP land use designations and zoning districts of the properties surrounding the project site. While the areas to the north and west of the site are located within the DCWPCP area in unincorporated Placer County, the land uses to the east of the site are located within the City of Roseville and the land uses to the southwest of the site are located within Sacramento County.

Table 13-1
Summary of Adjacent Community Plan Land Use Designations and Zoning Districts

Relationship to Project Site	Present Land Use	Land Use Designation	Zoning District
North of the Schellhous Parcel	Single-Family Residential	LDR	F-DR, 4.6 acre minimum; O
West of the Schellhous Parcel	Single-Family Residential	LDR	Residential Agriculture, minimum lot size 20,000 square feet (sf) (RS-AG-B-20)
East of the Schellhous Parcel	Industrial	IND	INP-Dc
West of the Placer Greens Parcel	Single-Family Residential	LDR	OP-Dc; INP-Dc
East/South of the Placer Greens Parcel	Industrial	IND	Industrial with Use Permit and Design Scenic Corridor overlays (IN-UP-Dc)

Land Use Designation Definitions

The DCWPCP definitions of the land use designations noted above are summarized as follows:

Low Density Residential (LDR)

The LDR land use designation is intended for low density housing, and allows for a range of densities from one to two dwelling units per acre, or approximately 0.5 to one-acre lot sizes. Much of the land south of Dry Creek and north of the Sacramento County line is included in this land use designation, as is an area between the Roseville City limits and East Drive in the northeastern portion of the DCWPCP area. In the area adjoining Roseville, this designation will provide a lower density transition area between the higher densities in Roseville, lower densities to the west, and commercial uses along Baseline Road.

High Density Residential (HDR)

The HDR land use designation is intended for high-density housing and allows for a range of densities from four to 10 dwelling units per acre. The DCWCP includes only a minor amount of land (less than one percent of the Plan area) for HDR uses, which includes an approximately 14-acre portion of the Schellhous parcel located north of PFE Road, opposite Antelope Road. The drainageways and vegetated corridors that bound this portion of the parcel were identified in the

DCWPCP as potential project amenities and buffers between industrial and lower density residential uses.

Commercial (COMM)

The COMM designation is identified in five different and distinct locations outside of specific plan areas to provide commercial services to the existing and future residents of the DCWPCP area and those using the major transportation corridors which pass through the area. The design of commercial centers must clearly tie the commercial and public uses to nearby residential communities through pedestrian access, building orientation, building scale, parking layout, etc. Commercial centers within the COMM designated areas may also help to create local jobs and generate revenue.

Industrial (IND)

The DCWPCP designates approximately 300 acres for industrial uses in the southeast corner of the DCWPCP, adjacent to the City of Roseville and Sacramento County limits. The IND land use designation is intended to provide space for auto wrecking operations, contractors, suppliers, and other specialty industries that are not found elsewhere due to the difficulty in finding suitable space without land use conflicts.

Greenbelt and Open Space (OS)

The OS designation is generally identified as the approximate 100-year floodplain of Dry Creek and the creek's tributaries. The OS-designated areas within the DCWPCP area are often heavily wooded, and are intended to improve the design of subdivisions adjoining such areas. The OS land use designation is also compatible with certain public and private recreation facilities, in some areas.

Zoning District Definitions

The following sections provide definitions of the zoning districts noted above, as summarized from the Placer County Zoning Code (Title 17 of the Placer County Code).

Residential Single-Family (RS)

The RS zone district is intended to provide areas for residential development characterized by detached single-family homes in standard subdivision form. Minimum lot areas within the RS zone district are typically 10,000 square feet (sf) but may be smaller with a -B combining district overlay.

Farm (F)

The purpose of the F zone district is to provide areas for the conduct of commercial agricultural operations that can also accommodate necessary services to support agricultural uses, together with residential land uses at low population densities. Minimum lot sizes within the F zone district are typically 200,000 sf (4.6 acres) but may be smaller with a -B combining district overlay.

Open Space (O)

The purpose of the O zone district is to protect important open space lands within Placer County by limiting allowable land uses to low intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and critical public facilities.

Office and Professional (OP)

The OP zone district is intended primarily for development and operation of professional and administrative offices and personal services, rather than retail trade. New development in OP district areas is intended to be planned and designed to be relatively compatible with residential uses. Minimum lot areas within the OP district are typically 10,000 sf, unless a -B combining district applies to the site.

Industrial (IN)

The IN zone district is intended for a wide range of industrial activities, including manufacturing, assembly, wholesale distribution, and storage. Minimum lot areas within the IN district are typically 10,000 sf, unless a -B combining district applies to the site.

Industrial Park (INP)

The INP zone district is intended primarily for light industrial uses such as manufacturing, assembly, research and development, and similar industrial uses, as well as limited commercial and office uses that are compatible and appropriate along with industrial uses. Site development in the INP district is characterized by careful attention to attractive building design, landscaping, and less site coverage than in other commercial and industrial districts. Minimum lot areas within the INP district are typically 20,000 sf, unless a -B combining district applies to the site.

Agriculture (-AG)

The purpose of the -AG combining district is to identify residential areas where parcel sizes and neighborhood conditions are suitable for the raising and keeping of a variety of farm and exotic animals, in addition to household pets, without compatibility problems with surrounding residential uses.

Minimum Building Site Size (-B)

The purpose of the -B combining district is to provide for different parcel sizes in new subdivisions than would otherwise be required by an applicable zone district, based upon special characteristics of the site or area to which the combining district is applied, including but not limited to sensitive environmental characteristics, limited resource capacities, and community character.

Design Scenic Corridor (-Dc)

The purposes of the -Dc combining district is to provide special regulations to protect and enhance the aesthetic character of lands and buildings within public view; to protect historic buildings; to minimize any adverse impacts of conflicting land uses; to enhance tourism through the protection of lands and buildings having unique aesthetic characteristics; and to provide special review procedures for lands and uses which by their nature require special attention to landscaping, circulation, and/or energy conservation. The -Dc combining district is only applied to areas of special beauty and aesthetic interest that constitutes a basic resource in the County economy, the preservation of which in its most natural state would enhance tourism. The designation may also apply to areas, places, sites, structures, or uses where application of the -Dc combining district will serve to carry out the purpose of the -Dc combining district as outlined above.

Pursuant to Section 17.52.070 of the Placer County Code, developments within the -Dc combining district are subject to the County's Design Review process, which includes, but is not limited to, a review of proposed building arrangements, setbacks, walls and fences, building exterior appearance, off-street parking, grading, drainage, circulation (including pedestrian and bicycle



circulation), landscaping, lighting, and signs, unless the planning director determines that any such items are unnecessary in any specific case. A public hearing is also held to approve Design Review Agreements.

Development Reserve (-DR)

The purpose of the -DR combining district is to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the General Plan (or any community plan adopted pursuant thereto) for such uses, but which:

- May not be prepared at the time the district is adopted to accommodate the planned levels of full development until additional infrastructure or resources have been provided; or additional population growth has occurred; or
- May require special treatment as provided for in specific or general plans.

The DCWPCP describes the "DR" area as properties to be planned as a distinct unit and therefore currently subject to approval by the County of a “Specific Plan” which would address a wide range of issues relative to development.

Special Purpose (-SP)

The Placer County Board of Supervisors determined that special consideration must be given to mineral extraction operations, airports, community sewage treatment plants, and waste disposal facilities as they are important to health, safety, economy, and the general welfare of the public. The -SP combining district was created to identify specific areas in the vicinity of such uses where land use compatibility issues are of particular importance. When applied to a particular parcel of land, the purpose of the -SP combining district is to require a discretionary review of the proposed use of that land and to restrict the use of that land to uses that are determined to be compatible with the special use in the vicinity. The land uses outlined above typically occur in diverse areas where the geologic, topographic, biological and socio-economic conditions governing the maintenance of land use compatibility may vary accordingly.

Use Permit Required (-UP)

The purpose of the -UP combining district is to identify sensitive areas of Placer County where any proposed use or development will raise significant land use policy issues and/or community concerns, and, therefore, should not be considered for approval or disapproval without the level of public participation and review afforded by the Conditional or Minor Use Permit process.

Population and Housing

Population growth assumptions, average household sizes, and vacancy rates for Placer County and the DCWPCP area are discussed below.

Historical and Current Population

The DCWPCP included population projections for the DCWPCP area until the plan horizon year of 2010. Population projections for the DCWPCP were based on three different growth rates. The lowest growth rate was assumed to be three percent, which was the growth rate throughout Placer County at the time that the DCWPCP was prepared, in 1990. The mid-range growth rate was based on the growth rate experienced by the City of Roseville between 1980 and 1988, which was six percent. Finally, the highest growth rate used in the DCWPCP was assumed to be the 10 percent growth rate that was occurring in the City of Roseville at the time that the DCWPCP was

prepared. The three growth rates resulted in a range of projected populations as shown in Table 13-2.

Table 13-2
DCWPCP Projected 2010 Population

Growth Rate (%)	Projected 2010 Population (residents)
3	3,400
6	5,550
10	9,836

Source: Placer County. Dry Creek-West Placer Community Plan. Amended May 12, 2009.

As shown in Table 13-3, the DCWPCP area's observed population more than tripled between 1980 and 2010, adding approximately 3,647 new residents and 955 households. Compared to Placer County as a whole, from 1980 to 2010 the population of the DCWPCP area grew much more slowly than the County in general, which experienced a 50 percent increase in population during the same period.[4]

Table 13-3
DCWPCP Area Population and Household Growth

Year	Population	Households	Persons Per Households
1980	1,378	700	1.97
2000	1,516	554	2.74
2010	5,025	1,655	3.03
2021	6,469	2,081	3.10

Sources:
- ***ESRI Business Analyst. 2010 Census Profile. February 2019.***
- ***ESRI Business Analyst. Housing Profile, DCWPCP Area. August 2021.***
- ***Placer County. Dry Creek-West Placer Community Plan. Amended May 12, 2009.***

The observed population change within the DCWPCP, presented in Table 13-3, falls within the range of growth anticipated by the DCWPCP. In fact, the actual 2010 population of 5,025 residents within the DCWPCP area was close, but slightly below, the mid-range six percent growth rate scenario projected in the DCWPCP. Growth continued during the eleven-year period including 2010 and 2021, when roughly 1,444 new residents and 426 households were added to the DCWPCP area, which represents a 29 percent increase in population over that period.[5] The DCWPCP area's population in 2021 was 6,469, which is slightly above the DCWPCP's mid-range projection for the area's population in 2010, but within the maximum growth scenario estimate of the DCWPCP for 2010. Therefore, while significant growth in the DCWPCP area has occurred since approval of the Plan, the area's actual 2021 population is in line with buildout assumptions for horizon year 2010.

Projected Population

As seen in Table 13-2, the population of the DCWPCP area was anticipated to experience a maximum growth scenario of 9,836 residents by 2010. While Table 13-3 demonstrates that growth within the DCWPCP did not reach the maximum growth scenario by 2010, the population within the DCWPCP is anticipated to continue to grow with buildout of the DCWPCP area, in particular, due to the growth within the approved Placer Vineyards Specific Plan, Riolo Vineyards Specific

[4] Placer County. *Placer County General Plan Housing Element 2021-2029*. May 11, 2021.
[5] ESRI Business Analyst. *Housing Profile, DCWPCP Area*. August 2021.

Plan, and various subdivisions completed, under construction, or approved yet unbuilt. The Sacramento Area Council of Governments (SACOG) has anticipated growth within the six-county Sacramento region through the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).[6]

The MTP/SCS identifies the portion of the DCWPCP area, not including the Placer Vineyards Specific Plan and Riolo Vineyards Specific Plan, as one of the Established Communities within the MTP/SCS study area. As of 2020, Established Communities within Placer County included 21,440 housing units, and such communities are anticipated to grow to 24,200 units by 2035, 24,600 units by 2040, and 30,650 housing units at buildout.[7] Buildout of the DCWPCP, including the project site, was included in the foregoing MTP/SCS growth estimates.

Average Household Size

The average size of households is a function of the number of residents living in households within a given area divided by the number of occupied housing units within the given area. As shown in, Table 13-4 average household sizes in California slightly increased between 2010 and 2021, with average household sizes increasing by approximately 0.09 persons/household. Concurrently, the average household size within Placer County increased by 0.01 persons/household. Within the DCWPCP area, the average household size increased by 0.07 persons/household.

Table 13-4
Average Household Size (Persons Per Household)

Area	2010	2021
California	2.87	2.96
Placer County	2.63	2.64
DCWPCP	3.03	3.10

Source: ESRI Business Analyst. Comparison Reports, DCWPCP Area. August 2021.

Vacancy Rate

In 2010, Placer County experienced an overall vacancy rate of 13.1 percent, which was higher than the statewide average of 8.1 percent.[8] While the County's overall vacancy rate of 13.1 percent is relatively high, the countywide vacancy rate includes units held vacant for seasonal or recreational uses, which are generally not open for long-term residential occupancy. Excluding the units held for seasonal or recreational uses, unincorporated portions of the County experienced a vacancy rate of 5.24 percent for units classified as for rent, for sale, or already rented or sold but not occupied. Placer County's General Plan Housing Element considers a six percent vacancy rate for rental units and a two percent vacancy rate for owner-occupied units generally sufficient to keep prices down and ensure availability of units for new or relocating residents.[9]

The California Department of Finance reports that the overall vacancy rate within the County has decreased since 2010 to approximately 11.8 percent.[10] Although data regarding the proportion of

6 Sacramento Area Council of Governments. *2020 Metropolitan Transportation Plan/Sustainable Communities Strategy*. Adopted November 18, 2019.
7 Sacramento Area Council of Governments. *2020 Metropolitan Transportation Plan/Sustainable Communities Strategy* [Appendix C, pg. 8]. Adopted November 18, 2019.
8 ESRI Business Analyst. *Comparison Reports, Placer County, CA*. August 2021.
9 Placer County. *Placer County General Plan Housing Element 2021-2029.* May 11,2021.
10 California Department of Finance. *Report E-5: Population and Housing Estimates for Cities Counties and the State, January 1, 2011-2021, with 2010 Benchmark*. Released May 1, 2021.

units kept vacant for seasonal or recreational uses in 2021 is not currently available, the proportion of such vacant units within the overall vacancy rate for the County is anticipated to be comparable to the proportion discussed above for the year 2010. Within the DCWPCP area, the 2010 Census indicated that approximately 116 units were vacant, representing a vacancy rate of 6.5 percent.[11]

Regional Housing Needs Plan

The Regional Housing Needs Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. Based on SACOG's adopted RHNA, each city and county must update the housing element of their General Plan to demonstrate how the jurisdiction will meet the expected growth in housing need over the planning period.

According to the U.S. Department of Housing and Urban Development (HUD), housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). SACOG adopted their current Regional Housing Needs Plan (RHNP) on March 20, 2020, which officially assigns the allocations to cities and counties in the six-county Sacramento region. SACOG's RHNA covers the planning period from 2021 to 2029, and defines the lower income unit categories as follows:

- Very Low-Income Unit: is one that is affordable to a household whose combined gross household income is at or lower than 50 percent of the Placer County median income.
- Low-Income Unit: is one that is affordable to a household whose combined gross household income is at or between 50 and 80 percent of the Placer County median income.
- Moderate Income Unit: is one that is affordable to a household whose combined gross household income is at or between 81 and 120 percent of the Placer County median income.
- Above Moderate Income Unit: is one that is affordable to a housing whose combined gross household income is at or greater than 120 percent of the Placer County median income.

In 2021, the median household income for Placer County was $95,371. Within the DCWPCP area, the median household income was $152,987.[12] According to SACOG's RHNP, Placer County's RHNA number for combined low- and very-low-income levels is 15,372 dwelling units (see Table 13-5).[13]

13.3 REGULATORY CONTEXT

Federal laws or regulations pertaining to land use and planning or population and housing are not applicable for this analysis. However, the existing State and local laws and regulations are listed below, as applicable.

State Regulations

The following are applicable State regulations related to land use and planning, and population and housing.

[11] ESRI Business Analyst. *Comparison Reports, DCWPCP Area*. August 2021.
[12] ESRI Business Analyst. *Comparison Reports, DCWPCP Area*. August 2021.
[13] Sacramento Area Council of Governments. *Regional Housing Needs Plan 2021-2029*. Adopted March 2020.

Table 13-5
Placer County Regional Housing Needs Allocations (2021-2029)

Jurisdiction	Total Units[1]	Very Low Income		Low Income		Moderate		Above Moderate		Combined Low and Very Low	
		#	%	#	%	#	%	#	%	#	%
Placer County Unincorporated Areas[2]	7,419	2,017	27.9	1,215	16.4	1,242	16.7	2,945	39.7	3,232	43.6
Placer County Total	31,460	9,591	30.5	5,781	18.4	4,773	15.2	11,315	36	15,372	48.9

1. Total number of units based on proportion of growth in SACOG's adopted 2020 MTP/SCS.
2. Unincorporated areas presented in this table do not include the unincorporated areas within the Tahoe Basin.

Source: Sacramento Area Council of Governments, Regional Housing Needs Plan, 2020.

Title 14 California Code of Regulations Section 15131

Title 14, California Code of Regulations (CCR) Section 15131, provides that economic or social information may be included in an EIR, but those economic or social effects shall not be considered significant effects on the environment. In an EIR, the lead agency is responsible for researching economic or social changes resulting from a project, which may eventually lead to physical changes in the environment. Such economic or social changes can be used to determine the significance of physical changes on the environment.

Regional Housing Needs Plan

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as RHNA and is based on a RHNP developed by councils of government. The State-mandated RHNA process (Government Code Sections 65580 et seq.) requires SACOG to develop a methodology that determines how to divide and distribute an overall allocation that the region receives from the State.

Pursuant to Placer County Code Section 15.65.060(A), if a residential project exceeds 100 units, at least 10 percent of all dwelling units included must be affordable, as set forth in Placer County Code Sections 15.65.070 and 15.65.080, as applicable. Such dwelling units must include a regulatory agreement recorded on title, requiring that each dwelling unit be affordable for at least 55 years. For fractions of affordable units, the owner of the property must construct the next higher whole number of affordable units or perform an alternative action, pursuant to Placer County Code Section 15.65.120. Placer County Code 15.65.080 sets forth the County's inclusionary housing requirements for residential for-sale affordable units. As set forth by subsection (B), at least 10 percent of all for-sale units must be affordable.

Local Regulations

The following are the local regulations and standards relevant to the CEQA review process with respect to land use and planning, and population and housing. Specific goals and policies from the County General Plan and DCWPCP are listed in Table 13-7 at the end of this chapter.

Sacramento Area Council of Governments

SACOG is responsible for the preparation of, and updates to, the MTP/SCS for the region and the corresponding Metropolitan Transportation Improvement Program (MTIP). The MTIP identifies short-term projects (seven-year horizon) in more detail.

Metropolitan Transportation Plan/Sustainable Communities Strategy

The 2020 MTP/SCS was adopted by the SACOG board on November 18, 2019.[14] The MTP/SCS is a long-range plan for transportation improvements in the region and provides a 20-year transportation vision and corresponding list of projects. The plan is based on projections for growth in population, housing, and jobs. SACOG determines the regional growth projections by evaluating baseline data (existing housing units and employees, jobs/housing ratio, and percent of regional growth share for housing units and employees), historic reference data (based upon five- and ten-year residential building permit averages and historic county-level employment statistics), capacity data (General Plan data for each jurisdiction), and current MTIP data about assumptions used in the most recent MTP/SCS. SACOG staff then meets with each jurisdiction to discuss and incorporate more subjective considerations about planned growth for each area. Finally, SACOG makes a regional growth forecast for new homes and new jobs, based upon an economic analysis provided by a recognized expert in order to estimate regional growth potential based on market analysis and related economic data, which is incorporated into the MTP/SCS.

13.4 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 land use and planning, and population and housing. 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 Initial Study Checklist, a significant impact related to land use and planning and/or population and housing would occur if the proposed project would result in any of the following:

- Physically divide an established community;
- 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;
- Result in the development of incompatible uses and/or the creation of land use conflicts;
- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration (see Chapter 19, Effects Not Found to be Significant);
- Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure); or
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere (see Chapter 19, Effects Not Found to be Significant).

As noted above, issues related to whether the proposed project would result in any of the following impacts are discussed in Chapter 19, Effects Not Found to be Significant, of this EIR:

- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration; and/or
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

[14] Sacramento Area Council of Governments. *2020 Metropolitan Transportation Plan/Sustainable Communities Strategy*. Adopted November 18, 2019.

Method of Analysis

The following section describes the method of analysis used to evaluate potential impacts of the proposed project related to land use and planning, and population and housing.

It should be noted that in addition to the 597 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for up to 60 Accessory Dwelling Units (ADUs) to be included in the project in order to meet the County's affordable housing requirements. However, the total number of residential lots would remain unchanged, as would the overall disturbance area associated with the project. In addition, the 60 additional ADUs, if included, would include a smaller household size relative to standard market-rate single-family units. Therefore, the potential inclusion of an additional 60 units on-site would not result in new impacts or substantially more severe impacts beyond the analysis presented herein.

Land Use and Planning

This chapter analyzes the compatibility of the proposed project with surrounding land uses and compliance of the proposed project with adopted plans and policies. Environmental impacts resulting from the proposed project are discussed in the respective environmental categories. This discussion complies with Section 15125(d) of the CEQA Guidelines, which requires that EIRs discuss inconsistencies with adopted local plans as part of the environmental setting. The ultimate determination of consistency rests with the Placer County Board of Supervisors.

Compatibility with Existing Uses

The proposed project is evaluated for compatibility with the existing land uses adjacent to the project site. The evaluation considers the existing and planned type and intensity of uses in the project vicinity and those proposed for the project site. The analysis assumes the construction and implementation of the proposed project within the existing and planned environment to determine if the project is compatible with those existing and planned uses surrounding the project site.

Consistency with the Applicable Land Use Regulations

The proposed project is examined for consistency with the Placer County General Plan and the DCWPCP based on the relevant policies contained within both documents. The project's consistency with the Placer County Zoning Ordinance is also discussed. Chapter 5, Agricultural Resources, and Chapter 7, Biological Resources, of this EIR examine the proposed project's consistency with the Placer County Conservation Program (PCCP).

Population and Housing

The level of significance of the impacts related to population and housing is determined by evaluating whether the proposed project, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure), would induce substantial unplanned population growth in the project area.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above.

13-1 Physically divide an established community. Based on the analysis below, the impact is *less than significant*.

A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The proposed project would involve the construction of a residential development on a site that currently contains the Schellhous residence and several associated sheds, grasslands, oak woodland, swale, streams, and Dry Creek tributaries. Surrounding uses in the project site vicinity include existing rural single-family residences to the west of the site, with single-family residential subdivisions further west; light industrial uses to the east, with light industrial uses and the Union Pacific Railroad further east of the site within the City of Roseville; and rural single-family residences south of the site, with single-family residential subdivisions further southwest within Sacramento County.

The proposed project would not cut off any existing or proposed transportation route that provides connectivity in the DCWPCP area. While development of the proposed project would require demolition of the existing Schellhous residence, the proposed subdivision would essentially serve as an extension of the existing community in the project area within the DCWPCP. Furthermore, development of the project site has previously anticipated by the County per the DCWPCP. While the proposed residential development differs from what was originally planned for the project site, the DCWPCP's planned development of the site is indicative that the site has been envisioned as an extension of the existing community. Thus, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)
None required.

13-2 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. Based on the analysis below, the impact is *less than significant*.

The General Plan Guidelines published by the State Office of Planning and Research define consistency as follows, "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." Therefore, the standard for analysis used in this EIR is in general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The determination that the project is consistent or inconsistent with the Placer County General Plan policies or other County plans and policies is ultimately the decision of the Placer County Board of Supervisors. Furthermore, although CEQA analysis may identify some areas of general consistency with County policies, the County has the ability to impose additional requirements or conditions of approval on a project, at the time of its approval, to bring a project into more complete conformance with existing policies. A discussion of the project's general agreement with policy language and furtherance of policy intent is provided in further detail below.

The DCWPCP and the Zoning Ordinance carry out the policies of the Placer County General Plan by classifying and regulating the uses of land and structures within the unincorporated County, consistent with the General Plan. As noted previously, the project site is currently designated LDR (47.8 acres), HDR (14.4 acres), OS (56.2 acres), IND (50.3 acres), and COMM (17.3 acres). The project would include a General Plan/DCWPCP Amendment to change the site's land use designations to MDR (107.3 acres), OS (76.5 acres), and IND (2.2 acres) (see Figure 13-2).

The proposed project would change the majority of the land use designations of the property to MDR and would increase the acreage of the OS designated portions of the property. The MDR designation provides moderate density housing, either as attached or detached units, at a density range of two to four units per acre. It may include a range and mix of dwelling types including single-family detached houses and multi-family residential development such as duplexes. The primary intent of the MDR designation is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the LDR designation.

As shown in Table 13-7, Placer County General Plan and DCWPCP Policy Discussion, at the end of this chapter, the project would be generally consistent with the applicable policies outlined in the General Plan and DCWPCP. Further, the project is generally consistent with and implements all other applicable plans and policies. However, the project is not consistent with the existing F-DR, O, OP-Dc, and INP-Dc zoning. It should be noted that the General Plan/DCWPCP Map Amendment includes a modification to the General Plan text related to industrial buffering adjacent to residential uses that would apply countywide. Potential impacts related to the General Plan/DCWPCP Map Amendment are evaluated under Impact 13-3.

Specifically, the project would include a rezone to change the site's zoning districts from F-DR (62.2 acres), O (56.2 acres), OP-Dc (17.3 acres), INP-Dc (16.7 acres), and INP-Dc-SP (33.6 acres) to RS-B-3 (107.3 acres), O (76.5 acres), and IN-UP-Dc (2.2 acres) (see Figure 13-3). While an inconsistency may indicate a significant physical impact, the inconsistency is not itself an impact. The physical impacts of the project are analyzed in Chapters 4 through 19 of this EIR.

Section 17.52.040 of the Placer County Code includes development standards for projects with a -B combining district zoning. The proposed project is consistent with the following standards set forth in the Zoning Ordinance applicable to the -B-3 combining district:

Minimum Lot Area:	3,000 sf
Front Setback:	12 ½ feet for any portion of a structure and 20 feet to garage face
Height:	30 feet

However, as outlined in Table 13-6, the proposed project would require a Variance to the setback, lot coverage, lot width, and parking standards for the proposed residences. The Variances are primarily necessitated by the proposed alley-loaded residential units. Placer County Zoning Ordinance development standards limit the ability to design such a product under current requirements.

Figure 13-2
Existing and Proposed General Plan/DCWPCP Land Use Designations

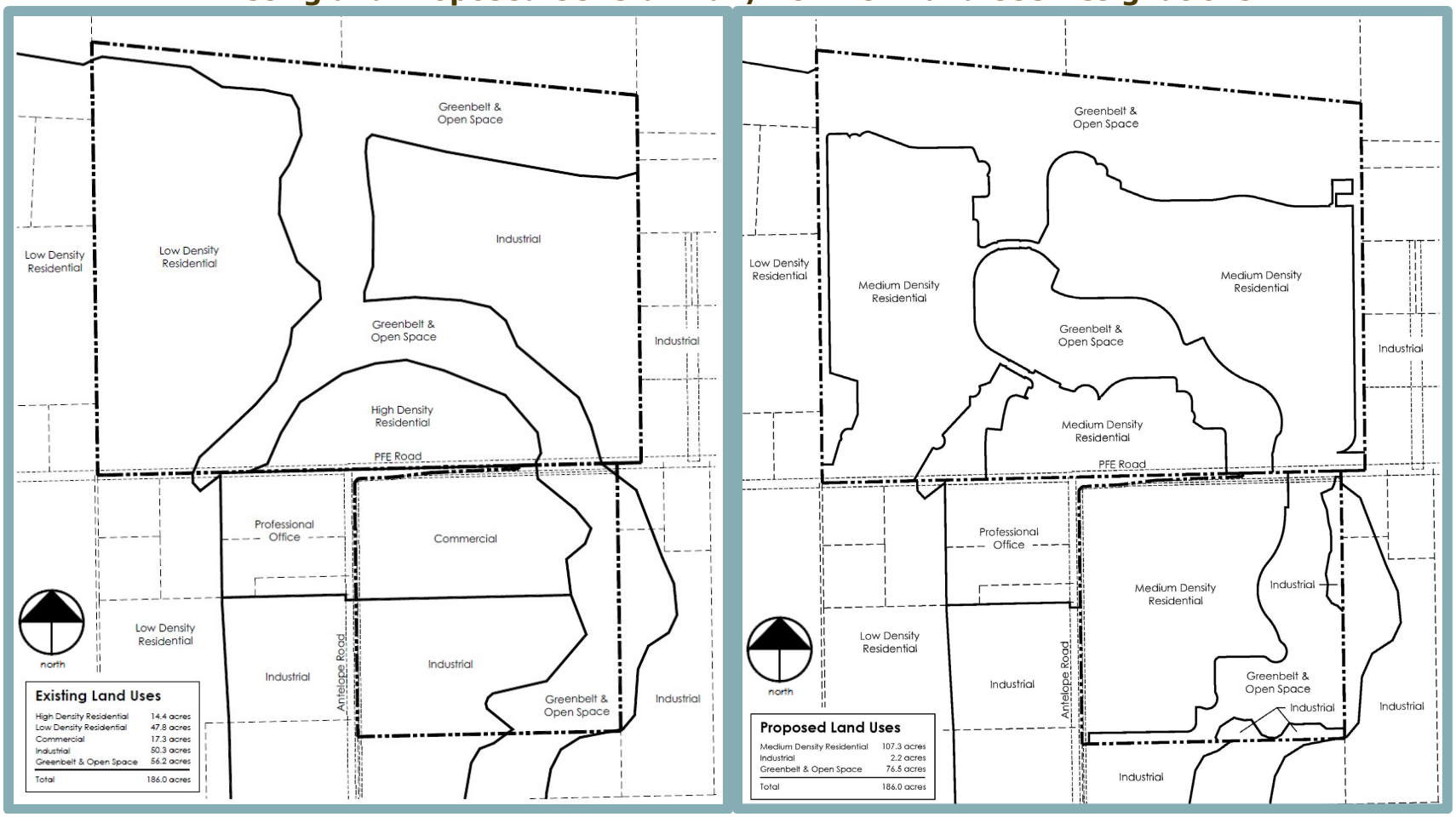


Figure 13-3
Existing and Proposed Zoning Districts

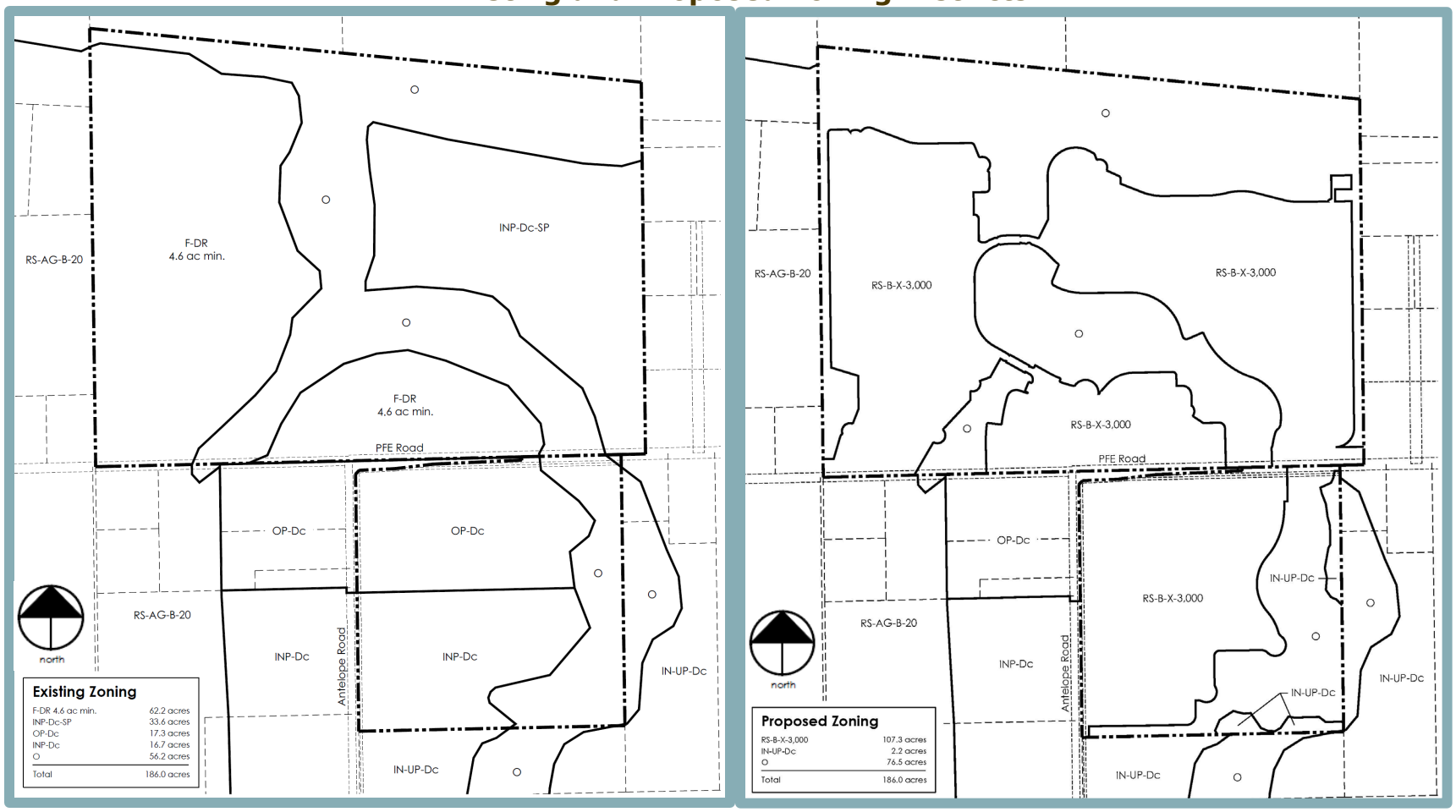


Table 13-6 presents the requirements of each development standard as defined by Section 17.52.040 of the Placer County Code and includes a description of each required Variance.

Table 13-6
Requested Variance to B-3 Zoning District Development Standards

Standard	Required	Requested Change
Front Setback	12.5’	12.5’; however, covered, unenclosed projections attached to the primary structure may encroach up to 6’ into any front yard setback. Front setback (and streetside setbacks) measured from back of walk. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
Side Setback	5’ one-story, 7.5’ two-story	5’ for both one and two-story
Streetside Setback	10’	10’. Side yard fencing within 10’ must be set back at least 5’ from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
Rear Setback	10’	For alley-loaded village, 5’ to garage face from edge of alleyway easement.
Lot Coverage	40 percent maximum	40 percent for two-story homes and 50 percent for one-story homes. Maximum coverage for “alley-loaded” villages is not expressed as a percentage but is a function of lot size and setbacks.
Lot Width	35’	35’ corner, 30’ interior
Parking	Four off-street parking spaces on roads < 32’ in width	For alley-loaded villages, two garage parking spaces per unit plus one off-street guest parking spaces per unit.

The proposed Variance for lot coverage is expected to result in a higher percentage of single-story homes being sold and built on the project site. Although the proposed project would introduce new homes on a predominantly undeveloped site, the lower percentage of two-story homes would lessen the “higher intensity” impression two-story homes can make by virtue of their massing, which would be beneficial to both the subdivision’s home buyers and neighbors adjacent to the community. Having a reasonable ratio of single-story to two-story homes may break up the less-attractive mass a streetscape dominated by two-story homes could create. Thus, the Variance would not create measurable negative environmental impacts.

Lot coverage requirements are designed to ensure that lots are not overdeveloped; however, such requirements have been found by the County to impede single-story home construction on small lots. The following trends in the local and national housing markets also necessitate the County re-examine its development standards:

- An increase in smaller lots and compact development reflecting both increasing land cost and ‘smart growth’ planning trends;

- Increases in home sizes;
- Demand for increased interior entertainment space;
- Demand for smaller, drought-sensitive yards; and
- Demand for single-level living.

Alley-loaded residences are residences with the garage entrance located at the rear of the residence, off an alley that runs behind the residence. The proposed Variance for lot coverage, rear setbacks, and parking, as they relate to alley-loaded residences, would allow for the development of ADUs over the garage of the residences, a housing type impossible to construct while meeting current County development standards. Construction of the proposed 60 ADUs would help the County provide affordable housing opportunities towards meeting SACOG's RHNP requirements.

Pursuant to Section 17.14.010 of the Placer County Code, the project would also require a Conditional Use Permit (CUP) to construct the proposed on-site parks and associated recreational amenities within the O zoning district.

Approval of the General Plan/DCWPCP Amendment, Rezone, CUP, and Variance for the proposed project are discretionary actions subject to approval by the Placer County Board of Supervisors. Should the Placer County Board of Supervisors approve the requested entitlements, the project would be rendered consistent with the County's DCWPCP and Zoning Ordinance. From a policy perspective, Table 13-7 at the end of this chapter demonstrates that the proposed project would be generally consistent with the policies in the Placer County General Plan and the DCWPCP adopted for the purpose of avoiding or mitigating an environmental effect.

Based on the above, the proposed project would not cause a significant environmental impact due to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect (including the policies discussed in Table 13-7), and a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

13-3 Result in the development of incompatible uses and/or the creation of land use conflicts. Based on the analysis below, the impact is *less than significant*.

The determination of compatibility of land uses typically relies on a general discussion of the types of adjacent uses to a proposed project and whether any sensitive receptors are located either on the adjacent properties or associated with the proposed project. Surrounding existing land uses consist of the following:

North:	Single-family residences.
South:	Industrial uses, Roseville Storage, and single-family residences.
East:	Industrial uses and the Dry Creek WWTP.
West:	Single-family residences.

The proposed project would involve construction of 597 single-family residences on varying lot sizes divided amongst four distinct neighborhoods consisting of 10 villages with up to 60 ADUs. As noted above, some of the areas surrounding the project site consist of residential development with varying parcel sizes. The proposed project's residential uses would be compatible with the existing residential development within the project area; thus, the following discussion focuses on the limited areas where the proposed residences would be juxtaposed with non-residential uses, such as the Dry Creek WWTP to the east, and industrial uses to the south and east of the site.

The Dry Creek WWTP, which is a land use type associated with the potential to generate odors, is located outside of the northeast corner of the Schellhous parcel. The County's General Plan requires buffers from certain types of public facilities with a minimum width of 1,000 feet to any residential land use. The buffers are intended to separate residential uses from public facilities "…where odors… would likely be perceived as a nuisance or otherwise be incompatible with other land uses." Given the inclusion of the open space area along the northern boundary of the Schellhous parcel, the closest proposed residence would be sited over 1,500 feet away from the nearest water treatment pond. It should be noted that the City of Roseville provided guidance on where to measure the buffer from at the WWTP. In addition, the proposed residences and the Dry Creek WWTP would be separated by the trees and other vegetation associated with Dry Creek. Trees are known to provide natural filtration and reduce odors. Given the separation between the WWTP and the nearest planned residence, the proposed project would comply with the County-required 1,000-foot buffer.

Various industrial uses are located east of the Schellhous parcel and opposite the on-site riparian corridor and oak woodlands along the eastern boundary of the Placer Greens parcel. In addition, the Placer Greens parcel is bounded to the south by Roseville Storage, an existing industrial truck storage facility. While industrial uses currently exist to the east and south of the site, such uses would be separated from the proposed residences by approximately 50 feet or more. The existing industrial uses located along the eastern portion of the Placer Greens parcel would be entirely separated from the proposed project site by the riparian corridor along the Placer Greens parcel.

The Placer County General Plan establishes buffer zone requirements for residential development located adjacent to industrial land uses.[15] The buffers are intended to separate residential land uses from areas that would be incompatible, such as where noise associated with vehicles and equipment could be substantial, the use of hazardous materials such as in manufacturing processes occurs, or where truck traffic and otherwise heavy traffic volumes occur. Currently, the minimum buffer width requirement is 100 feet where the buffer includes features such as screening walls. As discussed in Chapter 3, Project Description, of this EIR, the proposed project includes a text amendment to the General Plan to modify the County's industrial/residential buffer standards to provide more flexibility in the application of the County's standard industrial/residential buffer dimensions, particularly where a proposed visual and noise mitigation buffer includes such features as screening walls, landscaped berms, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance. The proposed text changes to

[15] Placer County. *Countywide General Plan Policy Document, Part 1, Land Use/Circulation Diagrams and Standards* [pg. 19]. August 1994 (updated May 2013).

the General Plan Land Use Buffer Zone Standards, with new text double underlined and deleted text ~~struck through~~, are as follows:

2. **Industrial/Residential Buffers.** These buffer zones are required to separate residential land uses from areas designated Business Park/Industrial where noise from vehicles and equipment, the use of hazardous materials in manufacturing processes, truck traffic, and otherwise heavy traffic volumes would be incompatible with nearby residential uses. Figure 1-5 (of the General Plan) shows how a buffer might be used to separate a residential area from an industrial area.

    a. **Buffer Dimensions**: Generally, industrial/residential buffers shall be a minimum width of 300 feet, but may be reduced on a per project basis to not less than ~~100~~ 50 feet measured from the property line of the existing industrial use. ~~where the buffer includes such features as screening walls, landscaped berms, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance~~. A request to reduce the buffer requirement shall require submittal of a buffer plan with the initial land development/site plan approval application. The buffer plan must establish, to the satisfaction of the County, that adequate landscaping or other measures have been incorporated into the plan to mitigate potential land use compatibility issues (i.e., noise, odor, visual).
    b. **Uses Allowed in Buffer:** Commercial and office uses; open space and recreation uses such as greenbelts, parks, and playfields.

As shown in Figure 13-4 and Figure 13-5, the property line of the industrial uses to the east and the Roseville Storage to the south would be set back approximately 50 feet and 70 feet, respectively, from the side property line of the nearest proposed on-site residences. Such a distance is considered consistent with the proposed General Plan Amendment buffer standards for industrial/residential interfaces given that the project includes an eight-foot-tall, landscaped sound wall at the common property line with the industrial uses to the east and Roseville Storage to the south, which would serve to minimize noise and visual incompatibilities. The Noise chapter of this EIR (Chapter 14) addresses the sound attenuation benefits of the proposed sound wall, confirming that installation of an eight-foot-tall sound wall would reduce noise levels at the proposed residences to below the County's 60 decibel (dB) DNL exterior and 45 dB DNL interior noise level standards under Cumulative Plus Project Conditions.

The proposed amendment to the General Plan buffer dimensions for industrial/residential buffers would apply countywide. As demonstrated in the proposed language, each project proposing to reduce the buffer width below 300 feet would be required to submit a buffer plan, which shall establish that adequate landscaping or other measures (e.g., sound walls, berms), have been incorporated into the plan to mitigate the potential land use compatibility issues.

The buffer plan, subject to County review and approval, would ensure, on a case-by-case basis that any buffer reductions below 300 feet would not result in unacceptable conditions for future residents. Therefore, with approval of the proposed General Plan Amendment, the proposed project would be consistent with the County's industrial/residential buffer requirements.

Figure 13-4
Proposed Adjacent Property Buffer Areas: Typical Section View

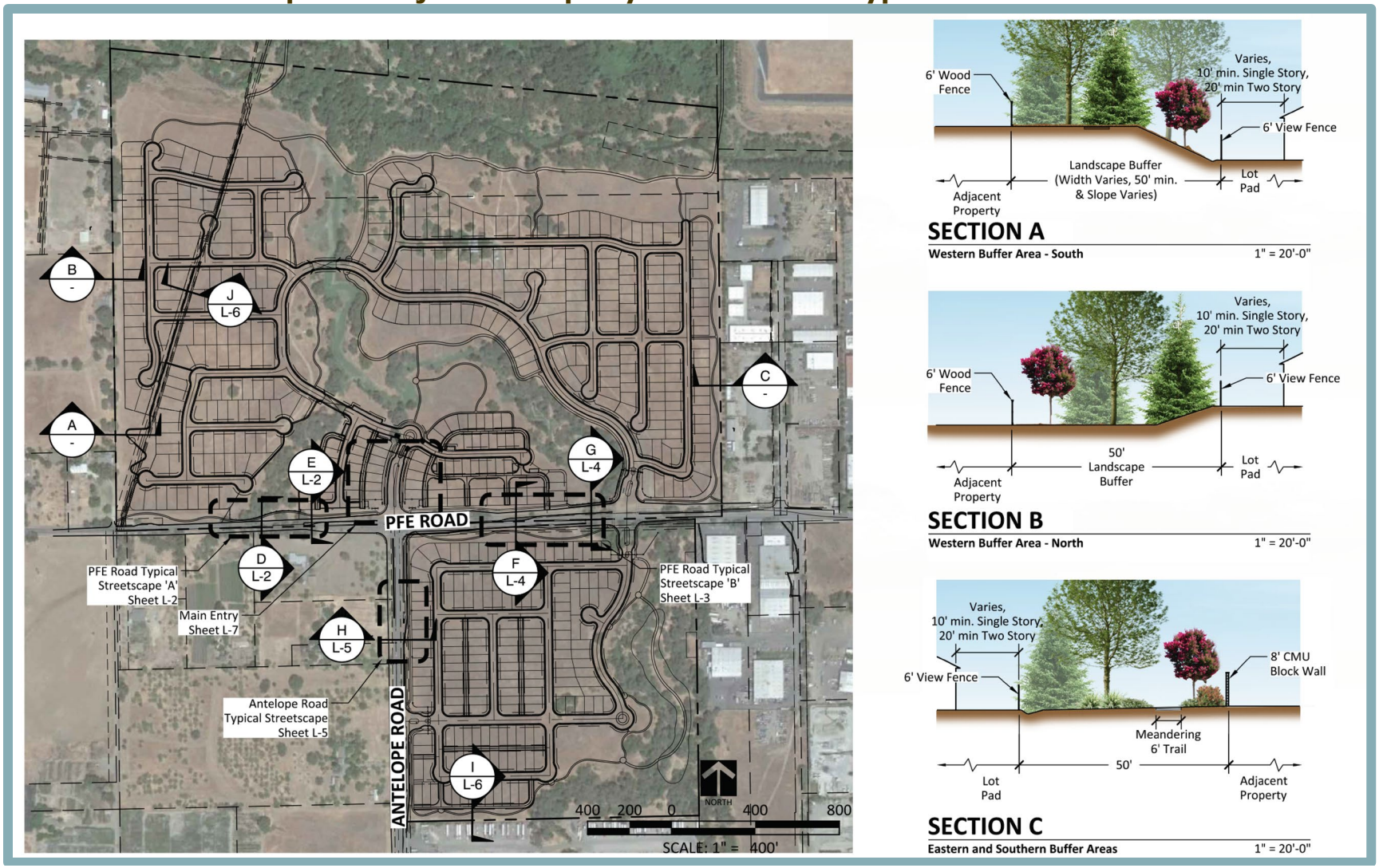
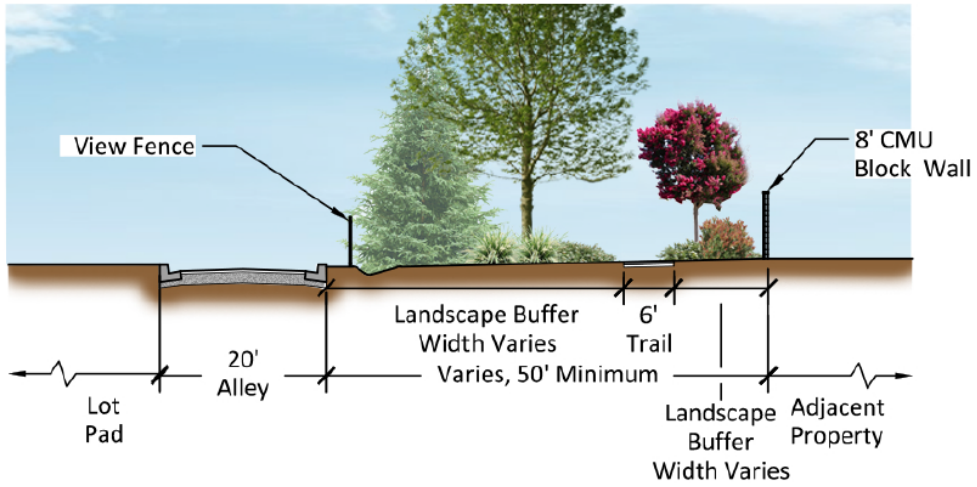


Figure 13-5
Proposed Adjacent Property Buffer Areas: Section I



SECTION I
Southern Trail Buffer
1" = 20'-0"

It should be noted that the Placer County General Plan includes additional buffer requirements for sensitive habitat areas such as the Dry Creek tributaries within the project site. Consistency with the County's sensitive habitat buffers is discussed in Chapter 7, Biological Resources, of this EIR. The County's General Plan also requires that new non-agricultural development immediately adjacent to agricultural lands be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between urban/suburban and agricultural areas. Consistency with the County's agricultural buffers is discussed in Chapter 5, Agricultural Resources, of this EIR.

The proposed project may also include a request for County approval of Minor Boundary Line Adjustments (MBLAs). For example, the project includes MBLAs along the eastern and southern boundary of the Placer Greens parcel to convey to the adjacent landowner additional land located outside the 100-year floodplain; this land is currently zoned O but would be rezoned to IN-UP-Dc to be consistent with the contiguous existing uses.

While the project would introduce a more intensive use when compared to existing conditions, the project proposed is generally compatible with the uses and intensity of the surrounding development and would be required to comply with design recommendations as a result of Municipal Advisory Council, Planning Commission, and Board of Supervisors review. The project would be landscaped along the project frontages and would retain, and protect during construction activities, existing native trees within the project site where possible. Where new plantings are proposed, the project would use native plants that are indigenous and adapted to the region. Project architecture would be designed, to the extent feasible, to be compatible with the rural residential character of the area. As discussed in Chapter 14, Noise, of this EIR, the project would not introduce a substantial permanent increase in ambient noise levels in the project vicinity above levels occurring under the existing conditions.

Therefore, the project would not introduce an incompatible use to the project area or create land use conflicts, and would not result in any adverse environmental effects associated with such.

Conclusion

Based on the above, the proposed project, including the County-wide General Plan Amendment related to residential/industrial buffer standards, 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.

Mitigation Measure(s)

None required.

13-4 Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure). Based on the analysis below, the impact is *less than significant*.

Growth can be induced in a number of ways, including through the elimination of obstacles to growth or through the stimulation of economic activity within the region. 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 following sections describe potential effects related to direct and indirect population growth associated with implementation of the proposed project.

Direct Population Growth

The proposed 597-unit single-family development would increase the available housing within the DCWPCP area, which would be expected to increase population in the area. Using the 3.10 persons/household average household size for the DCWPCP area (see Table 13-4), the proposed 597 residential units would house an estimated 1,851 residents.

Residential development is not allowed under the existing land use designations for the project site, with the exception of the 47.8-acre LDR and the 14.4-acre HDR portions of the Schellhous parcel. The maximum density for single-family dwellings in the LDR designation is two units per acre. Under the current LDR designation for the 47.8-acre portion of the Schellhous parcel, up to 96 single-family residences (47.8 x 2) could be built, resulting in a population increase of approximately 298 residents (96 x 3.10). The maximum density for high density units in the HDR designation is 10 units per acre. Under the current HDR designation for the 14.4-acre portion of the Schellhous parcel, up to 144 high density residences (14.4 x 10) could be built, resulting in a population increase of approximately 447 residents (144 x 3.10). Together, the existing LDR and HDR land use designations would allow for a theoretical maximum of approximately 240 residential units and 745 residents on the project site. Thus, the proposed project would result in an increase of approximately 357 units, or 1,106 residents beyond what is currently anticipated for the site.

As noted previously, the project could include up to 60 ADUs on-site in order to meet the County's affordable housing requirements. Because the ADUs are anticipated to be smaller than the proposed 597 single-family units, a lower person per household rate of 1.91 persons per household is applied to the ADUs. Thus, development of 60 ADUs would likely result in approximately 115 additional residents within the project site. The total population of the project site with 60 ADUs would be an estimated 1,966 residents, or 1,222 residents beyond what is currently estimated for the site based on current land use designations.

Development of 597 residential units and 60 ADUs, and the associated addition of approximately 1,222 residents would increase the total current population of the DCWPCP area from 6,469 to approximately 7,691, or a 15.9 percent increase. However, as discussed in the Existing Environmental Setting section of this chapter, the DCWPCP projected that the area's population could grow to as much as 9,836 residents by buildout. Therefore, although the proposed project would have the potential to increase the population of the area to approximately 7,691 residents if the 597 residential units and 60 ADUs are constructed on-site, such an increase in population would still be within the range of growth projections assumed in the DCWPCP. Impacts associated with the growth anticipated in the DCWPCP area were analyzed in the EIR for the adopted DCWPCP.

It should be noted that while the anticipated population growth resulting from the proposed project would be within the maximum growth anticipated by the DCWPCP buildout, the 2010 growth estimates within the DCWPCP do not include more recent projects approved in the DCWPCP, namely the Riolo Vineyard Specific Plan and the Placer Vineyards Specific Plan. Growth related to buildout of the project in conjunction with the foregoing Specific Plans is considered in further depth within Impact 13-6 below.

In addition to the growth anticipated in the DCWPCP, SACOG also anticipates growth within Established Communities, including the DCWPCP area. As discussed within the Existing Environmental Setting section of this chapter, Established Communities throughout the unincorporated area of Placer County are anticipated to grow by 2,760 units between 2020 and 2035.[16] The 597 units included in the proposed project, as well as the up to 60 ADUs that could be included in the project to meet the County's affordable housing requirements, would be within SACOG's growth estimates for Established Communities within Placer County by 2035. Additionally, growth in the DCWPCP area and other unincorporated areas of Placer County was anticipated by the Placer County Housing Element. As shown in Table 13-5, the County's Housing Element includes allocation for market-rate and below market-rate units within unincorporated portions of the County. The proposed 597 single-family units would be within the Housing Elements' allocation of market-rate units for the County.

Therefore, while the proposed project would result in population growth in the DCWPCP area, such growth would be within the buildout projections for the DCWPCP area, as well as the growth projections for unincorporated areas within Placer County.

Indirect Population Growth

The proposed project would result in an increase of the permanent population on the project site by 1,966 residents. The new residential population would likely patronize local businesses and services in the area, fostering economic growth. While construction of the proposed project would result in increased employment opportunities in the construction field, which could potentially result in increased permanent population and demand for housing in the vicinity of the project site, employment patterns of construction workers are such that 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.

Although the project would 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, no permanent jobs would be directly created by the proposed project. Therefore, the project would not result in long-term employment growth in the area.

The residential population generated by the proposed project would also result in an increased demand for public services. However, as discussed in Chapter 15, Public Services and Utilities, the project's demand for public services could be accommodated by existing services and would not create a need for new or altered governmental facilities. In addition, the proposed project would be annexed into the Dry Creek Zone of Benefit

[16] Sacramento Area Council of Governments. *2020 Metropolitan Transportation Plan/Sustainable Communities Strategy* [Appendix C, pg. 8]. Adopted November 18, 2019.

(County Service Area 28, Zone 165) for provision of fire protection services to the project site. The proposed project would also require annexation into Placer County Service Area 28, Zone 169, for ongoing maintenance and the generation of funds for public parks, trails, and open space recreation amenities within the Dry Creek community.

The DCWPCP included measures to ensure that adequate utilities and services were provided for development within the DCWPCP area. Consistent with the DCWPCP, the project would be annexed into Placer County Service Area 28, Zone 173, for sanitary sewer service. Underground infrastructure improvements for the proposed project would include new public water mains on-site, as well as on-site gravity and force main sanitary sewer systems. Development of the project site would also require installation of on-site drainage facilities and alteration of site topography to accommodate the proposed land uses.

With the exception of the proposed lift station and associated pipelines, the proposed infrastructure improvements would be designed to serve the project only. The on-site sanitary sewer system would flow to a new lift station that would serve the limited and defined DCWPCP shed area. The lift station would be implemented within the Schellhous parcel, with gravity lines from adjacent parcels connecting through the proposed project to the lift station. Three alternative locations have been proposed for the lift station and are located at the northeast, northwest, and southeast corners of the Schellhous parcel, respectively (see Figure 3-8 of the Project Description chapter of this EIR). Each alternative location would convey wastewater by way of one of three off-site sewer pipeline alignment options (Options 1A, 1B, or 1C) (see Figure 3-8 of the Project Description chapter of this EIR).

Given that all sewer improvements would be consistent with the County's General Sewer Master Plan and the South Placer Regional Wastewater and Recycled Water Systems Evaluation, the proposed infrastructure improvements would not allow for or encourage growth where such growth was not previously planned. Rather, the proposed project would include development as envisioned in the DCWPCP, which would meet the needs of future planned development within the area, and the induced growth need not be reconsidered (cf. *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 CA4th 859).[17] This evaluation relies on the DCWPCP EIR analysis pursuant to CEQA Guidelines Section 15130, subdivision (b)(1)(B).

Conclusion

Considering the above, the proposed project would include development that would result in direct on-site population growth. However, population growth resulting from the proposed project would be within the DCWPCP, SACOG, and Placer County growth estimates for the project area. Furthermore, the infrastructure included in the proposed project would be sized to accommodate only the development that had been previously planned for the project area. As a result, the proposed project would not be considered to induce substantial unplanned population growth, and a ***less-than-significant*** impact would result. It should be noted that potential impacts related to growth inducement are discussed further within Chapter 20, Statutorily Required Sections, of this EIR, consistent with Section 15126.2(d) of the CEQA Guidelines.

[17] Placer County. *Countywide General Plan EIR* [pg. 3-18 and 3-19]. July 1994.

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. Additional detail regarding the cumulative setting is included in Chapter 20, Statutorily Required Sections, of this EIR.

13-5 Cause a significant cumulative 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. Based on the analysis below, the cumulative impact is *less than significant*.

A cumulative analysis of land use is not included because land use plans or policies and zoning generally do not combine to result in cumulative impacts. The determination of significance for impacts related to such issues is whether the project would 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. Such a conflict is site-specific, and, thus, is only addressed on a project-by-project basis. As shown in Table 13-7 of this chapter, the proposed project would be generally consistent with relevant policies in the Placer County General Plan and the DCWPCP.

Therefore, the proposed project would not cause a significant cumulative 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 the cumulative impact would be ***less-than-significant***.

Mitigation Measure(s)
None required.

13-6 Cumulative unplanned population growth. Based on the analysis below, the cumulative impact is *less than significant*.

Buildout of the DCWPCP was anticipated to result in population growth within the plan area through the buildout of urban and rural developments throughout the DCWPCP, including the project site. Since approval of the DCWPCP, the Placer Vineyard Specific Plan and Riolo Vineyard Specific Plan have been approved, which have increased the amount of land designated for urban development within the DCWPCP area. In addition, several new residential subdivisions have been completed, are underway, or approved within the Plan area. The MTP/SCS, prepared by the SACOG, provides regional growth projections for the six-county Sacramento region, including the DCWPCP.

The MTP/SCS identifies the portions of the DCWPCP, excluding the Riolo Vineyard and Placer Vineyards Specific Plan areas, as Established Communities. As discussed within Impact 13-4 above, the population growth related to implementation of the proposed project has been anticipated for the region by the MTP/SCS. Concurrently, the MTP/SCS explicitly anticipates growth within the Developing Communities of Placer Vineyards and Riolo Vineyard within the total growth anticipated for Placer County.[18] Thus, the DCWPCP anticipated cumulative growth of the plan area, and increased urbanization within the DCWPCP area has been anticipated by regional planning such as the MTP/SCS. Because development of the project site and buildout of the DCWPCP area has been anticipated in regional development forecasts, buildout of the proposed project in combination with other approved developments within the project area would not result in a significant cumulative contribution to population growth within the project area or region.

It should be noted that population growth itself does not constitute a significant physical environmental effect. Rather, the determination of significance is based on whether population growth associated with a project has been previously planned for, and whether such growth could result in indirect impacts from associated development. As such, the cumulative analysis within each technical chapter of this EIR evaluates the physical environmental impacts of cumulative development.

Considering the above, implementation of the proposed project, in combination with future development occurring under buildout of the DCWPCP, would result in a ***less-than-significant*** cumulative impact related to unplanned population growth.

Mitigation Measure(s)

None required.

[18] Sacramento Area Council of Governments. *2020 Metropolitan Transportation Plan/Sustainable Communities Strategy* [Appendix C, pg. 8]. Adopted November 18, 2019.

Table 13-7
Placer County General Plan and DCWPCP Policy Discussion

Policy		Project Consistency
Placer County General Plan		
Land Use		
1.B.1	The County shall promote the concentration of new residential development in higher density residential areas located along major transportation corridors and transit routes.	The project site is located along PFE Road, which provides a major point of connection between the City of Roseville and the DCWPCP area, and Antelope Road which provides access into Sacramento County. Although the proposed 3,000-sf minimum lot size would be smaller than the 20,000-sf minimum lot sizes of the subdivisions located west of the project site, the proposed minimum lot size would be closer in size with the 4,000-sf and 5,000-sf minimum lot sizes within the existing single-family residential subdivisions southwest of the project site, within Sacramento County. While the project site is not located within a high-density residential area, the proposed project would be generally consistent with residential development trends in the project vicinity.
1.B.3	The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.	The proposed project is designed to be compatible with the existing subdivisions located west of Cook Riolo Road, recently-constructed subdivisions to the north on Vineyard Road, and south of the project site within Sacramento County. Specifically, as noted under the Policy 1.B.1 discussion above, the proposed lot sizes would be consistent with the lot sizes in the nearby subdivisions within Sacramento County. The project is designed in four residential villages (East, West, Central, and South). The East Village would include 204 units, the West Village would include 142 units, the Central Village would include 78 units, and the South Village would include 173 units. The larger lots in the West Village would range from approximately 5,250 to 6,300 sf, the East Village lots would range from 3,825 to 5,775 sf, and the Central Village lots would be approximately 3,000 sf. The South Village lots, which would be closest to the residential subdivisions in Sacramento County, would range from 3,825 to 4,000 sf. Furthermore, the proposed project would be consistent with the Placer County Design Guidelines, the specific design guidelines contained in the DCWPCP, and all applicable sections of Article 17.54, General Development Regulations, of the Placer County Code.
1.B.5	The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project	The most notable natural feature within the project site is the natural riparian corridor along Dry Creek and its tributaries that run throughout the

Table 13-7
Placer County General Plan and DCWPCP Policy Discussion

Policy		Project Consistency
	to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.	site. The proposed project would preserve the riparian corridor as open space. In addition, the proposed project would include landscape buffers along the PFE Road and Antelope Road frontages. The buffers along the PFE Road frontages would vary in width and include meandering six-foot-wide sidewalks along the northerly and southerly frontages. The buffers would consist of large, medium, and small canopy street trees; native screening shrubs; decorative split rail fencing along riparian areas; and six-foot-tall concrete masonry sound walls. At the proposed Antelope Road extension into the Schellhous parcel, the new access point would consist of large, medium, and small canopy street trees; corner monuments on each side of the ingress/egress; and masonry walls. Finally, the proposed buffer along the existing Antelope Road frontage would feature a landscape strip that would vary in width, a new six-foot-wide sidewalk; medium canopy street trees; and a six-foot-tall masonry wall. The masonry walls would meet the required height to help reduce noise exposure at the proposed residences to ensure consistency with the County's applicable exterior noise thresholds. In addition, the landscaping, fencing, and walls would reduce visibility of the proposed residences from sensitive receptors in the surrounding area. A detailed analysis of aesthetics, noise, and transportation is provided in Chapters 4, 14, and 16, respectively.
1.B.6	The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.	See response to Policy 1.B.3 above. In addition, see response to DCWPCP Policy 4 (Community Development: Community Design) related to the requested Variance to increase the allowable building coverage to 50 percent for one-story units; decrease the allowable lot width for interior lots from 35' to 30'; decrease front setbacks, side setbacks for one-story units, and rear setbacks; and alter allowable off-street parking.
1.B.9	The County shall discourage the development of isolated, remote and/or walled residential projects that do not contribute to the sense of community desired for the area.	The proposed project would include the construction of sidewalks along all internal roadways to allow for pedestrian connectivity within the project site. In addition, the landscape buffers along the PFE Road and Antelope Road frontages would include meandering six-foot-wide sidewalks along the northerly and southerly frontages. At the southeastern corner of the Schellhous parcel, the project would provide a pedestrian path east toward

Table 13-7
Placer County General Plan and DCWPCP Policy Discussion

Policy		Project Consistency
		Viking Place, to provide connectivity between the site and the surrounding areas. The proposed project would also include the construction of five private parks, totaling 7.7 acres, within the project site. The proposed project's parks would be located along the Dry Creek tributaries and open space corridor and would be connected by a proposed system of trails and/or sidewalks within each of the villages. The proposed trail system would connect the tributaries and Dry Creek with the PFE Road frontage trail, and would become part of a Class I public trail system that could eventually connect to the Regional Dry Creek Greenway Trail. The combined acreage of the parks and the trail system within the project site would comprise a total of approximately 9.4 acres. Bike lanes and any required Class I trail facilities will also be incorporated into the Antelope Road and PFE Road frontage improvements.
1.B.10	The County shall require that all residential development provide private and/or public open spaces in order to ensure that each parcel contributes to the adequate provision of light, air, and open space.	A total of 7.7 acres are planned for five private parks, ranging in size from 0.5-acre to 2.1 acres. All of the proposed project's parks would be located along the Dry Creek tributaries and open space corridor. The parks would be connected by a proposed system of public and private trails and/or sidewalks within each of the villages. Additionally, approximately 33 acres of the Schellhous parcel, along Dry Creek, is anticipated to be received by the PCCP preserve system. The remaining open space on the Schellhous parcel not received by the PCCP, as well as 14 acres on the Placer Greens parcel, would be preserved as open space within the project site and maintained by the Homeowner's Association (HOA). Overall, a total of 79.7 acres of green space, including the proposed parks, landscape corridors, and open space areas would exist on-site following development of the proposed project. Based on the County's requirement of five acres of park land per 1,000 residents (Section 16.08.100 of the Placer County Code and General Plan Policy 5.A.1), the proposed project would ultimately be required to provide a minimum of approximately 8.16 acres of active recreation, including parks and trails (accounting for both the 597 single-family units and 60 ADUs). Thus, by providing 7.7 acres of park area, and 1.7 acres of trails, the



Table 13-7
Placer County General Plan and DCWPCP Policy Discussion

Policy		Project Consistency
		proposed project would provide a total of 9.4 acres of active recreation, which would exceed the park requirements and payment of an in-lieu fee would not be required. Given that the project would include development of enough active recreation land to meet the demand created by future residents, the project would not be anticipated to substantially increase demand on existing or future parks or recreational facilities in the surrounding area. Furthermore, pursuant to Article 15.34 of the Placer County Code, the project applicant would be required to pay a parks and recreational facility fee. The purpose of the park and recreation facilities impact fee is to provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County.
1.H.4	The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.	The proposed project is located with a community plan area, and the DCWPCP anticipates buildout of the site with urban uses, with the exception of open space along Dry Creek and its on-site tributaries, which would remain. Therefore, the project would not conflict with Policy 1.H.4.
1.H.6	The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the nonagricultural uses, except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.	Limited agricultural operations in the form of almond orchards currently exist on a parcel on the west side of Antelope Road, abutting the south side of PFE Road, to the west of the Placer Greens parcel and south of the Schellhous parcel. The parcel is not designated as Agricultural Land per the DCWPCP and the ongoing agricultural operations on the land are relatively minimal. As discussed previously, buildout of the project site and the surrounding area with non-agricultural uses has been previously anticipated by the County per the current DCWPCP land use designations of the site. Furthermore, the proposed residences would maintain the minimum setback distance from the existing agricultural operations within the project vicinity, as established by the Placer County General Plan Land Use Buffer Zone Standards.
1.K.4	The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines: a. Limit cuts and fills; b. Limit grading to the smallest practical area of land;	Mitigation Measure 10-2(b) of this EIR requires that 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 Improvement Plan submittal. No grading, clearing, or tree disturbance shall occur until the

Table 13-7
Placer County General Plan and DCWPCP Policy Discussion

Policy		Project Consistency
	c. Limit land exposure to the shortest practical amount of time; d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.	Improvement Plans are approved and all temporary construction fencing has been installed and inspected the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Per the mitigation requirements, the applicant must also 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.
1.M.1	The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.	Given that the project site is located in the vicinity of existing development within Placer County and Sacramento County, future project residents would have convenient access to goods and services within both Placer County, Sacramento County, and the City of Roseville, including existing restaurants, grocery stores, and other commercial uses along the Interstate 80/Antelope Road interchange in the project vicinity. In addition, the proposed project would provide additional housing stock within an area that has been previously anticipated by the County for development with urban uses, including residential uses. The proposed village-oriented subdivision would be internally linked via roadways and pedestrian walkways and would incorporate open space. As such, the proposed project would be consistent with the County's goal of concentrating new growth within existing communities. The project would also contribute to expanded services by constructing a sewer lift station, which would be designed and constructed to serve the northeast portion of the DCWPCP area.
1.O.9	The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.	Mitigation Measure 4-3 requires the project applicant to 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.
Public Facilities and Services		
4.A.2	The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:	As discussed in Chapter 15, Public Services and Utilities, of this EIR, adequate public services and utilities would be available to serve the proposed development.

Table 13-7
Placer County General Plan and DCWPCP Policy Discussion

Policy		Project Consistency
	a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant; and c. The facilities improvements are designed and built to the current standards of the agency providing service.	
4.B.1	The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; 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.	The proposed project would be subject to payment of applicable fees used to fund fire protection services, sheriff protection services, and other public services. In addition, the project would be subject to California American Water Company (CAL-AM) fees, sewer connection fees, and monthly sewer services fees used to fund ongoing maintenance of existing water and sewer infrastructure.
4.B.3	The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; 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. This includes working with the cities to require new development within city limits to mitigate impacts on Countywide facilities and services.	See response to Policy 4.B.1 above. In addition, the proposed sewer lift station and associated pipelines would serve the local DCWPCP shed area. The lift station would be implemented within the Schellhous parcel, with gravity lines from adjacent parcels connecting through the proposed project to the lift station to serve future development in the sewer shed area, as planned for by Placer County since approximately 2000.
4.C.1	The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.	As discussed in Chapter 15, Public Services and Utilities, of this EIR, the Water Supply Assessment (WSA) prepared for the proposed project by Murraysmith that indicates CAL-AM has sufficient water supply to serve the proposed project over the next 20 years, in combination with other projected development.
4.C.2	The County shall approve new development based on the following guidelines for water supply:	See response to Policy 4.C.1 above.

Table 13-7
Placer County General Plan and DCWPCP Policy Discussion

Policy		Project Consistency
	a. Urban and suburban development should rely on public water systems using surface supply. b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted. c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.	
4.C.6	The County shall promote efficient water use and reduced water demand by: a. Requiring water-conserving design and equipment in new construction; b. Encouraging water-conserving landscaping and other conservation measures; c. Encouraging retrofitting existing development with water-conserving devices; and, d. Encouraging water-conserving agricultural irrigation practices.	As discussed in Chapter 15, Public Services and Utilities, of this EIR, the proposed project would comply with the County's Water Efficient Landscape Ordinance (WELO), which would be ensured during the design review process through submission of a landscape package to the County for review and approval.
4.E.1	The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.	See response to Policy 6.A.1 below regarding preservation of the on-site riparian corridor.
4.E.4	The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.	This is required by Mitigation Measure 12-4(a) of the EIR.
4.E.9	The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.	See response to Policy 1.K.4 above.
4.E.10	The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).	This is required by Mitigation Measures 12-2(a) through 12-2(d).



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Placer County General Plan and DCWPCP Policy Discussion

Policy		Project Consistency
4.E.11	The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.	As discussed in Impact 12-4 of the Hydrology and Water Quality chapter, implementation of the proposed project in conjunction with future buildout of the remaining Dry Creek Antelope North Road Tributary shed area, pursuant to DCWPCP land use designations, would result in the same estimated peak flows as existing conditions from all on-site drainage sheds under the 100-year frequency storm events. Therefore, the proposed project is not anticipated to substantially increase the rate or amount of surface runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Nonetheless, as required by Mitigation Measure 12-4(a), submittal of a final drainage report would be required to substantiate the preliminary drainage design. Additionally, as required by Mitigation Measure 12-4(b) and 12-4(c), the proposed project would be required to comply with Placer County's Dry Creek Watershed Drainage Improvement Ordinance, which requires new development that increases impervious surface areas within the Dry Creek Watershed to pay fees to fund future regional flood control and future drainage improvement projects within the watershed. District flood control projects include the Miners Ravine Off-Chanel Detention Basin and Antelope Creek Flood Control Project, which were constructed to mitigate for increased runoff associated with development within the Dry Creek watershed.
4.E.12	The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.	The project design maintains, to the extent feasible, natural site drainage conditions, as evidenced by retaining the on-site tributaries in their natural condition.
4.E.13	The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.	This is required by Mitigation Measure 12-4(a) of the EIR.
4.F.4	The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.	Potential flood hazards are evaluated in detail in Impact 12-5 of the Hydrology and Water Quality chapter. Mitigation Measure 12-5 requires the project applicant to submit an application for, and subsequently obtain, a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) from FEMA for the placement of fill within a Special Flood Hazard Area. In addition, consistent with Policy 4.F.4, Mitigation Measure 12-4(d) requires that Improvement Plans show



Table 13-7
Placer County General Plan and DCWPCP Policy Discussion

Policy		Project Consistency
		the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the Dry Creek Antelope North Road tributary and the FEMA floodplain. Mitigation Measure 12-4(e) further requires that the Improvement Plans show the finished house pad elevations for all lots along the floodplain to be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line).
4.F.5	The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances: a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers.	As discussed in Chapter 12, Hydrology and Water Quality, the proposed project would not place housing within the 100-year floodplain and the proposed project's parks would be located along the Dry Creek tributaries and open space corridor. While the majority of off-site roadway improvements would occur outside of the 100-year floodplain, limited work would occur within the 100-year floodplain, including replacement of the existing culverts that cross PFE Road along the Dry Creek Antelope North Road Tributary Eastern Branch with two plate arch culverts with sufficient capacity for the 100-year storm event. In addition, both sewer pipeline Option 1A and 1B would cross under Dry Creek and the riparian area surrounding the creek, which would be located within the 100-year floodplain, and the two potential future pedestrian bridges would cross over Dry Creek. Construction activities within the off-site improvement areas would be subject to all applicable mitigation measures prescribed within this EIR, including Mitigation Measures 12-4(d) and 12-4(e).
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.	As discussed in Chapter 15, Public Services and Utilities, of this EIR, final improvement plans for the proposed project would be subject to review by Placer County Fire as part of the County's approval process in order to ensure compliance with fire and safety standards.
Natural Resources		
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	Schellhous parcel is located within the PCCP while the Placer Greens parcel is located outside of the PCCP area. Therefore, impacts to PCCP special habitats located on the Schellhous parcel are allowed within the Placer County Watercourse Setbacks and CARP Riparian Buffer, but those impacts must be associated with certain allowable facilities. Although some permanent impacts within the Placer County Watercourse Setbacks and CARP Riparian Buffer have been proposed as part of the project, all of the impacts in those areas are associated with trails, bridges or other creek crossings, or critical utility infrastructure or roadway impacts that cannot be

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Policy		Project Consistency
	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.	avoided. As some of the impacts are associated with creek crossings, some of the work occurs immediately adjacent to the drainages. None of the Placer County Watercourse Setbacks or CARP Riparian Buffer permanent impacts are associated with development of residential parcels, and the only structure proposed to be constructed within this setback is a sewer lift station, which is an allowable structure. Furthermore, Mitigation Measure 7-12(i) requires the project applicant to comply with all PCCP CARP Authorization Conditions. The potential East Trail and West Trail would encroach into the 50-foot buffer for riparian wetland habitat along the Placer Greens parcel and could result in direct temporary impacts to sensitive habitats. Mitigation Measure 7-6(b) would ensure that significant impacts related to habitat modifications or wildlife species, specifically the western pond turtle, would not occur on the Placer Greens parcel.
6.A.2	The County shall require all development in the 100-year floodplain to comply with the provisions of the Placer County Flood Damage Prevention Ordinance.	As discussed in Chapter 12, Hydrology and Water Quality, of this EIR, all of the proposed project's parks would be located along the Dry Creek tributaries and open space corridor, which would minimize the placement of any structures within the 100-year floodplain. The proposed project would not include development of habitable structures within a flood hazard zone; as such, the proposed residential structures would not conflict with the Placer County Flood Damage Prevention Ordinance. See response to Policy 4.F.4 above regarding development within the 100-year floodplain.
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); and/or d. Pay a mitigation fee for in-kind restoration elsewhere (e.g., mitigation banks).	See response to Policy 6.A.1 above.

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Policy		Project Consistency
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.	BMPs to protect Dry Creek and the on-site tributaries during construction, and from urban pollutants will be required through Mitigation Measures 7-11(a) through 7-11(d), 7-12(e), and 7-12(i).
6.A.6	The County shall require development projects to comply with the municipal and construction stormwater permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Phase I and II programs and the State General Municipal and Construction permits. Municipal requirements affecting project design and construction practices are enacted through the County's Stormwater Quality Ordinance. Separate construction permits may be required by and obtained through the State Water Resources Control Board.	Implementation of Mitigation Measures 12-2(a) through 12-2(e) would ensure that the proposed project complies with the Federal Clean Water Act NPDES Phase I and Phase II programs and the State General Municipal and Construction permits.
6.A.7	All new development and redevelopment projects shall be designed so as to minimize the introduction of pollutants into stormwater runoff, to the maximum extent practicable, as well as minimize the amount of runoff through the incorporation of appropriate Best Management Practices.	See responses to Policy 6.A.5 and Policy 6.A.6 above.
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.	Mitigation Measures 7-11(d), 7-11(e), and 7-12(j) require project compliance with the U.S. Army Corps of Engineers (USACE) “no-net-loss” policy for wetland areas and application for a Section 1600 Lake or Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA).
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	See response to Policy 6.B.1 above.

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Policy		Project Consistency
	riparian areas that are not federal "waters of the United States" as defined by the Clean Water Act.	
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.	See response to Policy 6.A.6 above.
6.D.8.	The County shall require that new development preserve natural woodlands to the maximum extent possible.	Development of the proposed on-site and off-site project components would result in potential impacts to 1.82 to 2.77 acres of Riparian/Riparian Woodland land cover, whereas 18.78 acres of riparian woodland and/or Riverine/Riparian land cover would be fully avoided. In addition, 4.95 to 5.07 acres of Blue Oak Woodlands would be impacted by the project, whereas 16.31 acres would be fully avoided. In order to reduce the project's potential impact on riparian habitat to a less-than-significant level, the proposed project would be required to comply with the provisions of CARP and CFGC Section 1600, et seq, as well as implement Mitigation Measures 7-11(d) and 7-11(e).
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.	Analysis of environmental air quality impacts is provided in Chapter 6, Air Quality and Greenhouse Gas Emissions, of this EIR. As presented in Table 6-8 of Chapter 6, when considered together, on-site and off-site construction emissions could exceed the threshold of significance for NO_X; thus, implementation of Mitigation Measure 6-1 would be required to reduce the project's construction-related NO_X emissions to below the applicable threshold of significance, as shown in Table 6-9 of Chapter 6.
6.F.7	The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.	See response to Policy 6.F.6 above.
6.F.9	In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.	Chapter 21, Alternatives Analysis, of this EIR includes an analysis of air quality and greenhouse gas (GHG) impacts associated with project alternatives.
Agricultural and Forestry Resources		
7.A.3	The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.	According to the California Department of Conservation Important Farmland Finder, the Schellhous parcel is mapped as Farmland of Local Importance, the Placer Greens parcel is mapped as Grazing Land, and the off-site improvement areas are mapped as Farmland of Local Importance, Grazing Land, Other Land, and Urban and Built-Up Land (see Figure 5-1 in

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		the Agricultural Resources chapter). Public Resources Code Section 21060.1 defines "agricultural land" as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Therefore, the project site does not constitute Farmland under CEQA, and development of the site would not result in the conversion of Farmland to non-agricultural use.
7.B.1	The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	See response to Policy 1.H.5 above.
7.B.3	The County shall consider fencing subdivided lands adjoining agricultural uses as a potential mitigation measure to reduce conflicts between residential and agricultural uses. Factors to be considered in implementing such a measure include: a. The type of agricultural operation (i.e., livestock, orchard, timber, row crops); b. The size of the lots to be created; c. The presence or lack of fences in the area; d. Existing natural barriers that prevent trespass; and e. Passage of wildlife.	As noted previously, the parcels to the west of the project site are designated as RS-AG-B-20. Some of the parcels are currently used for commercial agricultural production. The parcels located west of the Placer Greens parcel across Antelope Road would be separated from the proposed development on the site by a proposed concrete masonry unit (CMU) block sound wall, which would be constructed along the western boundary of the Placer Greens parcel. The parcels located west of the Schellhous parcel would be separated from the proposed development on the site by a proposed landscape corridor and a solid wood fence. All lots along the western, eastern, and northern border of the Schellhous parcel and the southern border of the Placer Greens parcel would include tubular steel view fences to reduce trespassing.
Health and Safety		
8.B.1	The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.	See response to Policy 4.F.4 above.
8.B.3	The County shall require flood proofing of structures in areas subject to flooding.	See response to Policy 4.F.4 above.
8.C.3	The County shall require that new development meets state, County, and local fire district standards for fire protection.	See response to Policy 4.I.9 above.
Noise		
9.A.1	New development of noise-sensitive uses shall not be permitted where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development,	Noise from adjacent existing industrial uses could exceed the County's applicable noise level standards at a portion of the proposed residences. However, such effects would not be considered an impact under CEQA, and the project would include construction of noise-attenuating features, as

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	unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.	required by conditions of approval, sufficient to reduce noise levels from the aforementioned uses at affected residences to below the applicable County noise level standards. The County would require the following conditions of project approval to ensure consistency with the County's noise standards: • Prior to building permit issuance for proposed residential lots nearest to adjacent existing industrial uses, the Improvement Plans shall show the construction of eight-foot-tall solid masonry walls at the locations shown on Figure 14-6, which shall be subject to review and approval by the Community Development Resource Agency Director; and • Prior to the closing process for all proposed residences, disclosure statements shall be provided to prospective residents of the proposed project, notifying them of the potential for elevated/audible noise levels from Vulcan Materials operations, particularly during nighttime hours when ambient noise levels are lower. Under certain atmospheric conditions, operations occurring at the Vulcan Materials facility to the southeast of the project site could periodically be audible at residences of the development (especially during nighttime facility operations). A copy of each signed disclosure statement shall be submitted to the Placer County Community Development Resource Agency.
9.A.2	Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 9-1 (see Table 14-3) as measured immediately within the property line of lands designated for noise-sensitive uses: provided, however, the noise created by occasional events occurring within a stadium on land zoned for university purposes may temporarily exceed these standards as provided in an approved Specific Plan.	As demonstrated in Chapter 14, Noise, of this EIR, 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.
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 14-5).	The noise analysis conducted for the project determined that mitigation for impacts to transportation noise would not be required, and existing and future projected traffic noise levels, including noise from project traffic, would not exceed the applicable noise increase standards at off-site residential receptors.

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		As shown in Table 14-14 of the Noise chapter, predicted exterior noise levels at the outdoor activity areas of the proposed residences would not comply with the Placer County 60 dB L_{dn} exterior noise level standard without additional noise control measures. However, such an effect would constitute the existing environment's effect on the project, which is not considered an impact under CEQA. In order to address this, the County would require the following conditions of project approval to ensure consistency with the County's noise standards at the proposed outdoor activity areas: • Prior to building permit issuance for proposed villages adjacent to PFE Road and/or Antelope Road, the Improvement Plans shall show that the traffic noise barriers at the heights and locations illustrated on Figure 14-3 or Figure 14-4, which shall be determined by the County and subject to review and approval by the Community Development Resource Agency Director. The traffic noise barriers would reduce future PFE Road and Antelope Road traffic noise levels to either the normally acceptable 60 dB DNL standard or the conditionally acceptable 65 dB DNL standard, or less, at the nearest backyards, satisfying the Placer County General Plan applicable exterior noise level standard at such locations. The traffic noise barrier heights indicated in Figure 14-3 and Figure 14-4 are relative to lot elevation. The noise barriers shall take the form of a masonry wall, earthen berm, or combination of the two. Other materials may be acceptable, and shall be reviewed by an acoustical consultant, prior to approval and construction.
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 14-5), 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 14-5).	See response to Policy 9.A.6 above.

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DCWPCP		
Community Development: Land Use		
5	Encourage the use of greenbelts or landscaped areas along roadways as a design feature of any development in order to mitigate noise impacts and provide valuable open space.	The proposed project would include landscaped setbacks with fences, as well as a six-foot-tall masonry wall along the project frontages at Antelope Road and PFE Road in order to ensure that noise levels are below County standards.
7	The design of future residential developments should emphasize character, quality, livability, and the provision of all necessary services and facilities, to ensure their permanent attractiveness.	The proposed residential development would include various design features, such as parks, which would be located along the Dry Creek tributaries and would be used by future residents. The parks would be connected by a proposed system of trails and/or sidewalks within each of the residential villages. In addition, the proposed development would be located directly south of Dry Creek and its riparian corridor, which would serve as a natural amenity. A total of 79.7 acres of green space, including the proposed parks, landscape corridors, and open space areas would exist on-site, including 9.4 acres of parks and trail system. The proposed subdivision would feature high-quality traditional home designs, lots landscaped with native and drought-tolerant plants, low-level exterior lighting, and ornamental and decorative hardscape features. As discussed in Chapter 15, Public Services and Utilities, of this EIR, adequate public services and utilities would be available to serve the proposed project.
8	Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.	The project site is located in the vicinity of existing development, and as a result, existing water and sewer infrastructure exists in surrounding roadways. A new sewer lift station serving the local DCWPCP shed area would be constructed within the Schellhous parcel, with gravity lines from adjacent parcels connecting through the proposed project to the lift station. Three different locations for the sewer lift station are considered and evaluated in the EIR and three different pipeline alignment options are considered and evaluated for each of the three lift station alternatives. The construction of a new sewer lift station has been an anticipated improvement by the County for the sewer shed area within which the project is located since 2000. In addition, the proposed project would not increase population such that governmental services and/or facilities, such as fire protection services, law enforcement, schools, recreational facilities, and public facilities would

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		require new or altered facilities. Thus, the project would not result in the inefficient extension of utility infrastructure or public services. Additional information related the provision of utilities and public services is provided in Chapter 15, Public Services and Utilities, of this EIR.
15	Encourage logical expansion of the area by developing in-fill areas and those lands lying closest to existing developed areas before extending into outlying areas. On a Countywide basis, encourage in-fill of lands in cities and areas of the unincorporated portions of the County designated for urban uses before allowing the premature conversion of open space and agricultural lands.	The proposed project would include demolition of the Schellhous residence and several associated sheds on the Schellhous parcel and subsequent development of, the project site with residential uses. The project site is currently anticipated for buildout with mostly residential uses, as well as industrial and commercial uses per the DCWPCP. The project site is located adjacent to existing rural residential development to the west and single-family residences further west across Cook Riolo Road, as well as single-family residences to the southwest, within Sacramento County. The project site is also located adjacent to light industrial uses to the east within the DCWPCP area and the City of Roseville. Thus, the project would serve as a natural, logical extension of existing development in the project area. In addition, the proposed General Plan/DCWPCP Amendment would increase the total amount of O-designated land within the project site from 56.2 acres to 76.5 acres, thereby preserving a greater portion of the site as open space relative to current designations. The project site does not include any land currently used for agricultural purposes. Thus, the project would not result in the conversion of open space or agricultural lands.
21	Discourage public services from expanding into areas with significant value as rural open space.	Given that the western portion of the site, west of the existing tributaries, have been anticipated for development with residential uses per the DCWPCP, expansion of public services to the site has been previously considered by the County. In addition, the project would retain the on-site tributaries as open space, and would increase the amount of land zoned as O from 56.2 acres to 76.5 acres.
26	Encourage development activities in areas of least environmental-sensitivity, and similarly, restrict from development activities those lands which are environmentally sensitive.	See response to 6.D.8 above. As discussed above, the existing on-site tributaries and associated riparian vegetation, both of which are environmentally sensitive, would be preserved as open space as part of the project, with very limited exception. As discussed in Chapter 7, Biological Resources, of this EIR approximately 4.95 to 5.07 acres of blue oak woodland would be impacted by the project

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		while 16.31 acres would be fully avoided. The proposed project would avoid blue oak woodland and riparian habitat to the maximum extent feasible. In cases where impacts could occur, impacts would be reduced to less-than-significant with the implementation of mitigation measures prescribed within this EIR including, but not limited to, Mitigation Measures 7-14(a) through 7-14(g).
30	Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities such as grading and road construction.	As discussed in Chapter 12, Hydrology and Water Quality, of this EIR, the EIR includes mitigation measures to minimize erosion and water quality impacts during construction and operation of the proposed project.
43	To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.	See response to Policy 8 (Community Development: Land Use) above.
44	The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.	See response to Policy 8 (Community Development: Land Use) above.
Community Development: Community Design		
1	Wherever possible, natural features should be retained as buffers between different, potentially incompatible uses. Where natural features are not available, landscaped buffer yards shall be provided to minimize the adverse effects of higher intensity uses upon lower intensity uses.	See response to Policy 5 (Community Development: Land Use) above. It should be noted that the existing on-site tributary would be retained as part of the proposed project and, thus, would act as a natural buffer between the proposed residential uses and the existing incompatible uses (i.e., industrial uses to the east of the site).
3	Preservation of natural features, noise exposure, road access, and relationship to the surrounding properties shall be considered in preparing subdivision designs. Subdivision density, or total number of lots, will ultimately be determined by these factors. The development of the maximum number of lots permitted by the zoning will not be possible in most cases due to these and other design considerations required by this Plan.	See General Plan Policy 1.B.5 discussion.
4	Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses which are designated for the area without: a) creating a feeling of overcrowding; b) creating measurable negative environmental impacts;	As noted above, the proposed project would require a Variance to setback, lot coverage, lot width, and parking standards of the proposed residences. For example, the Variance would increase the allowable building coverage to 50 percent for one-story units, while two-story units would remain at the allowable 40 percent maximum. The proposed increase is expected to result in a higher percentage of single-story homes being sold and built in

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	c) creating the need for variances to ordinance requirements such as setbacks, lot size, height, length-to-width ratios, etc.; d) violating the goals and policies of this Plan; e) violating the intent of the Plan to create a type of living environment different from that found in the surrounding Antelope and Roseville areas.	the proposed project. The resulting lower percentage of two-story homes would lessen the "higher intensity" impression two-story homes tend to make by virtue of their massing, which would be beneficial to both the subdivision's home buyers and neighbors adjacent to the community. Thus, the Variance would not create measurable negative environmental impacts. While lot coverage requirements are designed to ensure that lots are not overdeveloped, as discussed previously, such requirements have been found by the County to impede single-story home construction on small lots. In addition, trends in local and national housing markets have necessitated the County re-examine its development standards. In addition, the proposed Variance would decrease the required front setback, side setback for one-story units, streetside setback, and rear setback. The proposed Variance for lot coverage, rear setbacks, and parking, as they relate to alley-loaded residences, would allow for the development of ADUs over the garage of the residences. Development of the proposed 60 ADUs would help the County provide affordable housing opportunities towards meeting SACOG's RHNP requirements. The County will review the Variance requests and a decrease in setbacks would ultimately be subject to approval by the County. Thus, the requested Variance would not result in overcrowding or violate the goals and policies of the DCWPCP.
5	Where a development permit/approval is sought adjacent to an agricultural operation/land use category, protection of agricultural operations shall be provided by the establishment of a man-made or retention of a natural buffer between the agricultural land use and the proposed use. This buffer shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	See response to Policy 1.H.5 above.
11	Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate the use of native plant materials is encouraged. Landscaping materials provide an informal character and smooth transition	As discussed in Impact 4-2 of Chapter 4, Aesthetics, of this EIR, the proposed project would include landscaping with various-sized trees and native screening scrubs along the project frontages to soften the visual appearance and screen fences otherwise visible from public views. All of the proposed frontage improvements would be consistent with the Placer

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	between buildings, parking lots adjoining roadways and open areas.	County Design Guidelines and the Placer County Landscape Design Guidelines, the specific design guidelines contained in the DCWPCP, and all applicable sections of Article 17.54, General Development Regulations, of the Placer County Code.
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.	As discussed in the response to Policy 1.B.5 above, the proposed project would include landscape buffers along the PFE Road and Antelope Road frontages, which would be consistent with the requirements set forth by the Placer County Landscape Design Guidelines. The proposed buffers along the Antelope Road frontage would include a landscape strip that would vary in width, as well as medium-sized canopy street trees. The proposed landscape buffers along the PFE Road frontage would consist of various-sized trees and native screening shrubs. As discussed in Chapter 4, Aesthetics, and Chapter 14, Noise, of this EIR, noise attenuation features would include a six-foot-tall masonry walls along the Antelope Road and PFE Road frontages. The landscape buffers along the PFE Road and Antelope Road frontages would screen the masonry walls from public views on PFE Road and Antelope Road at maturity of landscaping. Furthermore, Mitigation Measure 4-2 would require all masonry walls within the landscape buffer to incorporate vine plantings, which would further ensure that public views along the project frontages represent a scenic corridor.
	Community Development: Public Services/Flood Control	
5	Designate the 100-year floodplain of Dry Creek, including the major tributaries as open space, and provide for some compatible use of these areas in order to encourage their preservation.	The 100-year floodplain associated with the on-site Dry Creek tributary would continue to be designated O with approval of the proposed project. The project would not include development of housing or habitable structures within the 100-year floodplain.
	Environmental Resources Management: Natural Resources	
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.	See the discussion for DCWPCP (Community Development: Land Use) Policy 26 above.
14	No construction activities shall occur within the Dry Creek floodplain and only limited alteration of its tributaries shall be permitted except as part of the development of the floodplain as a recreational area, or for stream enhancement, or where work is	See response to Policy 4.F.5 above.

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	done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game Regulations, and Clean Water Act Provisions administered by the U.S. Army Corps of Engineers.	
	Environmental Resources Management: Open Space	
12	Development on private lands should be planned and designed to provide for preservation of open space.	See Policy 1.B.10 discussion above.

14. Noise

14. NOISE

14.1 INTRODUCTION

The Noise chapter of the EIR describes the existing noise environment in the project vicinity, and identifies potential impacts and mitigation measures related to noise and vibration associated with construction and operation of 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 noise and vibration impacts to less-than-significant levels, if required. The Noise chapter is primarily based on the Environmental Noise & Vibration Assessment (Noise Assessment) prepared for the proposed project by Bollard Acoustical Consultants, Inc. (BAC) (see Appendix K 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 Dry Creek-West Placer Community Plan (DCWPCP).[4]

14.2 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 Noise

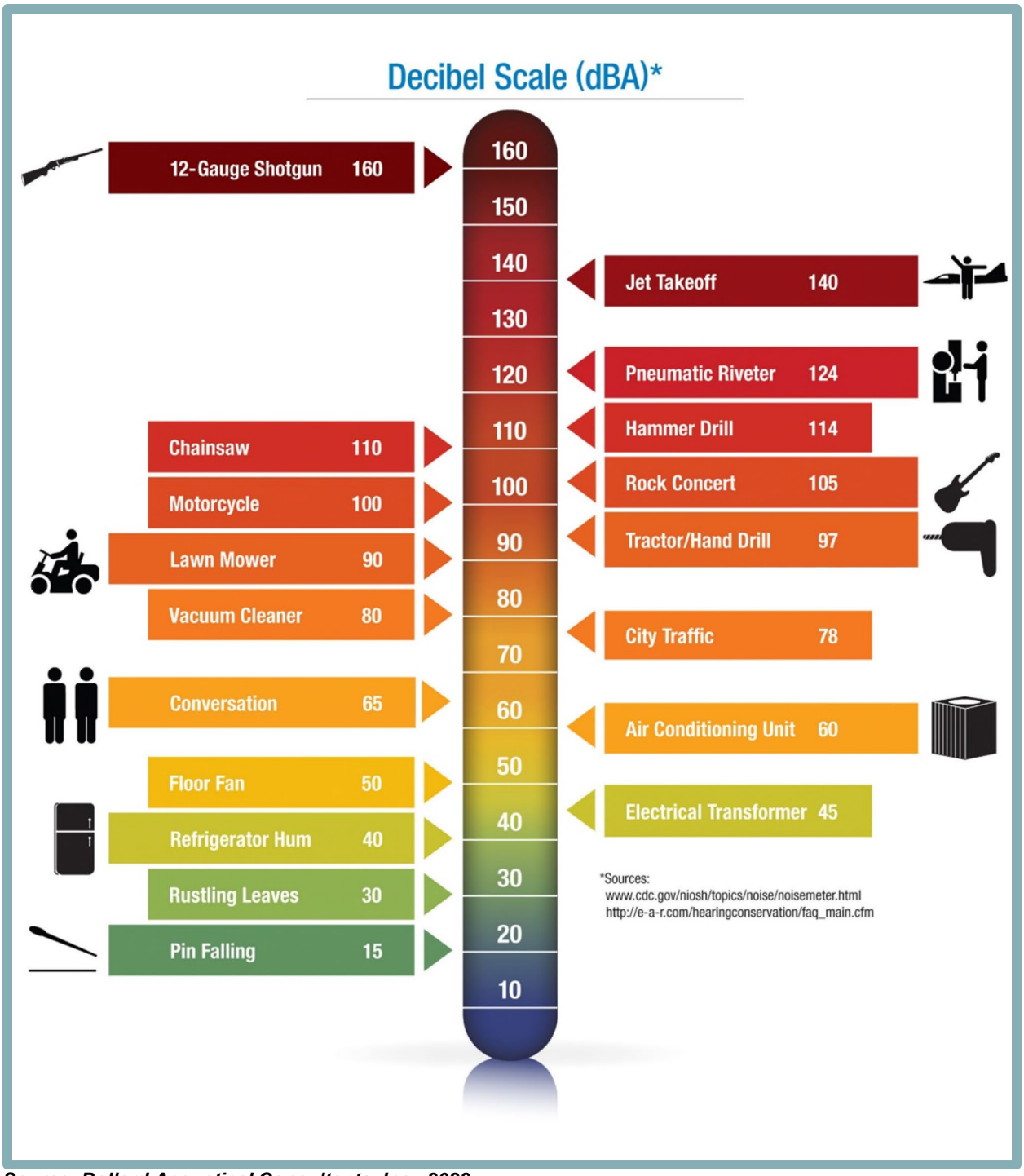
Decibels (dB) are logarithmic units that compare the wide range of sound intensities to which the human ear is sensitive. The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the typical range of environmental noise levels, perception of loudness is relatively predictable and can be approximated by filtering the frequency response of a sound level meter by means of the standardized A-weighting network. A-weighting of sound levels best reflects the human ear's reduced sensitivity to low frequencies, and the use of A-weighted sound level, expressed as dBA, has become the standard tool of environmental noise assessment. Noise levels associated with common noise sources are provided in Figure 14-1.

Several time-averaged scales represent noise environments and consequences of human activities. Community Noise Equivalent Level (CNEL), which can be used to compare the noise level of neighborhoods, is the weighted average noise level over time, presented in dB. Community noise is also commonly described in terms of the ambient noise level, which is defined as the overall noise level associated with a given environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}). The L_{eq} is the foundation of the day-night average noise descriptor (L_{dn} or DNL), and represents a correlation with community response to noise.

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1 Bollard Acoustical Consultants, Inc. *Environmental Noise & Vibration Assessment, Creekview Ranch, Placer County, California*. March 11, 2022.
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. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.

Figure 14-1
Noise Levels Associated with Common Noise Sources



Source: Bollard Acoustical Consultants, Inc., 2022.

The L_{dn} is based on the average noise level over a 24-hour period, with an additional 10 dB weight applied to noise that occurs during nighttime hours (10:00 PM to 7:00 AM). The 10 dB nighttime penalty is applied to account for the assumption that people are more sensitive to nighttime noise exposures as compared to daytime noise exposures. Finally, the highest root-mean-square (RMS) sound level measured over a given period of time is expressed as L_{max}.

Stationary sources of noise, including construction equipment, attenuate at a rate of 6.0 to 7.5 dB per doubling of distance from the source depending on ground absorption. Soft sites attenuate at 7.5 dB per doubling of distance, as such sites have an absorptive ground surface such as soft dirt, grass, or scattered bushes and trees. Hard sites have reflective surfaces (e.g., parking lots or smooth bodies of water) and, therefore, have less attenuation (6.0 dB per doubling of distance). 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

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, recreate, worship, and study are generally considered to be sensitive to noise, because intrusive noise can be disruptive to such activities. Sensitivity to ambient noise levels is also related to the amount of noise exposure (in terms of both exposure time and shielding from noise sources). Noise sensitive land uses typically include residences, schools, child care centers, hospitals, long-term health care facilities, convalescent centers, retirement homes, and recreation areas.

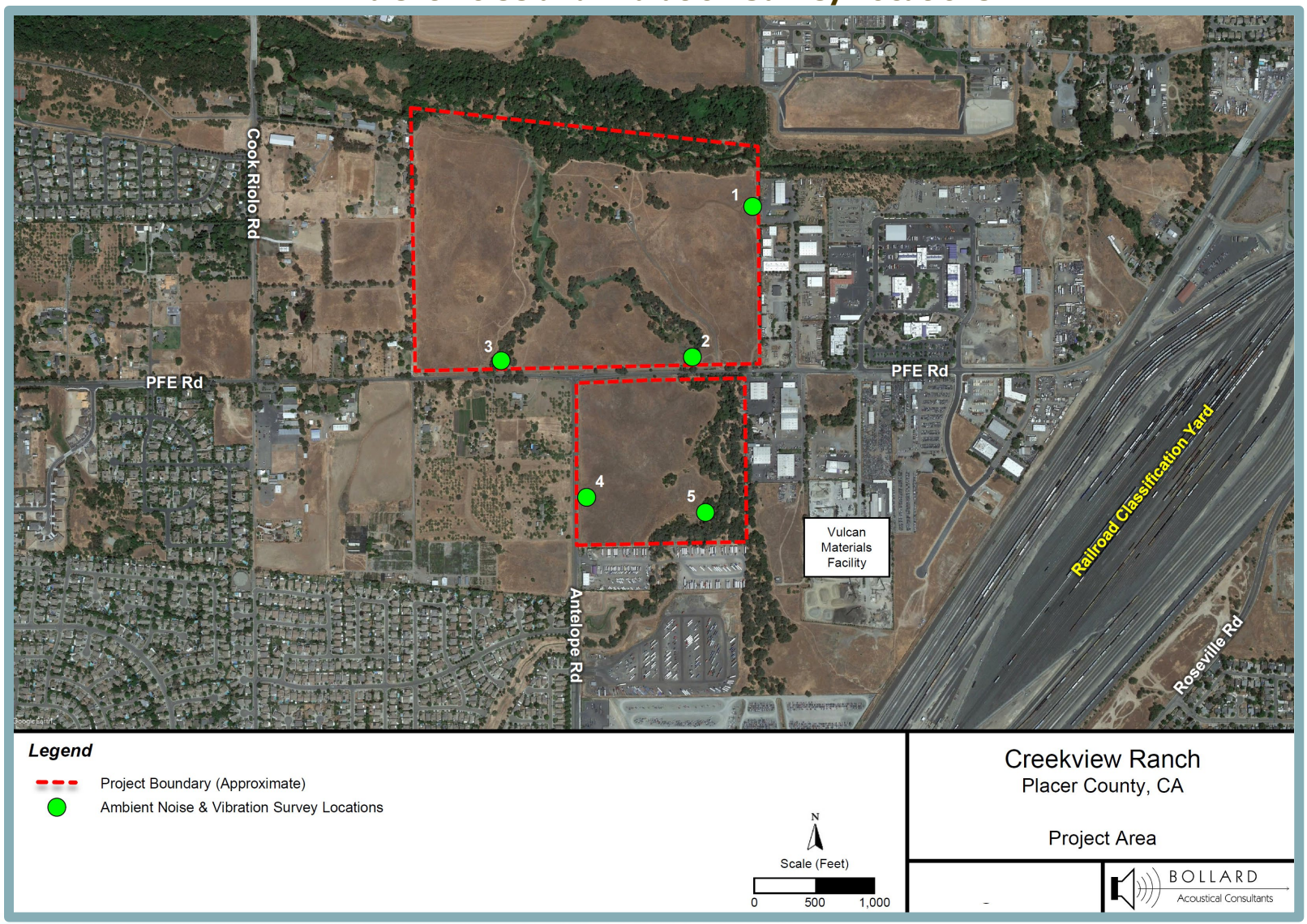
The existing noise-sensitive land uses in the project vicinity consist of residential uses generally located west of the Schellhous and Placer Greens parcels. More specifically, the nearest existing residence from where on-site construction activities would occur is located approximately 75 feet west of the Schellhous parcel. Existing industrial and agricultural uses are also located within the project vicinity; however, such uses are typically not considered to be noise-sensitive, but, rather, noise-generating.

Existing Ambient Noise Environment

The existing ambient noise environment at the project site is defined primarily by noise from traffic on PFE Road, which bisects the Schellhous and Placer Greens parcels; operations at adjacent industrial uses to the east of both parcels and south of the Placer Greens parcel; operations at the Roseville Dry Creek Wastewater Treatment Plant, and distant intermittent Union Pacific Railroad (UPRR) operations to the east of the project site.

To quantify existing ambient noise levels within the project area, BAC conducted long-term (72-hour) ambient noise level measurements at five locations from July 13 to July 15, 2021. The equipment and approach used to evaluate existing noise levels are discussed in the Method of Analysis section of this chapter. The long-term noise survey locations are shown on Figure 14-2. Site 1 was specifically selected to capture the ambient noise level environment associated with adjacent industrial and wastewater treatment plant operations to the northeast of the Schellhous parcel. Sites 2 through 4 were chosen to be representative of the ambient noise level environment associated with PFE Road (Sites 2 and 3) and Antelope Road (Site 4) adjacent to the project site. Finally, Site 5 was specifically selected to capture noise levels associated with activities at adjacent industrial uses to the south of the Placer Greens parcel.

Figure 14-2
Ambient Noise and Vibration Survey Locations



The results of the long-term ambient noise survey are summarized in Table 14-1. As shown in the table, DNL, L_{eq}, and L_{max} noise levels were generally consistent at each individual survey site throughout the monitoring period, with the values at each site fluctuating over a small range during the three days.

Table 14-1
Long-Term Ambient Noise Survey Results[1]

Survey Location[2]	Date	DNL	Average Measured Hourly Noise Levels (dBA)[3]			
			Daytime		Nighttime	
			L_{eq}	L_{max}	L_{eq}	L_{max}
Site 1: Northeast area of Schellhous parcel, along industrial uses to the east	7/13/21	53	49	65	46	60
	7/14/21	52	50	67	45	58
	7/15/21	52	50	66	44	59
Site 2: Approximately 65 feet from centerline of PFE Road	7/13/21	62	59	72	54	70
	7/14/21	62	59	76	54	71
	7/15/21	61	58	73	54	70
Site 3: Approximately 45 feet from centerline of PFE Road	7/13/21	63	61	81	55	72
	7/14/21	63	61	79	55	76
	7/15/21	63	61	80	55	75
Site 4: Approximately 45 feet from centerline of Antelope Road	7/13/21	72	69	86	64	82
	7/14/21	72	68	85	64	82
	7/15/21	71	68	86	64	81
Site 5: Southeast area of Placer Greens parcel, near industrial uses to the south	7/13/21	53	48	67	46	59
	7/14/21	52	47	65	45	58
	7/15/21	51	47	64	44	57

[1] Detailed summaries of the noise monitoring results are provided in Appendices D and E of the Noise Assessment.
[2] Long-term ambient noise monitoring locations are identified on Figure 14-2.
[3] Daytime hours: 7:00 AM to 10:00 PM | Nighttime hours: 10:00 PM to 7:00 AM.

Source: Bollard Acoustical Consultants, Inc., 2022.

Existing Traffic Noise Levels

The Federal Highway Administration (FHWA) Traffic Noise Model (FHWA-RD-77-108) was used to develop existing noise contours, expressed in DNL, for major roadways within the project vicinity. The approach used to evaluate existing traffic noise levels is discussed in the Method of Analysis section of this chapter. The traffic noise level at 100 feet from the roadway centerlines and distances from the centerlines of the 60 dB DNL, 65 dB DNL, and 70 dB DNL contours are summarized in Table 14-2. The actual distances to noise level contours may vary from the distances predicted by the FHWA Model. Factors such as roadway curvature, roadway grade, shielding by way of local topography or structures, elevated roadways, or elevated receivers may affect actual sound propagation. In addition, existing sensitive land uses within the project vicinity are located at varying distances from the centerlines of the local roadway network. A 100-foot reference distance is used to provide a reference position at which changes in existing and future traffic noise levels resulting from the proposed project can be evaluated.

Table 14-2
Existing Traffic Noise Modeling Results

Roadway	Segment	DNL 100 Feet from Roadway	Distance to Contour (Feet)		
			70 dB DNL	65 dB DNL	60 dB DNL
Cook Riolo Road	Vineyard Road to Creekview Ranch School	57	15	32	68
	Creekview Ranch School to PFE Road	57	14	29	64
PFE Road	Walerga Road to Cook Riolo Road	60	23	49	106
	Cook Riolo Road to Antelope Road	61	27	58	124
	Antelope Road to Hilltop Circle	63	32	69	150
Atkinson Street	Hilltop Circle to Denio Loop	66	50	108	234
Antelope Road	PFE Road to Great Valley Drive	62	29	63	137
	Great Valley Drive to Poker Lane	64	37	80	173

Source: Bollard Acoustical Consultants, Inc., 2022.

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. According to the California Department of Transportation (Caltrans) *Transportation and Construction Vibration Guidance Manual*, 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.

Existing Ambient Vibration Environment

During BAC site visits conducted on July 12 and 15, 2021, vibration levels were below the threshold of perception within the project vicinity. Nonetheless, to quantify existing vibration levels in the project area, BAC conducted short-term (10-minute) vibration measurements at the five survey locations identified on Figure 14-2 on July 15, 2021. The results are summarized in Table 14-3 and indicate that measured maximum vibration levels within the project area ranged from less than 0.001 to 0.015 PPV in/sec.

Table 14-3
Short-Term Ambient Vibration Survey Results

Survey Location	Time	Measured Maximum Vibration Level, PPV (in/sec)
Site 1: Northeast area of Schellhous parcel, along industrial uses to the east	11:05 AM	<0.001
Site 2: Approximately 65 feet from centerline of PFE Road	11:35 AM	0.002
Site 3: Approximately 45 feet from centerline of PFE Road	10:32 AM	0.015
Site 4: Approximately 45 feet from centerline of Antelope Road	9:54 AM	<0.001
Site 5: Southeast area of Placer Greens parcel, near industrial uses to the south	9:20 AM	<0.001

Source: Bollard Acoustical Consultants, Inc., 2022.

14.3 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

The following are the local environmental goals and policies relevant to noise and vibration.

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.1 The County shall not allow development of new noise-sensitive uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 (see Table 14-4) as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1 (see Table 14-4).

Policy 9.A.2 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 9-1 (see Table 14-4) as measured immediately within the property line of lands designated for noise-sensitive uses: provided, however, the noise created by occasional events occurring within a stadium on land zoned for university purposes may temporarily exceed these standards as provided in an approved Specific Plan.

Policy 9.A.5 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 9-1 (see Table 14-4) at existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design.

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 14-5).

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 14-5), 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 14-5).

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 14-5) or the performance standards in Table 9-3 (see Table 14-5) at outdoor activity areas or interior spaces of existing noise sensitive land uses.

Table 14-4
Allowable L_{dn} Noise Levels Within Specified Zone Districts Applicable to New Projects Affected by or Including Non-Transportation Noise Sources[1]

Zone District of Receptor	Property Line of Receiving Use (L_{dn}, dB)	Interior Spaces[2]
Residential Adjacent to Industrial[3]	60	45
Other Residential[4]	50	45
Office/Professional	70	45
Transient Lodging	65	45
Neighborhood Commercial	70	45
General Commercial	70	45
Heavy Commercial	75	45
Limited Industrial	75	45
Highway Service	75	45
Shopping Center	70	45
Industrial	---	45
Industrial Park	75	45
Industrial Reserve	---	---
Airport	---	45
Unclassified	---	---
Farm	---[6]	---
Agriculture Exclusive	---[6]	---
Forestry	---	---
Timberland Preserve	---	---
Recreation & Forestry	70	---
Open Space	---	---
Mineral Reserve	---	---

Notes:

- Except where noted otherwise, noise exposures will be those which occur at the property line of the receiving use.
- Where existing transportation noise levels exceed the standards of this table, the allowable L_{dn} shall be raised to the same level as that of the ambient level.
- If the noise source generated by, or affecting, the uses shown above consists primarily of speech or music, or if the noise source is impulsive in nature, the noise standards shown above shall be decreased by 5 dB.
- Where a use permit has established noise level standards for an existing use, those standards shall supersede the levels specified in Table 9-1 and Table 9-3 (see Table 14-4 and see Table 14-5). Similarly, where an existing use which is not subject to a use permit causes noise in excess of the allowable levels in Tables 9-1 and 9-3 (see Table 14-4 and see Table 14-5), said excess noise shall be considered the allowable level. If a new development is proposed which will be affected by noise from such an existing use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.
- Existing industry located in industrial zones will be given the benefit of the doubt in being allowed to emit increased noise consistent with the state of the art[5] at the time of expansion. In no case will expansion of an existing industrial operation because to decrease allowable noise emission limits. Increased emissions above those normally allowable should be limited to a one-time 5 dB increase at the discretion of the decision-making body.
- The noise level standards applicable to land uses containing incidental residential uses, such as caretaker dwellings at industrial facilities and homes on agriculturally zoned land, shall be the standards applicable to the zone district, not those applicable to residential uses.
- Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

[1] Overriding policy on interpretation of allowable noise levels: Industrial-zoned properties are confined to unique areas of the County, and are irreplaceable. Industries which provide primary wage-earner jobs in the County, if

(Continues on next page)

Table 14-4
Allowable L_{dn} Noise Levels Within Specified Zone Districts Applicable to New Projects Affected by or Including Non-Transportation Noise Sources[1]

forced to relocate, will likely be forced to leave the County. For this reason, industries operating upon industrial zoned properties must be afforded reasonable opportunity to exercise the rights/privileges conferred upon them be their zoning. Whenever the allowable noise levels herein fall subject to interpretation relative to industrial activities, the benefit of the doubt shall be afforded to the industrial use.

Where an industrial use is subject to infrequent and unplanned upset or breakdown of operations resulting in increased noise emissions, where such upsets and breakdowns are reasonable considering the type of industry, and where the industrial use exercises due diligence in preventing as well as correcting such upsets and breakdowns, noise generated during such upsets and breakdowns shall not be included in calculations to determine conformance with allowable noise levels.

2 Interior spaces are defined as any locations where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as classrooms and offices.

3 Noise from industrial operations may be difficult to mitigate in a cost-effective manner. In recognition of this fact, the exterior noise standards for residential zone districts immediately adjacent to industrial, limited industrial, industrial park, and industrial reserve zone districts have been increased by 10 dB as compared to residential districts adjacent to other land uses.

For purposes of the Noise Element, residential zone districts are defined to include the following zoning classifications: AR, R-1, R-2, R-3, FR, RP, TR-1, TR-2, TR-3, and TR-4.

4 Where a residential zone district is located within an -SP combining district, the exterior noise level standards are applied at the outer boundary of the -SP district. If an existing industrial operation within an -SP district is expanded or modified, the noise level standards at the outer boundary of the -SP district may be increased as described above in these standards.

Where a new residential use is proposed in an -SP zone, an Administrative Review Permit is required, which may require mitigation measures at the residence for noise levels existing and/or allowed by use permit as described under "NOTES," above, in these standards.

5 State of the art should include the use of modern equipment with lower noise emissions, site design, and plant orientation to mitigate offsite noise impacts, and similar methodology.

6 Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an L_{dn} of 70 dBA will be considered acceptable outdoor exposure at a residence.

Source: Placer County General Plan, 2013.

Table 14-5
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.

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.

Policy 9.A.12 Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-3 (see Table 14-4 and Table 14-5), the emphasis of such measure shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

Dry Creek-West Placer Community Plan

The relevant goals and policies from the 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 (7:00 a.m. to 7:00 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.

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 14-6), whichever is the greater.

Table 14-6
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 14-6) 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 14-6).

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.

City of Roseville Noise Regulation

Pursuant to Roseville Municipal Code Chapter 9.24, the City of Roseville prohibits unnecessary, excessive, and annoying sound levels from all sources. The City's Noise Regulations works in concert with and supplements California Penal Code Section 370 (Public Nuisances) and Section 415 (Disturbing the Peace) to establish local community standards pertaining to noise.

Roseville Municipal Code Section 9.24.030 establishes exceptions to the Noise Regulation, including private construction that occurs between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and between the hours of 8:00 AM and 8:00 PM, Saturday and Sunday. As part of the exemption, the City of Roseville requires that all construction equipment be fitted with factory-installed muffling devices and that all construction equipment be maintained in good working order.

14.4 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.

Impacts of the environment on a project (as opposed to impacts of a project on the environment) are beyond the scope of required California Environmental Quality Act (CEQA) review. "[T]he purpose of an EIR is to identify the significant effects of a project on the environment, not the

significant effects of the environment on the project." (*Ballona Wetlands Land Trust v. City of Los Angeles,* [2011] 201 Cal.App.4th 455, 473 [*Ballona*]). The California Supreme Court has held that "CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents. What CEQA does mandate… is an analysis of how a project might exacerbate existing environmental hazards." (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* [2015] 62 Cal.4th 369, 392; see also *Mission Bay Alliance v. Office of Community Investment & Infrastructure* [2016] 6 Cal.App.5th 160, 197 ["identifying the effects on the project and its users of locating the project in a particular environmental setting is neither consistent with CEQA's legislative purpose nor required by the CEQA statutes"], quoting *Ballona*, *supra*, 201 Cal.App.4th at p. 474). Therefore, for the purposes of the CEQA analysis, the relevant inquiry is not whether the proposed project's future residents will be exposed to pre-existing environmental noise-related hazards, but instead whether project-generated noise would exacerbate the pre-existing conditions. Nonetheless, for informational purposes, this chapter considers both the proposed project's contribution to on- and off-site noise levels, as well as exposure of future residents of the proposed project to potential hazards associated with the preexisting noise environment, in order to demonstrate General Plan compliance.

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 (see Chapter 19, Effects Not Found to be Significant).

As noted above, impacts related to exposure of people to airport noise levels are discussed in Chapter 19, Effects Not Found to be Significant, of this EIR.

Summary of Applicable Noise Standards

Applicable noise level standards from the Placer County General Plan and the Placer County Code are summarized below.

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.

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 it 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. 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 14-7 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.

Table 14-7
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 use of the FICON standards is considered conservative relative to thresholds used by other agencies in the State. For example, 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

14-8 and Table 14-9 present the Caltrans guidance criteria for building structure vibration and vibration annoyance potential, respectively.

Table 14-8
Caltrans Guidance Criteria for Building Structure Vibration

Structure and Condition	Limiting PPV (in/sec)
Historic and Some Old Buildings	0.5
Residential Structures	0.5
New Residential Structures	1.0
Industrial Buildings	2.0
Bridges	2.0

Source: Caltrans Transportation and Construction Vibration Guidance Manual, Table 14, 2020.

Table 14-9
Caltrans Guidance Criteria for Vibration Annoyance Potential

Human Response	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Severe/Very Disturbing	2.0	0.4 to 3.6
Strongly Perceptible	0.9	0.1
Distinctly Perceptible	0.24	0.035
Barely/Slightly Perceptible	0.035	0.012

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent sources include pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers and vibratory compaction equipment.

Source: Caltrans Transportation and Construction Vibration Guidance Manual, Tables 4 & 6, 2020.

A significant impact would be identified if project construction activities or proposed on-site operations would expose sensitive receptors to excessive groundborne vibration levels. Specifically, an impact would be identified if groundborne vibration levels due to such sources would exceed the Caltrans vibration impact criteria of 0.5 PPV in/sec for damage to residential structures and 0.24 PPV in/sec for annoyance potential.

Method of Analysis

Below are descriptions of the methodologies used in the Noise Assessment (see Appendix K of this EIR) to measure background and ambient noise and estimate future traffic noise, construction noise, and vibration associated with the project. Further modeling details and calculations are provided in Appendix K 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 quantify existing ambient noise levels within the project site, BAC conducted long-term (72-hour) ambient noise level measurements at five locations (see Figure 14-2) from July 13 to July 15, 2021. Larson Davis Laboratories (LDL) Model 820 and LxT precision integrating sound level meters were used to complete the long-term noise level survey. The meters were calibrated immediately before and after use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4). The results

of the long-term ambient noise survey are shown numerically and graphically in Appendices D and E of the Noise Assessment, respectively, and are summarized in Table 14-1 above.

The FHWA-RD-77-108 traffic noise model was used to develop existing noise contours, expressed in DNL, for major roadways within the project vicinity. The FHWA Model predicts hourly L_{eq} values for free-flowing traffic conditions. Estimates of the hourly distribution of traffic for a typical 24-hour period were used to develop DNL values from L_{eq} values. Average daily traffic (ADT) volumes for Existing, Existing Plus Project, Cumulative, and Cumulative Plus Project conditions were obtained from KD Anderson & Associates, Inc., the transportation consultant for the proposed project. Using such data and the FHWA Model, existing traffic noise levels along roadways within the project vicinity roadway network were calculated. The traffic noise level at 100 feet from the roadway centerline and distances from the centerlines of selected roadways to the 60 dB DNL, 65 dB DNL, and 70 dB DNL contours are summarized in Table 14-2. A complete listing of the FWHA Model inputs for existing conditions are provided in Appendix B of the Noise Assessment. In many cases, the actual distances to noise level contours may vary from the distances predicted by the FHWA Model. Factors such as roadway curvature, roadway grade, shielding by way of local topography or structures, elevated roadways, or elevated receivers may affect actual sound propagation. In addition, existing sensitive land uses within the project vicinity are located at varying distances from the centerlines of the local roadway network. The 100-foot reference distance is used in the Noise Assessment to provide a reference position at which changes in existing and future traffic noise levels resulting from the proposed project can be evaluated. The FHWA Model was used with traffic input data to predict project traffic noise level increases relative to Existing and Cumulative conditions, both with and without the proposed project.

BAC conducted short-term (10-minute) vibration measurements at the five survey locations identified on Figure 14-2 on July 15, 2021. A LDL Model LxT precision integrating sound level meter equipped with a vibration transducer was used to complete the measurements. The results are summarized in Table 14-3.

Construction noise and vibration was analyzed using data compiled for various pieces of construction equipment at representative distances of 50 and 25 feet, respectively. Construction noise is discussed relative to the applicable Placer County noise policies and standards.

It should be noted that in addition to the 597 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for up to 60 additional on-site residential units (Accessory Dwelling Units [ADUs]) to be included in the proposed project in order to meet the County's affordable housing requirements. The ADT volumes obtained from KD Anderson & Associates, Inc. incorporated new vehicle trips that would be generated by the 60 ADUs in addition to the 597 single-family residential units. As such, the analyses presented herein provides a conservative assessment of traffic noise generated by the anticipated maximum number of future residents of the proposed project.

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.

14-1 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, the impact is *less than significant.*

Construction activities associated with the proposed project, including off-site improvements, would require the use of numerous pieces of noise-generating equipment, such as excavating machinery (e.g., backhoes, bulldozers, excavators, front loaders) and other construction equipment (e.g., compactors, scrapers, graders). Construction worker traffic and construction-related material haul trips would raise ambient noise levels along local haul routes, depending on the number of haul trips made and types of vehicles used.

The following discussions address the potential temporary increases in ambient noise levels from the proposed project on the surrounding environment due to on-site and off-site construction activities.

On-Site Construction Noise at Existing Noise-Sensitive Receptors

During project construction, heavy equipment would 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. While the nearest existing noise-sensitive use (residential) is located approximately 15 feet from the Schellhous parcel's western boundary, the nearest residence would be located approximately 75 feet away from where on-site construction activities could potentially occur based on the Conceptual Site Plan and Vesting Tentative Map.

Table 14-10 includes the range of maximum noise levels (L_{max}) for equipment commonly used in general residential construction projects at full-power operation at a distance of 50 feet. It should be noted that not all of the listed equipment would be required for the proposed project construction. Predicted maximum noise levels at the nearest residential uses located approximately 75 feet away from where on-site construction would occur are also included in the table, which assume a standard spherical spreading loss of 6.0 dB per doubling of distance from the noise source.

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. It is reasonably assumed that all noise-generating project construction equipment and activities would 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.

Table 14-10
Noise Levels for Typical Residential Construction Equipment

Equipment Description	Maximum Noise Level at 50 Feet (dBA)	Projected Maximum Noise Level at 75 Feet (dBA)
Air Compressor	80	76
Backhoe	80	76
Ballast Equalizer	82	78
Ballast Tamper	83	79
Compactor	82	78
Concrete Mixer	85	81
Concrete Pump	82	78
Concrete Vibrator	76	72
Crane, Mobile	83	79
Dozer	85	81
Excavator	85	81
Generator	82	78
Grader	85	81
Impact Wrench	85	81
Loader	80	76
Paver	85	81
Pneumatic Tool	85	81
Pump	77	73
Saw	76	72
Scarifier	83	79
Scraper	85	81
Shovel	82	78
Tie Cutter	84	80
Tie Handler	80	76
Tie Inserter	85	81
Truck	84	80
Low		**72**
High		**81**
Average		**79**

Source: Bollard Acoustical Consultants, Inc., 2022.

Measurements obtained at the five noise monitoring sites are believed to be generally representative of the ambient noise level environment within the project vicinity (see Table 14-1). Based on the noise monitoring results, lower noise levels were measured at monitoring locations farther removed from local major roadways within the area (Sites 1 and 5). Higher noise levels were measured at monitoring locations along the major roadways (Sites 2 through 4). To determine the temporary noise increases from project-generated construction activities at existing noise-sensitive uses, a baseline of ambient noise conditions at such locations must be established. For the purposes of this analysis, the existing noise-sensitive uses located nearest to the project site (north of PFE Road

and east of Cook Riolo Road, further from major roadways) were reasonably assumed to currently experience ambient noise levels similar to those measured at Sites 1 and 5.

Pursuant to the Noise Assessment, the highest measured daytime maximum noise levels at Sites 1 and 5 ranged from 72 to 82 dB L_{max} (arithmetic mean of 77 dB L_{max}) (see Appendices D and E of the Noise Assessment, included in Appendix K of this EIR). Given the calculated means of measured daytime maximum noise levels at Sites 1 and 5 and worst-case construction equipment maximum noise levels of 79 dB L_{max} (see Table 14-10), the ambient plus project noise level exposure at the nearest existing residence would be 81 dB L_{max}, which would be equivalent to an increase of 3.9 dB L_{max}. Such an increase would be below the applied increase significance criterion of 5.0 dB. Therefore, noise impacts associated with the temporary increase in ambient noise levels from project on-site construction activities at the nearest sensitive receptors would be less than significant.

On-Site Lift Station Construction Noise at Existing Noise-Sensitive Receptors

Similar to the temporary noise level increases that would occur due to construction activities associated with the proposed residences, heavy equipment associated with construction of the on-site lift station would temporarily increase existing ambient noise levels, with noise increases dependent on the factors previously described (i.e., equipment type, operation, and maintenance). As shown in Figure 3-8 of the Project Description chapter, three alternative locations, Options 1, 2, and 3, have been proposed for the lift station. The nearest existing noise-sensitive receptor to Option 1 is a residence approximately 2,000 feet to the north, across from Dry Creek. The nearest existing receptor to Option 2 is a residence near Glaser Lane, approximately 300 feet away, and the nearest existing sensitive receptor to Option 3 is a residence approximately 1,800 feet away, near the PFE Road/Antelope Road intersection.

Table 14-11 includes the range of maximum (L_{max}) noise levels for equipment commonly used in construction projects at full-power operation at a distance of 50 feet. The table also includes predicted maximum equipment noise levels at the nearest identified sensitive receptors (residences) to lift station Options 1, 2, and 3, which assume a standard spherical spreading loss of 6.0 dB per doubling of distance.

As discussed, measurements obtained at the five noise monitoring sites are generally representative of the ambient noise level environment within the project vicinity (see Table 14-1). For the purposes of this analysis, existing noise-sensitive uses further from major roadways were reasonably assumed to currently experience ambient noise levels similar to those measured at Sites 1 and 5, and existing noise-sensitive uses along major roadways were assumed to experience ambient noise levels similar to those measured at Sites 2 through 4. Based on the above assumptions, the ambient noise level data from Sites 1 and 5 were assigned to the existing residences located closest to the footprints of Options 1 and 2. Ambient noise levels measured at Sites 2 through 4 were assigned to the nearest existing residence to the footprint of Option 3.

Table 14-11
On-Site Lift Station Construction Noise Levels

Equipment	Noise Level at 50 Feet (dB)	Predicted Maximum Noise Levels Nearest Existing Receptors (dB)		
		Option 1 (2,000 Feet)	Option 2 (300 Feet)	Option 3 (1,800 Feet)
Backhoe	80	48	64	49
Compactor	82	50	66	51
Concrete Mixer Truck	85	53	69	54
Concrete Pump	82	50	66	51
Concrete Vibrator	76	44	60	45
Crane, Mobile	83	51	67	52
Dozer	85	53	69	54
Dump Truck	82	50	66	51
Flatbed Truck	84	52	68	53
Front End Loader	80	48	64	49
Paver	85	53	69	54
Pump	77	45	61	46
Saw	76	44	60	45
Shovel	82	50	66	51
Pickup Truck	84	52	68	53
Low		**44**	**60**	**45**
High		**53**	**69**	**54**
Average		**49**	**66**	**50**

Source: Bollard Acoustical Consultants, Inc., 2022.

Pursuant to the Noise Assessment, the highest measured daytime maximum noise levels at Sites 1 and 5 ranged from 72 to 82 dB L_{max} (arithmetic mean of 77 dB L_{max}) (see Appendices D and E of the Noise Assessment). The highest measured daytime maximum noise levels at Sites 2 through 4 ranged from 76 to 95 dB L_{max} (arithmetic mean of 86 dB L_{max}). Given the calculated means of measured daytime maximum noise levels at Sites 1 and 5 and worst-case construction equipment maximum noise levels from the Option 1 footprint of 49 dB L_{max} (see Table 14-11), the ambient plus project noise level exposure would be approximately 77 dB L_{max} at the nearest existing residence to the Option 1 work area. Similarly, based on the calculated means of measured daytime maximum noise levels at Sites 1 and 5 and worst-case construction equipment maximum noise levels from the Option 2 work area of 66 dB L_{max}, the ambient plus project noise level exposure would be approximately 77 dB L_{max} at the nearest existing residence to the Option 2 work area. Finally, given the calculated means of measured daytime maximum noise levels at Sites 2 through 4 and worst-case construction equipment maximum noise levels from the Option 3 work area of 50 dB L_{max}, the ambient plus project noise level exposure would be approximately 86 dB L_{max} at the nearest existing residence to the Option 3 work area. The ambient plus project noise levels cited above would be equivalent to increases of less than 1.0 dB L_{max} at the nearest existing residences to the on-site infrastructure improvement work areas, which would be below the applied increase significance criterion of 5.0 dB. As such, noise impacts associated with the proposed lift station construction activities at the nearest existing sensitive receptors would be less than significant.

Off-Site Sewer Pipeline Construction Noise at Existing Noise-Sensitive Receptors

The proposed project includes three off-site sewer pipeline alignment options, identified as Options 1A, 1B, and 1C on Figure 3-8 in the Project Description chapter of this EIR. Heavy equipment associated with the off-site construction activities would temporarily increase existing ambient noise levels, with noise increases dependent on the factors previously described (i.e., equipment type, operation, and maintenance). It should be noted that noise exposure would also vary relative to the proximity to the noise source, which would be dictated by the sewer pipeline alignment option that is ultimately chosen. The nearest existing residence to the Option 1A alignment is located approximately 1,200 feet away, south of Vineyard Road and north of Dry Creek. The nearest existing residence to the Option 1B alignment is located approximately 300 feet away, to the east of the Dry Creek Wastewater Treatment Plant (WWTP), off of Booth Road. Finally, the nearest existing residence to the Option 1C alignment is located adjacent to Atkinson Road, approximately 50 feet away.

Table 14-12 includes the range of maximum noise levels (L_{max}) for equipment that may be used for the off-site sewer pipeline construction at full-power operation, at a distance of 50 feet. Predicted maximum equipment noise levels at the nearest identified sensitive receptors (residences) to each pipeline alignment option are also included and assume a standard spherical spreading loss of 6.0 dB per doubling of distance. Average noise levels associated with such activities are dependent upon equipment type, activity duration, and, therefore, tend to be highly variable. Thus, this analysis focuses only on maximum noise levels associated with construction equipment.

Table 14-12
Off-Site Pipeline Alignment Construction Noise Levels

Equipment	Noise Level at 50 Feet (dB)	Predicted Maximum Noise Levels Nearest Receptors (dB)		
		Option 1A (1,200 Feet)	Option 1B (300 Feet)	Option 1C (50 Feet)
Backhoe	80	52	64	80
Compactor	82	54	66	82
Concrete Mixer Truck	85	57	69	85
Concrete Pump	82	54	66	82
Concrete Vibrator	76	48	60	76
Crane, Mobile	83	55	67	83
Dozer	85	57	69	85
Dump Truck	82	54	66	82
Flatbed Truck	84	56	68	84
Front End Loader	80	52	64	80
Paver	85	57	69	85
Pump	77	49	61	77
Saw	76	48	60	76
Shovel	82	54	66	82
Pickup Truck	84	56	68	84
Low		**48**	**60**	**76**
High		**57**	**69**	**85**
Average		**54**	**66**	**82**

Source: Bollard Acoustical Consultants, Inc., 2022.

As discussed, measurements obtained at the five noise monitoring sites are generally representative of the ambient noise level environment within the project vicinity (see Table 14-1). For the purpose of this analysis, existing noise-sensitive uses further from major roadways were reasonably assumed to currently experience ambient noise levels similar to those measured at Sites 1 and 5, and existing noise-sensitive uses along major roadways were assumed to experience ambient noise levels similar to those measured at Sites 2 through 4. Based on the above assumptions, the ambient noise level data from Sites 1 and 5 were assigned to the existing residences located closest to the pipeline alignments of Options 1A and 1B and the ambient noise levels measured at Sites 2 through 4 were assigned to the nearest existing residence to the alignment of Option 1C.

Pursuant to the Noise Assessment, the highest measured daytime maximum noise levels at Sites 1 and 5 ranged from 72 to 82 dB L_{max} (arithmetic mean of 77 dB L_{max}) (see Appendices D and E of the Noise Assessment). The highest measured daytime maximum noise levels at Sites 2 through 4 ranged from 76 to 95 dB L_{max} (arithmetic mean of 86 dB Lmax). Given the calculated means of measured daytime maximum noise levels at Sites 1 and 5 and worst-case construction equipment maximum noise levels from the Option 1A work area of 54 dB L_{max} (see Table 14-12), the ambient plus project noise level exposure would be approximately 77 dB L_{max} at the nearest existing residence to the Option 1A work area. Similarly, based on the calculated means of measured daytime maximum noise levels at Sites 1 and 5 and worst-case construction equipment maximum noise levels from the Option 1B work area of 66 dB L_{max}, the ambient plus project noise level exposure would be approximately 77 dB L_{max} at the nearest existing residence to the Option 1B work area. Finally, given the calculated means of measured daytime maximum noise levels at Sites 2 through 4 and worst-case construction equipment maximum noise levels from the Option 1C work area of 82 dB L_{max}, the ambient plus project noise level exposure would be approximately 87 dB L_{max} at the nearest existing residence to the Option 1C work area. The ambient plus project noise levels cited above would be equivalent to increases ranging from less than 1.0 to 1.5 dB L_{max} at the nearest existing residences to the off-site infrastructure improvement work areas, which would be below the applied increase significance criterion of 5.0 dB. Based on the above, because the project-generated noise level increase in daytime maximum noise levels associated with construction of any of the off-site pipeline alignment options would be below the applied increase significance criterion of 5.0 dB at the nearest existing residence, temporary ambient noise level increases from the off-site project construction activities would be less than significant.

Conclusion

Based on the above, worst-case, maximum project construction noise levels associated with on-site and off-site construction activities would not result in a significant noise level increase to the nearest receptor. Therefore, the proposed project would not generate a substantial temporary increase in ambient noise levels in the project vicinity in excess of applicable standards, and a ***less-than-significant*** impact would occur.

Nevertheless, because Placer County Code Section 9.36.030(A)(7) requires that all construction equipment be fitted with factory-installed muffling devices and maintained in good working order, the County would require the following conditions of project approval to ensure consistency with the Placer County Noise Ordinance and City of Roseville noise standards:

1. The following criteria shall be included in the Improvement Plans. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Community Development Resource Agency Director.

    - Noise-generating construction activities (e.g., construction, alteration or repair activities), including truck traffic coming to and from the project site for any purpose, shall be limited to the hours outlined in Placer County Board of Supervisors Minute Order 90-08; specifically, a) Monday through Friday, 6:00 AM to 8:00 PM (during daylight savings); b) Monday through Friday, 7:00 AM to 8:00 PM (during standard time); and c) Saturdays, 8:00 AM to 6:00 PM.
    - Off-site construction activities occurring within the City of Roseville shall be limited to the following time periods: a) Monday through Friday, 7:00 AM to 7:00 PM; and b) weekends/State and federal holidays, 8:00 AM to 8:00 PM.
    - All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, State, or local agency shall comply with such regulations while in the course of project activity.
    - Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.
    - Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
    - Construction site and access road speed limits shall be established and enforced during the construction period.
    - Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

Mitigation Measure(s)

None required.

14-2 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.*

Given the residential nature of the proposed project, the primary source of noise associated with the proposed residential development would be project-generated traffic noise on local roadways. As discussed previously, CEQA does not require an analysis of the environment's impact on the project; however, impacts to future residents of the proposed project due to traffic noise along local roadways, UPRR operations, and existing industrial uses in the project vicinity are evaluated for the purposes of considering the project's consistency with policies in the Placer County General Plan.

Traffic Noise at Existing Noise-Sensitive Receptors

Using the methodology described above in the Method of Analysis section, traffic noise levels under Existing and Existing Plus Project conditions were estimated as part of the Noise Assessment and are shown in Table 14-13. The estimated noise levels are provided

in terms of DNL at a standard distance of 100 feet from the centerline of the selected roadways. In addition, the table includes an assessment of predicted traffic noise levels relative to the FICON noise level increase significance criteria presented in Table 14-7.

As shown in Table 14-13, the increase in traffic noise levels attributable to the proposed project under Existing Plus Project conditions would be below the FICON increase significance criteria shown in Table 14-7. Therefore, the increase in traffic noise levels at existing sensitive receptors due to the proposed project would be considered less than significant.

Table 14-13
Traffic Noise Under Existing and Existing Plus Project Conditions

Roadway	Segment	Noise Levels at 100 Feet, DNL (dB)			Substantial Increase
		E	E+P	Increase	
Cook Riolo Road	Vineyard Road to Creekview Ranch School	57.5	57.8	0.3	No
	Creekview Ranch School to PFE Road	57.0	57.4	0.4	No
PFE Road	Walerga Road to Cook Riolo Road	60.4	61.0	0.6	No
	Cook Riolo Road to Antelope Road	61.4	62.1	0.7	No
	Antelope Road to Hilltop Circle	62.6	64.0	1.4	No
Atkinson Street	Hilltop Circle to Denio Loop	65.5	66.2	0.7	No
Antelope Road	PFE Road to Great Valley Drive	62.0	62.9	0.9	No
	Great Valley Drive to Poker Lane	63.6	64.2	0.6	No

Source: Bollard Acoustical Consultants, Inc., 2022.

Traffic Noise at Proposed Residences

Cumulative noise level conditions represent the worst-case future noise environment at the project site. Any design for sound walls would need to be based on the worst-case condition. Accordingly, in order to evaluate the impacts of traffic noise on the proposed project, the required sound walls would be designed based on the noise levels that would occur under the Cumulative Plus Project conditions.

Using the methodology described above in the Method of Analysis section, traffic noise levels under Cumulative Plus Project conditions were estimated and are summarized in Table 14-14.

Table 14-14
Estimated Traffic Noise at Proposed Residences

Roadway	Project Component	Receiver Location	Exterior DNL (dB)[1]
PFE Road	Village 1A	Nearest Backyards	67
		Nearest First-Floor Facades	66
		Nearest Upper-Floor Facades	68
	Village 2C	Nearest Backyards	65
		Nearest First-Floor Facades	64
		Nearest Upper-Floor Facades	66
PFE Road	Village 3A	Nearest Backyards	66
		Nearest First-Floor Facades	65
		Nearest Upper-Floor Facades	67
	Village 3B	Nearest Backyards	68
		Nearest First-Floor Facades	67
		Nearest Upper-Floor Facades	69
	Village 4A	Nearest Backyards	67
		Nearest First-Floor Facades	66
		Nearest Upper-Floor Facades	68
Antelope Road	Village 4A	Nearest Backyards	69
		Nearest First-Floor Facades	68
		Nearest Upper-Floor Facades	70
	Village 4B	Nearest Backyards	69
		Nearest First-Floor Facades	68
		Nearest Upper-Floor Facades	70

[1] A +2.0 dB offset was applied at upper-floor building facades to account for reduced ground absorption of sound at elevated positions.

Source: Bollard Acoustical Consultants, Inc., 2022.

Exterior Traffic Noise

As indicated in Table 14-14, future PFE Road and Antelope Road traffic noise level exposure is predicted to exceed the applicable Placer County General Plan Policy 9.A.2 60 dB DNL exterior noise level standard at the nearest proposed outdoor activity areas (backyards) to the roadways. However, pursuant to Note 3 in Table 14-5, the County may conditionally allow an exterior noise level of up to 65 dB DNL, provided that available exterior noise level reduction measures have been implemented and interior noise levels comply with the County's 45 dB L_{dn} interior noise level standard. Based upon this, the County will allow an exterior noise level of up to 65 dB DNL at the proposed residential backyard areas.

Exceedances of the exterior noise level standard at the proposed residences would constitute the existing environment's effect on the project, which is not considered an impact under CEQA. In order to address such noise levels, the County would require the following conditions of project approval to ensure consistency with the County's noise standards at the proposed outdoor activity areas:

1. Prior to building permit issuance for the proposed villages adjacent to PFE Road and/or Antelope Road, the Improvement Plans shall show the traffic noise barriers at the heights and locations illustrated on Figure 14-3. The traffic noise barriers

would reduce future PFE Road and Antelope Road traffic noise levels to the conditionally acceptable 65 dB DNL standard, or less, at the nearest backyards, satisfying the Placer County General Plan applicable exterior noise level standard at such locations. The traffic noise barrier heights indicated in Figure 14-3 are relative to lot elevation. The noise barriers shall take the form of a masonry wall, earthen berm, or combination of the two. Other materials may be acceptable, and shall be reviewed by an acoustical consultant, prior to approval and construction.

Interior Traffic Noise

Exterior traffic noise levels would be 65 dB DNL or less at the first-floor facades of the proposed residences constructed nearest to PFE Road and Antelope Road following construction of the recommended traffic noise barriers. Due to reduced ground absorption at elevated positions and a lack of shielding provided by the noise barriers, traffic noise levels would range from 66 to 70 dB DNL at the upper-floor facades of such residences. Accordingly, to satisfy the applicable 45 dB DNL interior noise level standard set forth by General Plan Policy 9.A.2, minimum noise reductions of 20 dB and 25 dB would be required for the first- and upper-floor building facades, respectively, of residences adjacent to the roadways.

With respect to interior noise levels, modern construction typically provides a 25 dB exterior-to-interior noise level reduction with windows closed and a 15 dB reduction with windows open. As such, sensitive receptors exposed to exterior noise levels of 70 dB L_{dn}, or less, would typically comply with the County's 45 dB L_{dn} interior noise level standard. Standard construction practices would be sufficient to reduce interior noise levels for first-floor facades nearest to the roadways to below the 45 dB threshold, but would not be sufficient to provide for a margin of safety within a portion of the upper floors of units closest to the roadways.

In order to ensure interior noise levels at the proposed residences would comply with the General Plan's 45 dB interior noise level standards, including a factor of safety, the County would require the following condition of project approval:

1. Prior to building permit issuance for proposed residential lots adjacent to PFE Road and/or Antelope Road, the building plans shall show that all upper-floor windows of the residences identified on Figure 14-4 with a view of the adjacent roadway (i.e., PFE Road or Antelope Road) would be upgraded to a minimum Sound Transmission Class (STC) rating of 32. In addition, mechanical ventilation (air conditioning) shall be provided to all residences of the development to allow the occupants to close doors and windows, as desired, for additional acoustical isolation. The building plans, showing the upgraded upper-floor windows, shall be subject to review and approval by the Community Development Resource Agency Director.

Figure 14-3
Traffic Noise Barriers – Conditionally Acceptable 65 dB DNL Standard

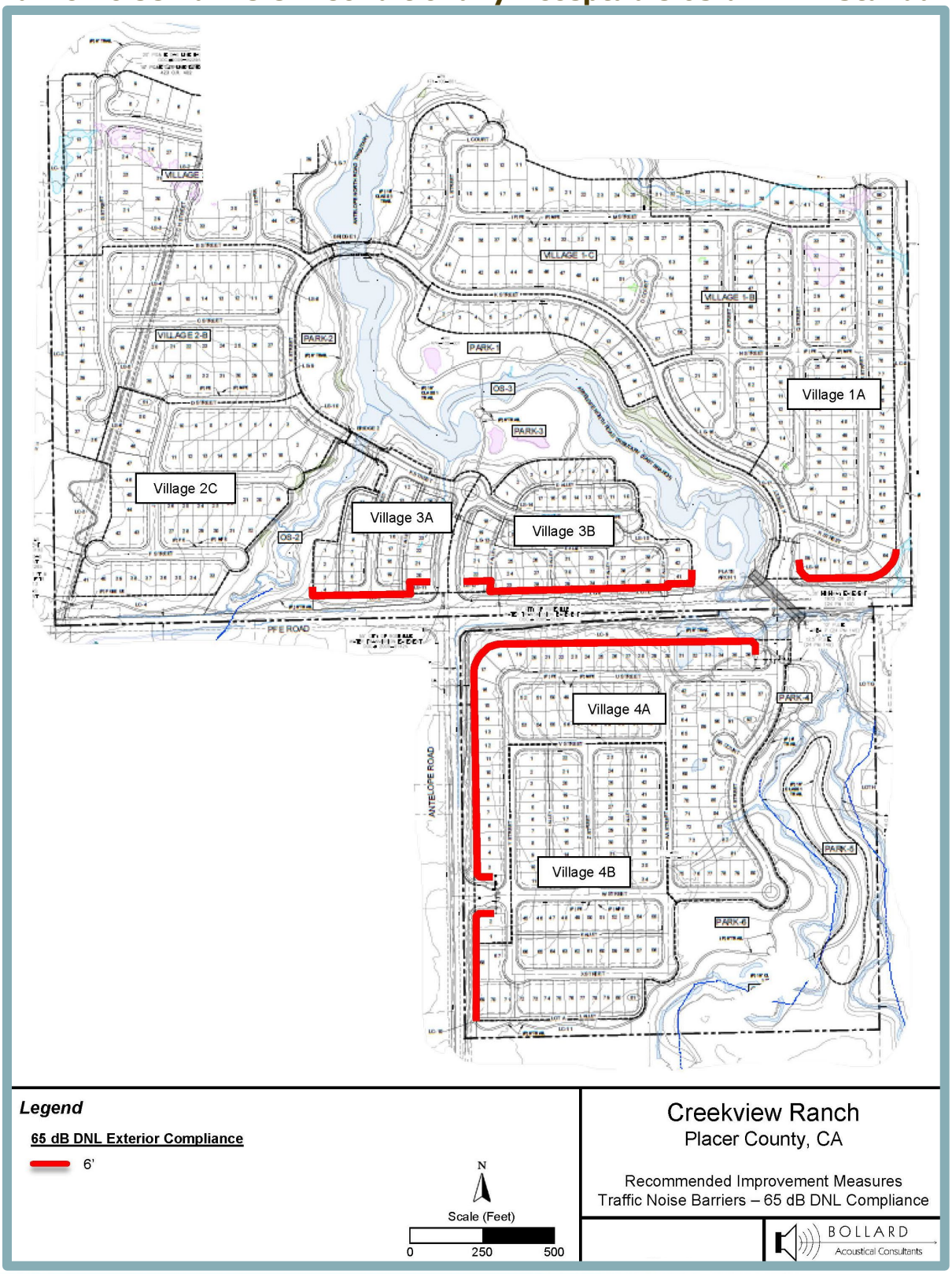
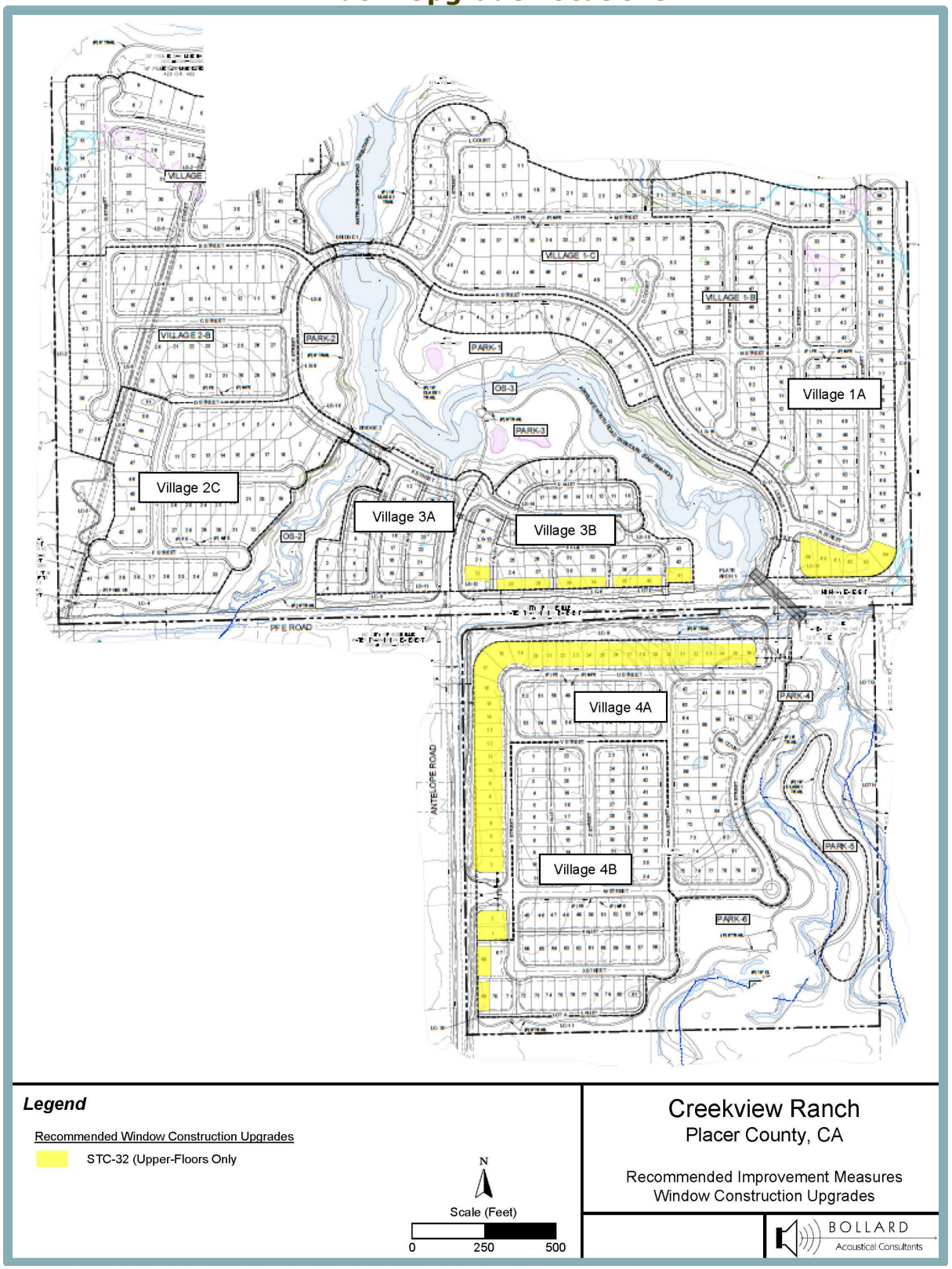


Figure 14-4
Window Upgrade Locations



UPRR Operational Noise at Proposed Residences

An existing UPRR classification yard and railroad tracks are located east of the project site (see Figure 14-2). The project is approximately 2,500 feet from the center of the UPRR railyard and tracks. According to the Noise Assessment, which cites the City of Roseville General Plan, noise levels associated with the UPRR classification yard include master and group retarder "squeal," recurring impulsive noises, and train passbys (both freight and passenger).

The "squeal" occurs primarily at the south end of the yard and is a result of freight train cars passing through retarders on their path to the classification yard after being pushed over the hump. The recurring impulsive noise generally occurs at the north end of the yard and is a result of train cars hitting together. The Roseville General Plan states that operations within the maintenance area are not anticipated to change substantially in the future.

Figure IX-3 of the Roseville General Plan contains the established 60 dB DNL noise contour associated with UPRR operations within the project vicinity, including noise from classification yard activities and train passbys. The project site is located well outside of the identified 60 dB DNL railroad noise contour. In addition, the measured DNL levels at Site 5, which is located at the southeast portion of the project site nearest to the UPRR operations, did not exceed 53 dB DNL during the 72-hour monitoring period (see Table 14-2).

Based on the above, existing or future noise associated with UPRR operations is not expected to exceed the applicable Placer County General Plan exterior or interior DNL standards at the proposed residences of the project.

Industrial Noise at Proposed Residences

Existing industrial uses are located to the east of the Schellhous and Placer Greens parcels and to the south and southeast of the Placer Greens parcel. The industrial use to the south of the project site consists of an RV and truck storage facility. The industrial uses to the southeast of the project site consist primarily of material storage yards and a Vulcan Materials facility, where ready-mix concrete, asphalt plant, and materials recycling operations occur. Finally, light industrial fabrication and equipment storage yards are located to the east of the project site. The locations of the existing industrial uses can be seen on Figure 14-2.

Noise measurement Sites 1 and 5 were specifically selected to be representative of the ambient noise level environment within the southern and eastern portions of the project site, including noise generated from adjacent industrial operations. The ambient noise survey included days in which the industrial businesses conducted normal operations (Tuesday through Thursday). The Noise Assessment found that ambient noise levels at Sites 1 and 5 ranged from 51 dB DNL to 53 dB DNL throughout the three-day monitoring period. In addition, the average measured hourly noise levels during daytime hours at the sites ranged from 47 dB L_{eq} to 50 dB L_{eq} and from 64 dB L_{max} to 67 dB L_{max}. The average measured hourly noise levels during nighttime hours at the sites ranged from 44 dB L_{eq} to 46 dB L_{eq} and from 57 dB L_{max} to 60 dB L_{max}.

Placer County General Plan Policy 9.A.2 establishes exterior and interior noise level standards of 60 dB DNL and 45 dB DNL, respectively, for residential uses located adjacent to industrial uses. The applicable Placer County Code noise level standards are 55 dB L_{eq} and 70 dB L_{max} during daytime hours (7:00 AM to 10:00 PM), and 45 dB L_{eq} and 65 dB L_{max} during nighttime hours (10:00 PM to 7:00 AM). Based on the results from the ambient noise survey, daytime DNL, L_{eq}, and L_{max} noise levels at Sites 1 and 5 do not exceed the County's applicable exterior noise level limits. However, because the highest average measured hourly level was 46 dB L_{eq} during nighttime hours, the nighttime L_{eq} noise levels at Sites 1 and 5 either met or slightly exceeded the Placer County Code's 45 dB L_{eq} nighttime standard.

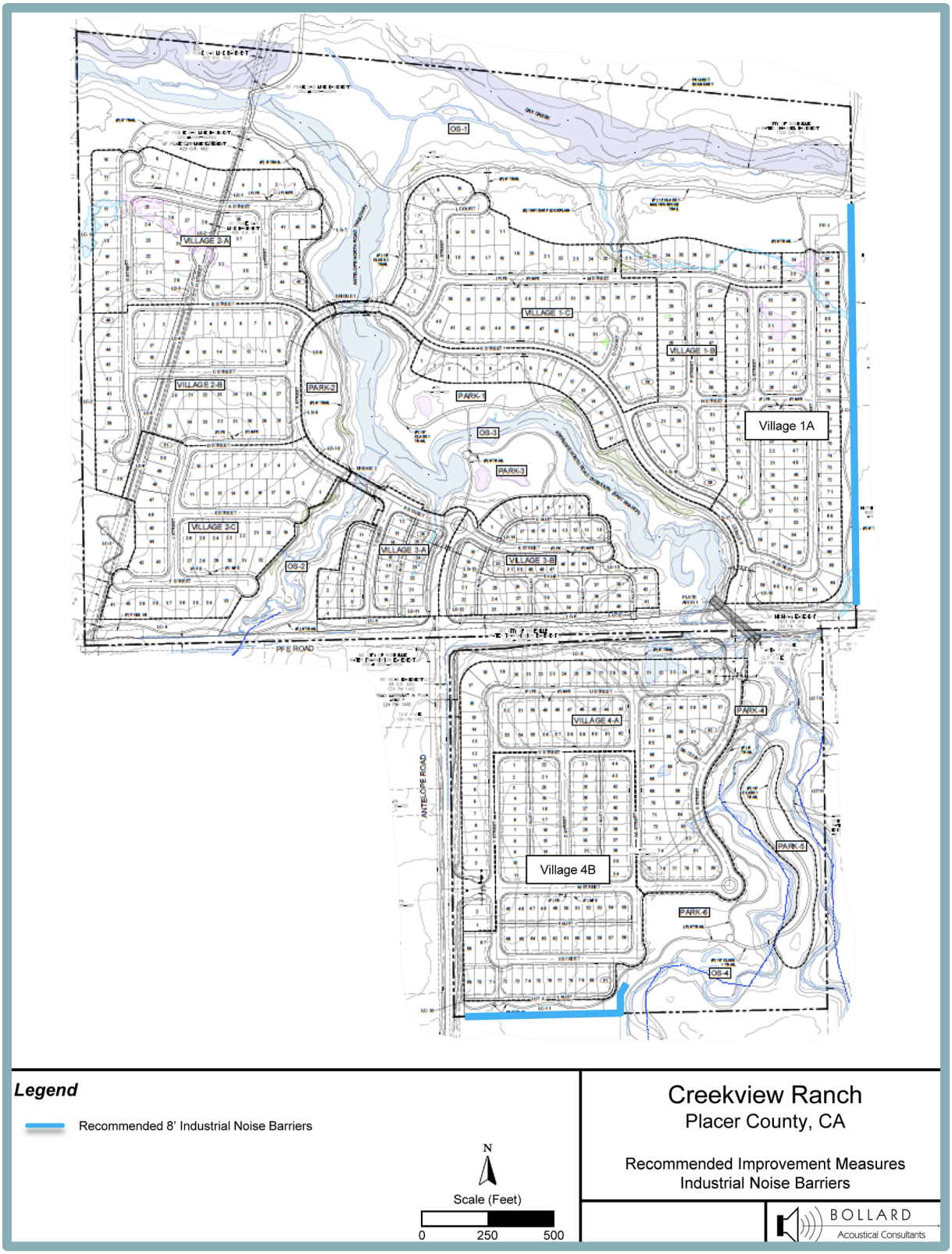
Based on the measured noise levels at Sites 1 and 5, noise levels associated with existing nearby industrial operations could potentially exceed applicable noise level limits at the nearest proposed residences. Any additional potential future industrial businesses adjacent to the project site could further increase noise levels and exceedances of the County's applicable noise standards at the nearest proposed residences. In order to ensure consistency with the County's applicable noise standards at the proposed residences that would be located nearest to adjacent industrial uses, the County would require the following conditions of project approval:

1. Prior to building permit issuance for proposed residential lots nearest to adjacent existing industrial uses, the Improvement Plans shall show the construction of eight-foot-tall solid masonry walls at the locations shown on Figure 14-5, which shall be subject to review and approval by the Community Development Resource Agency Director; and
2. Prior to the closing process for all proposed residences, disclosure statements shall be provided to prospective residents of the proposed project, notifying them of the potential for elevated/audible noise levels from Vulcan Materials operations, particularly during nighttime hours when ambient noise levels are lower. Under certain atmospheric conditions, operations occurring at the Vulcan Materials facility to the southeast of the project site could periodically be audible at residences of the development (especially during nighttime facility operations). A copy of each signed disclosure statement shall be submitted to the Placer County Community Development Resource Agency.

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. However, traffic noise at a number of the proposed single-family residences could exceed the County's 60 dB DNL exterior and 45 dB DNL interior noise level standards. In addition, noise from adjacent existing industrial uses could exceed the County's applicable noise level standards at a portion of the proposed residences. However, such effects would not be considered an impact under CEQA, and the project would include construction of noise-attenuating features, as required by conditions of approval, sufficient to reduce noise levels from the aforementioned uses at affected residences to below the applicable County noise level standards.

Figure 14-5
Industrial Noise Barrier Locations



Therefore, a ***less-than-significant*** impact would occur related to 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.

Mitigation Measure(s)

None required.

14-3 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Based on the analysis below, the impact is *less than significant*.

As presented in Table 14-3, the measured existing ambient vibration levels in the project vicinity are below the strictest Caltrans thresholds for damage to structures and for annoyance. The proposed project would consist of a residential community. Such uses do not typically involve equipment that generates appreciable vibration. Overall, operations associated with the proposed project would not result in the generation of excessive groundborne vibration or groundborne noise levels.

However, construction activities 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. Accordingly, the analysis below focuses on construction vibration only. The potential vibration impacts associated with the proposed on-site and off-site construction activities are discussed separately below.

On-Site Construction Vibration

During on-site project construction, heavy equipment would be used for grading, excavation, paving, and building construction. Heavy equipment would also be used during the proposed roadway improvements. Use of heavy equipment associated with such would generate localized vibration in the immediate vicinity of the project site and roadway improvements area. The nearest existing noise-sensitive receptors are located approximately 75 feet northwest of the project site (north of PFE Road and east of Cook Riolo Road) from where on-site construction activities could occur.

Table 14-15 presents the range of vibration levels for equipment commonly used in general residential construction projects at a reference distance of 25 feet, as well as at the existing residences located approximately 75 feet away from where the nearest on-site construction would occur.

As shown in Table 14-15, construction vibration levels generated from the majority of construction activities within the project site and adjacent roadway improvements at the nearest residences would be well below the Caltrans thresholds for damage to residential structures of 0.5 in/sec PPV (see Table 14-8), as well as below or within the range of barely/slightly perceptible (see Table 14-9). Therefore, on-site construction within the project site and adjacent roadway improvements would not result in excessive groundborne vibration levels at nearby existing residences.

Table 14-15
Vibration Source Amplitudes for On-Site Construction Equipment

Equipment	Reference PPV at 25 Feet (in/sec)	Projected PPV at 75 Feet (in/sec)
Vibratory Roller	0.210	0.034
Hoe Ram	0.089	0.017
Large Bulldozer	0.089	0.017
Caisson Drilling	0.089	0.017
Loaded Trucks	0.076	0.015
Jackhammer	0.035	0.007
Small Bulldozer	0.003	<0.001

Source: Bollard Acoustical Consultants, Inc., 2022.

In addition, with respect to on-site construction activities associated with the proposed lift station, Table 14-16 includes the range of vibration levels for equipment commonly used in general construction projects at a reference distance of 25 feet, as well as the projected vibration levels at the nearest existing sensitive structures (residences) to each lift station alternative location. As shown in the table, construction vibration levels generated from development of the on-site lift station would be well below the Caltrans thresholds for damage to residential structures of 0.5 in/sec PPV (see Table 14-8), as well as below or within the range of barely/slightly perceptible (see Table 14-9). Therefore, on-site construction of the proposed lift station would not result in excessive groundborne vibration levels at nearby existing residences.

Table 14-16
Vibration Source Amplitudes for Lift Station Construction Equipment

Equipment	Reference PPV at 25 Feet (in/sec)	Projected PPV at Nearest Receptors (in/sec)		
		Option 1 (2,000 Feet)	Option 2 (300 Feet)	Option 3 (1,800 Feet)
Vibratory Roller	0.210	<0.001	0.005	<0.001
Hoe Ram	0.089	<0.001	0.002	<0.001
Large Bulldozer	0.089	<0.001	0.002	<0.001
Caisson Drilling	0.089	<0.001	0.002	<0.001
Loaded Trucks	0.076	<0.001	0.002	<0.001
Jackhammer	0.035	<0.001	<0.001	<0.001
Small Bulldozer	0.003	<0.001	<0.001	<0.001

Source: Bollard Acoustical Consultants, Inc., 2022.

Off-Site Construction Vibration

Similar to the on-site construction activities and adjacent roadway improvements, construction of the off-site sewer pipeline alignment would involve heavy equipment, which would generate localized vibration in the immediate vicinity of such activities. Table 14-17 presents the range of vibration levels for equipment commonly used in general construction projects at a distance of 25 feet, as well as the projected equipment vibration levels at the nearest identified existing sensitive receptors (residences) to potential off-site improvement work areas. As shown in Table 14-17, vibration levels associated with the

off-site infrastructure improvement work areas would be well below the Caltrans thresholds for damage to residential structures of 0.5 in/sec PPV (see Table 14-8) and annoyance (see Table 14-9).

Table 14-17
Off-Site Pipeline Alignment Construction Vibration Levels

Equipment	PPV at 25 Feet (dB)	Predicted Maximum Noise Levels Nearest Receptors (dB)		
		Option 1A (1,200 Feet)	Option 1B (300 Feet)	Option 1C (50 Feet)
Vibratory Roller	0.210	<0.001	0.005	0.074
Hoe Ram	0.089	<0.001	0.002	0.031
Large Bulldozer	0.089	<0.001	0.002	0.031
Caisson Drilling	0.089	<0.001	0.002	0.031
Loaded Trucks	0.076	<0.001	0.002	0.027
Jackhammer	0.035	<0.001	<0.001	0.012
Small Bulldozer	0.003	<0.001	<0.001	0.001

Source: Bollard Acoustical Consultants, Inc., 2022.

Based on the above, vibration levels generated from off-site infrastructure improvement work areas are not expected to result in excessive groundborne vibration levels at the nearest existing residential uses.

Conclusion

Based on the above, construction and operation of the proposed project would not expose persons to or generate excessive groundborne vibration or groundborne noise levels. As such, 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 20, Statutorily Required Sections, of this EIR.

14-4 Generation of a substantial permanent increase in ambient noise levels associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP. Based on the analysis below, the project's incremental contribution to the significant cumulative impact is *less than cumulatively considerable*.

Future development projects within the DCWPCP area, including the proposed project, 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.

To assess the potential noise impacts due to the traffic increase from the proposed project on the local roadway network under Cumulative conditions, noise levels have been calculated for the Cumulative and Cumulative Plus Project conditions at a standard distance of 100 feet from the centerline of the selected roadways using the methodology described in the Method of Analysis section. The estimated noise levels are presented in Table 14-18.

Table 14-18
Traffic Noise Under Cumulative and Cumulative Plus Project Conditions

Roadway	Segment	Traffic Noise Level at 100 Feet, DNL (dB)			Substantial Increase?
		C	C+P	Increase	
Cook Riolo Road	Vineyard Road to Creekview Ranch School	61.6	61.7	0.1	No
	Creekview Ranch School to PFE Road	61.1	61.3	0.2	No
PFE Road	Walerga Road to Cook Riolo Road	60.6	61.2	0.6	No
	Cook Riolo Road to Antelope Road	65.6	65.8	0.2	No
	Antelope Road to Hilltop Circle	67.5	68.0	0.5	No
Atkinson Street	Hilltop Circle to Denio Loop	68.7	69.0	0.3	No
Antelope Road	PFE Road to Great Valley Drive	68.2	68.4	0.2	No
	Great Valley Drive to Poker Lane	68.7	68.9	0.2	No

Source: Bollard Acoustical Consultants, Inc., 2022.

The table includes an assessment of predicted traffic noise levels relative to the FICON noise level increase significance criteria presented in Table 14-7. As shown in the table, the proposed project's incremental increase in traffic noise levels under Cumulative Plus Project conditions would be below the FICON increase significance criteria.

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 14-18, exterior traffic noise levels at a reference distance of 100 feet from the roadway segments in the project vicinity analyzed 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.

Overall, the project's incremental contribution to cumulative traffic noise at existing sensitive receptors would be less-than-significant under Cumulative Plus Project conditions.

As discussed under Impact 14-2, future PFE Road and Antelope Road traffic noise level exposure is predicted to exceed the applicable Placer County General Plan Policy 9.A.2 60 dB DNL exterior noise level standard at the nearest proposed outdoor activity areas (backyards) to the roadways. However, such an effect would constitute the existing environment's effect on the project, which is not considered an impact under CEQA. In order to address such noise levels, the County would require, through the project's conditions of approval, traffic noise barriers, masonry walls near adjacent industrial uses, and disclosure statements notifying future residents of the potential for elevated/audible noise levels from Vulcan Materials operations. With incorporation of the project's conditions of approval, noise levels at the affected proposed residences would be reduced to below the County's 60 dB DNL exterior and 45 dB DNL interior noise level standards 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, the project's incremental contribution to cumulative traffic noise impacts would be ***less than cumulatively considerable***.

Mitigation Measure(s)

None required.

15. Public Services and Utilities

15. PUBLIC SERVICES AND UTILITIES

15.1 INTRODUCTION

The Public Services and Utilities chapter of the EIR summarizes the setting information and identifies potential new demands resulting from the proposed project on fire and sheriff protection services, schools, parks, recreation facilities, and other public facilities such as libraries. The chapter also evaluates the sufficiency of water supplies to meet the project's water demand and assesses the adequacy of the wastewater system, solid waste disposal, and gas, electric, and telecommunication utilities required to serve the project. Potential impacts to public 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 effects on the environment. Information for the Public Services and Utilities chapter was drawn from the Placer County General Plan,[1] Placer County General Plan EIR,[2] Dry Creek-West Placer Community Plan (DCWPCP),[3] Placer County Local Agency Formation Commission (LAFCo) Municipal Service Review for Fire and Emergency Services,[4] California American Water Company's Northern Division Sacramento District 2020 Urban Water Management Plan (UWMP),[5] a Water Supply Assessment (WSA) prepared for the proposed project by Murraysmith (see Appendix L),[6] and a Sewer Master Plan prepared for the proposed project by King Engineering (see Appendix M).[7]

15.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing public services in the area, including fire and sheriff protection services, schools, parks, and recreation facilities, as well as the existing utilities and service systems in the project area, including water supply, wastewater conveyance and treatment, solid waste, and gas, electric, and telecommunication infrastructure. The project site is located to the west of the City of Roseville limits and is within the DCWPCP area.

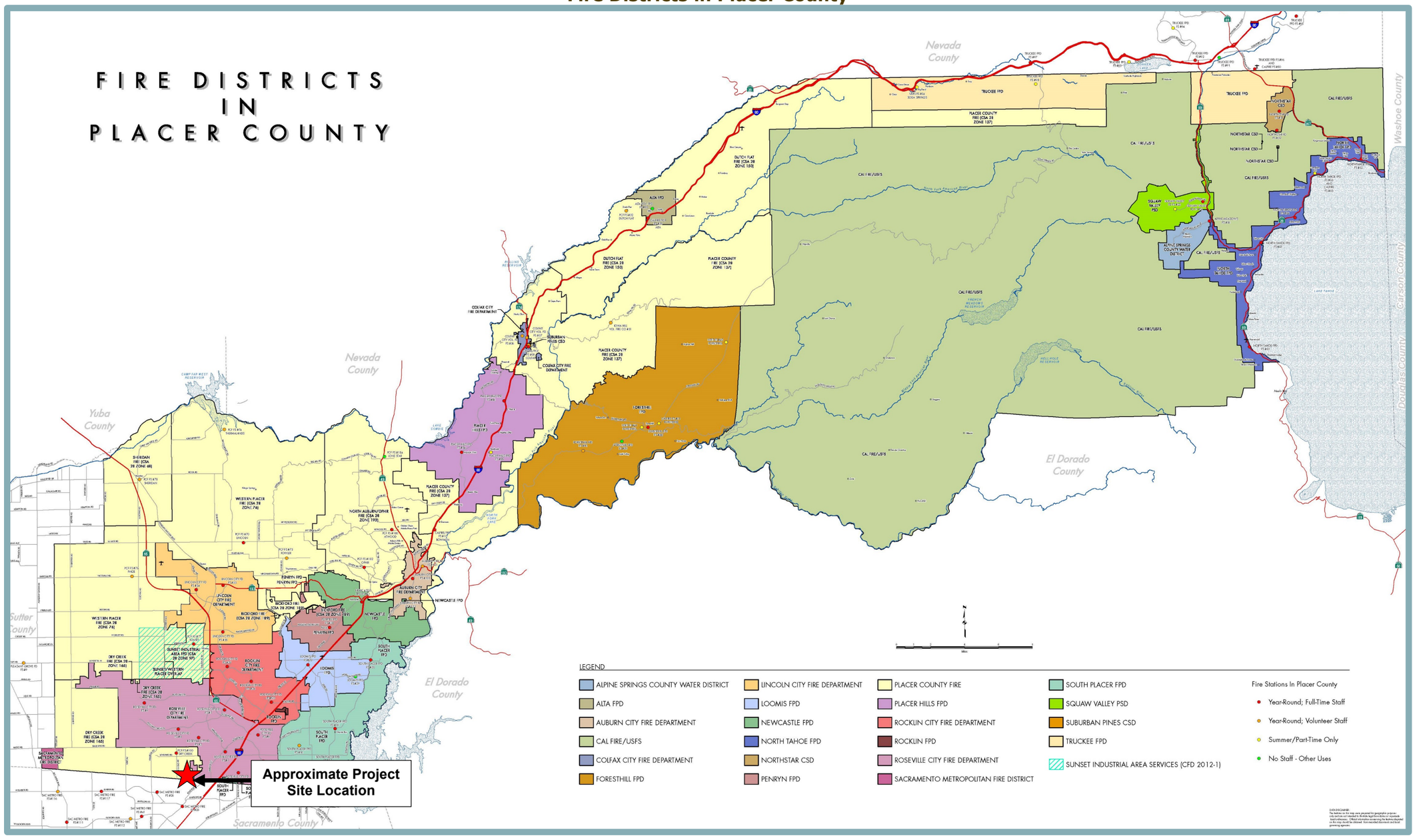
Fire Protection Services

The Placer County Fire Department (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. Within CSA 28, the project site is located within Zone 165 (see Figure 15-1). The various zones of benefit within CSA 28 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.

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1 Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2015).
2 Placer County. *Countywide General Plan EIR*. July 1994.
3 Placer County. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.
4 Placer County Local Agency Formation Commission. *Municipal Service Review for Fire and Emergency Services West Placer County Area Draft Final.* May 25, 2017.
5 California American Water Company, Sacramento Main District. *2020 Urban Water Management Plan*. June 2021.
6 Murraysmith. *Creekview Ranch Water Supply Assessment.* May 31, 2022.
7 King Engineering. *Creekview Ranch Sewer Master Plan.* September 2022.

Figure 15-1
Fire Districts in Placer County



The zones of benefit are intended to fill the services funding gap between general County services and special services. Zone 165 covers approximately 19,800 acres and was established in September of 2001, at which point Placer County assumed responsibility for providing fire protection and emergency medical services within the area.[8] 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 the California Department of Forestry and Fire Protection (CAL FIRE) and eight volunteer companies, all operated by CAL FIRE under the name PCFD.

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.[9] The nearest CAL FIRE station to the project site is the Dry Creek Fire Station (Station 100), located approximately two miles north of the proposed eastern site entry points at 8350 Cook Riolo Road. Station 100 is a full-time staffed station and would provide fire protection services to the proposed project.

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.

The DCWPCP currently identifies a proposed fire station site within the Placer Greens parcel. However, the proposed fire station site is intended to designate a general area rather than a specific parcel of land.[10] According to the DCWPCP, the planned fire station sites within the DCWPCP area were based on the land use designations included in the 1990 DCWPCP Land Use Map and were originally intended to serve new development occurring in the region. The proposed project includes a General Plan/DCWPCP Amendment to remove the future fire station site from the Placer Greens parcel, which will be discussed further in Impact 15-1, below.

Sheriff Protection Services

The Placer County Sheriff's Office (PCSO) provides law enforcement services to the unincorporated areas of Placer County, including the areas in the vicinity of the project site. In addition, the California Highway Patrol provides traffic enforcement and accident investigations along the Interstate 80 (I-80) corridor to the east of the project site.

The Auburn Justice Center (AJC), located at 2929 Richardson Drive, is the main office for the PCSO's operations and is located approximately 25 miles northeast of the project site.

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8 Placer County. *Approve a Resolution imposing a charge for fire protection and emergency medical services for parcels in the Morgan Creek Residential Parcel Map.* July 11, 2017.
9 Placer County. *CAL FIRE Cooperative Fire Protection Agreement FY 22-24.* June 22, 2021
10 Placer County. *Dry Creek-West Placer Community Plan* [pg. 78]. Amended May 12, 2009.

The PCSO has continued to work with the West Roseville community to provide increased law enforcement presence in the DCWPCP/West Roseville area. In May 2016, the Dry Creek Joint Elementary School District (DCJESD) and PCSO identified an opportunity to locate a community service station within the former Dry Creek Elementary School site at the corner of PFE Road and Cook Riolo Road, west of the project site. To allow this, the DCJESD provided the PCSO with a License Agreement (License) authorizing the use of approximately 2,030 square feet (sf) within the former school offices. The premises is used by PCSO deputies and volunteers and as a general service center functioning as an extended office to write reports, meet with citizens, take reports, and provide a more easily identifiable law enforcement presence within the DCWPCP/West Roseville community as a whole. The former school office site was recently sold by the DCJESD to a private party; however, subsequent to the sale, PCSO entered into a lease agreement with the private party, and the operations at the community service station remain unchanged.

According to the Placer County General Plan, the PCSO is organized into five divisions: patrol services, investigations/coroner, corrections, marshal, and a Tahoe sub-station. Patrol and investigation services operate in the Dewitt Center and various substations in Loomis, Foresthill, and near Lake Tahoe.

The project site would be primarily served by the South Placer Substation located in Loomis at the intersection of Horseshoe Bar Road and I-80, approximately 12 miles to the northeast. Staffing of the substation includes 36 patrol positions, three detectives, four patrol sergeants, community services/school safety sergeant, five high school resource officers, two elementary school resource officers, one field community services officer, three community services officers, and numerous volunteers and other professional staff.[11] Policies 4.H.1 and 4.H.2 of the Placer County General Plan call for a staffing ratio of one officer per 1,000 residents in unincorporated areas and a response time for emergency calls of eight minutes in suburban areas. According to the *Placer County Sheriff's Office 2020 Annual Report*, the Dispatch Services Unit handled a total of over 200,000 calls for service in 2020, with just over 48,000 being 911 calls.[12]

Schools

The project would be served by two school districts: the DCJESD (kindergarten through grade eight) and the Roseville Joint Union High School District (RJUHSD) (grades nine through 12). Based on the most recently updated attendance areas for each district, the project site is within the DCJESD Creekview Ranch K-8 attendance area and the RJUHSD Oakmont High School attendance area. Table 15-1 below provides enrollment and capacity information for both schools.

Table 15-1
Schools Serving the Project Site

School	Grades	Enrollment	Capacity
Creekview Ranch School	K-8	611	1,031
Oakmont High School	9-12	1,400	1,800

Sources:
- ***Dry Creek Joint Elementary School District, School Facilities Master Plan, 2019.***
- ***Roseville Joint Union High School District, 2022.***

[11] Placer County Sheriff's Department. *Loomis Office*. Available at: https://www.placer.ca.gov/2271/Loomis-Office. Accessed January 2022.
[12] Placer County Sheriff's Department. *Placer County's Sheriff's Office 2020 Annual Report.* 2020.

Parks and Recreational Facilities

Recreational opportunities are provided by numerous federal, State, and local jurisdictions and private entities in Placer County. At the federal level, the U.S. Forest Service (USFS) manages over 300,000 acres in portions of the Tahoe National Forest, El Dorado National Forest, and portions of the Tahoe Basin, including recreation facilities and campgrounds generally near rivers, streams, reservoirs, and lakes along the I-80 and State Route (SR) 89 corridors. At the State level, the California Department of Parks and Recreation operates eight State parks and recreation areas throughout Placer County. At the local level, the proposed project area is served by the Parks and Grounds Division of the Placer County Facilities Services Department. The nearest public park to the project site is Dry Creek Community Park, located approximately 2.3 miles west of the site.

The Placer County Parks and Trails Master Plan (Master Plan), which is intended to guide future park and trail development in the County, was adopted in late 2019 and subsequently updated in 2021 to reflect the updated Hidden Falls Regional Park Trails Expansion Project.[13] Currently, funding for maintenance of parks and recreational facilities within the project area is provided through CSA 28, Zone 169.

Other Public Facilities

The Placer County Public Works Department is responsible for repairs and maintenance of over 1,000 miles of roadways within unincorporated Placer County from Roseville to Tahoe. The Public Works Department provides roadside tree and vegetation control, emergency roadway hazard response, bridge maintenance, maintenance of roadway signs, and striping and traffic signals. In addition to public roads, Placer County maintains various public facilities, such as public libraries and community buildings, which could potentially be used by residents of the proposed project.

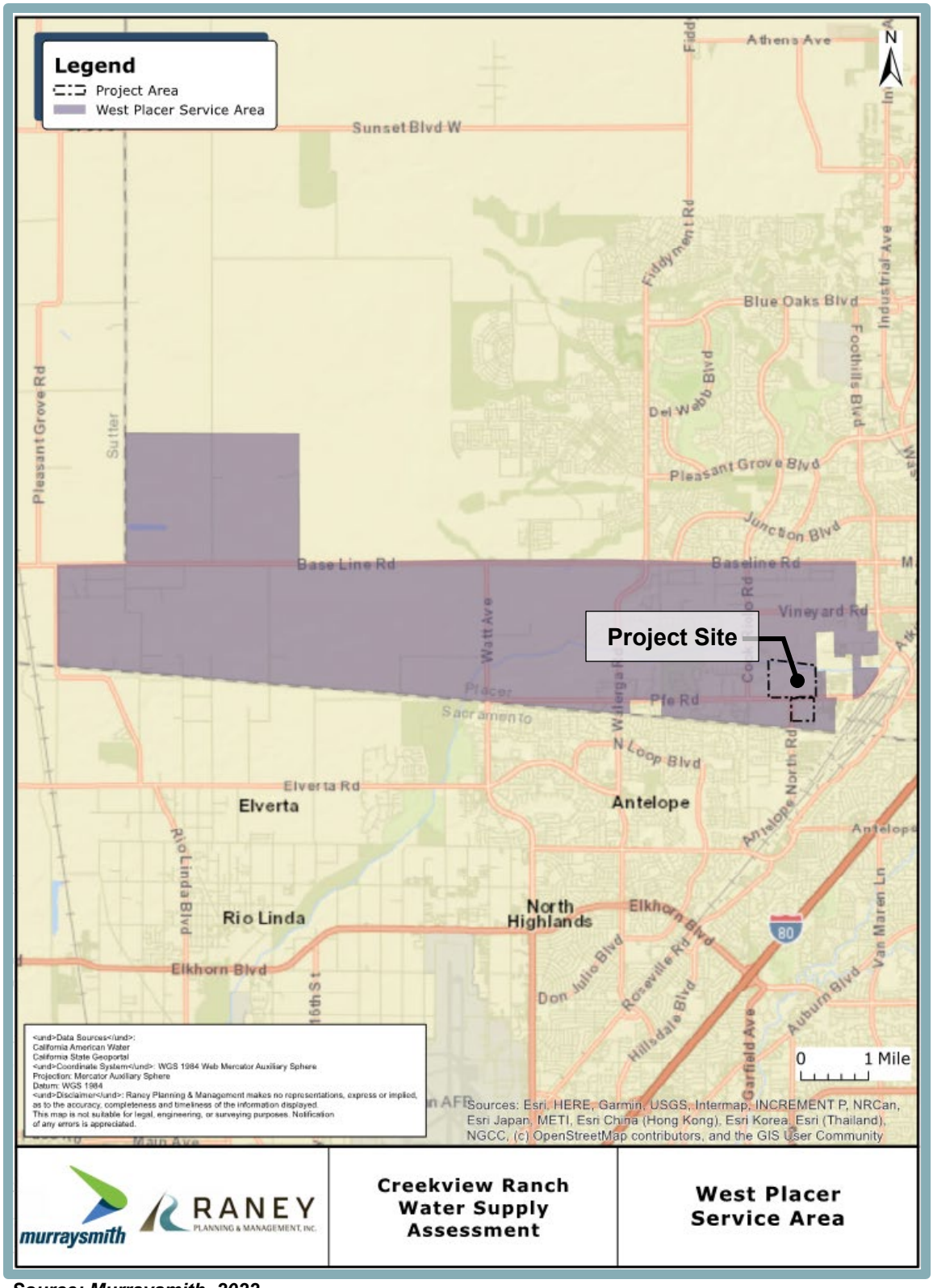
The nearest libraries to the project site are the Roseville Public Library, and the Martha Riley Community Library, located approximately 3.6 miles east and north of the project site, respectively. Placer County also operates the Placer County Library, located in the City of Auburn, approximately 20 miles northeast of the project site along I-80 and the Granite Bay Library on Douglas Boulevard, approximately eight miles east of the project site.

Water Supply and Delivery Infrastructure

Water supply for the project area is provided by the Northern Division Sacramento District of the California American Water Company (CAL-AM) through an agreement with the Placer County Water Agency (PCWA). The Sacramento District of CAL-AM's Northern Division is comprised of ten service areas, each of which contains a Public Water System (PWS). All of the PWS within CAL-AM's Northern Division are regulated by the State Water Resources Control Board's (SWRCB) Division of Drinking Water (DDW). As shown in Figure 15-2, the project site is located within the West Placer PWS. CAL-AM's West Placer Service Area encompasses 11,154 acres within western Placer County, bounded by the City of Roseville limits to the east and the Sutter County line to the west. The Antelope Service Area bounds the West Placer Service Area to the south. According to the 2020 UWMP, CAL-AM has approximately 1,393 municipal water service connections within the West Placer Service Area.[14]

[13] Placer County. *Parks and Trails Master Plan.* April 2022.
[14] California American Water Company, Sacramento Main District. *2020 Urban Water Management Plan*. June 2021.

Figure 15-2
CAL-AM West Placer Service Area Boundaries



Source: Murraysmith, 2022.

Water Supply and Demand

In 2016, CAL-AM and PCWA entered into a wholesale water supply agreement, which includes an agreement that PCWA will supply CAL-AM with surface water through December 2034.[15] The PCWA's estimated average year supply is presented in Table 15-2 below, in units of acre-feet per year (AFY). A portion of the total PCWA supply presented in Table 15-2 would be directed to CAL-AM for use in supplying the West Placer Service Area. CAL-AM is required to use only surface water within the West Placer Service Area pursuant to the CAL-AM's franchise agreement with Placer County, with the exception of a specific part of the service area not inclusive of the project site. Thus, the project area does not rely on groundwater as a water supply source.

Table 15-2
PCWA Average Year Supply (AFY)

PCWA Supply Source	2020	2025	2030	2035	2040
Middle Fork Project	120,000	120,000	120,000	120,000	120,000
Central Valley Project[1]	0	0	35,000	35,000	35,000
Pacific Gas & Electric Co. (PG&E)	125,400	125,400	125,400	125,400	125,400
Pre-1914 Appropriations	3,400	3,400	3,400	3,400	3,400
Recycled Water	0	0	2,500	5,000	7,000
Groundwater	2,000	2,000	4,000	4,000	5,000
Total	**250,800**	**250,800**	**290,300**	**292,800**	**295,800**

[1] Central Valley Project supply is not currently available due to physical limitations. Supply from Central Valley Project is 0 AFY until infrastructure is in place to access this supply, which is assumed to be in 2030.

Source: PCWA, 2020 Urban Water Management Plan [Table 6-4], 2021.

CAL-AM Water Supply and Projected Demand

The Sacramento District of CAL-AM's Northern Division has estimated the demand for the West Placer Service Area, and the projected water demands are presented in Table 15-3. Demand estimates include projected growth for the West Placer Service Area.[16] In addition to demand estimates for the West Placer Service Area, Table 15-3 presents a comparison of the estimated water supply for the area.

Table 15-3
West Placer Service Area Supply and Demand Comparison (AFY)

	2025	2030	2035	2040
West Placer Service Area Demand	2,262	2,357	2,913	3,361
West Placer Service Area Water Supply	2,262	2,357	2,913	3,361
Surplus	0	0	0	0

Source: California American Water Company, 2020 UWMP [Tables 4-2 and 6-6], 2021.

As shown in the table above, the Northern Division Sacramento District of CAL-AM has estimated that the PCWA water supplies to the West Placer Service Area will meet the estimated demand from the Service Area through the year 2040. CAL-AM expects that the contract between CAL-AM and PCWA will be renegotiated if CAL-AM requires additional water. The PCWA's 2020 UWMP shows in Chapter 7 that PCWA has sufficient water supplies through the projected buildout conditions during a series of multiple dry-year conditions. Therefore, CAL-AM is

[15] Placer County Water Agency and California-American Water Company. *Agreement Between Placer County Water Agency and California American Water for Water Supply*. December 2021.
[16] California American Water Company, Sacramento Main District. *2020 Urban Water Management Plan*. June 2021.

anticipated to have sufficient water supplies to meet the demands of the West Placer Service Area until at least 2040.

The CAL-AM current water supply agreement with PCWA, signed in December 2021, guarantees a water supply up to 2.236 million gallons per day (mgd). The new contract increased CAL-AM's guaranteed supply to cover the service area's current demand needs. Historically, PCWA has allowed CAL-AM to purchase as much water as needed to meet West Placer's demand, resulting in CAL-AM occasionally purchasing more water than what is guaranteed in the contract. As noted above, CAL-AM will renegotiate the contract with PCWA as demand increases up to the PCWA's projected CAL-AM buildout demand. The projected water supply shown in Table 15-3, above, is considered a firm supply, meaning available during all dry year scenarios, as the assumption can be made that the guaranteed amount in the supply contract will be renegotiated to match the service area's demand.

PCWA Water Supply and Projected Demand

The PCWA planned for CAL-AM's West Placer demand in the PCWA 2020 UWMP. According to the PCWA 2020 UWMP, the general area of CAL-AM's West Placer service area is anticipated to grow, resulting in an expanded wholesale agreement with CAL-AM.

The PCWA's 2020 UWMP Notification Letter, dated November 20, 2020, included the specific amount of wholesale water PCWA plans on selling to CAL-AM, as shown in Table 15-4.

Table 15-4
CAL-AM's Water Demand Used in PCWA's 2020 UWMP

	Current	2025	2030	2035	2040	Buildout
CAL-AM	1,021	1,178	1,404	1,684	1,965	2,385
Placer Vineyards	--	1,688	3,376	5,064	6,752	8,440
Total	1,021	2,866	4,780	6,748	8,717	10,825

Note: Numbers have been converted from acre-feet per year to million gallons per year to be consistent with other numbers shown in this report.

Source: Murraysmith, 2022.

The PCWA 2020 UWMP also analyzed PCWA's ability to provide water for average, single dry year, and five consecutive dry years scenarios. The results of the analysis show that PCWA has sufficient water supply to support the projected buildout demand during all scenarios.

Water Supply Reliability

During previous single- and multiple-dry years, CAL-AM has maintained the ability to supply 100 percent of average/normal water year supply to the West Placer Service Area through distributions from the PCWA. Under existing agreements, CAL-AM anticipates that PCWA will continue to have sufficient water supplies through projected buildout conditions, including the West Placer Service Area, during a series of multiple-dry-year conditions.[17]

Although CAL-AM anticipates meeting all water demand under single- and multiple-dry years, CAL-AM maintains a Water Shortage Contingency Plan. Should water supplies be insufficient to meet average demand, CAL-AM has the authority to implement voluntary conservation measures following notification of the California Public Utilities Commission (CPUC) of the need for such

[17] California American Water Company, Sacramento Main District. *2020 Urban Water Management Plan*. June 2021.

measures. Should further water conservation measures be needed, CAL-AM would request authorization from the CPUC to implement mandatory conservation measures. The request for authorization to the CPUC from CAL-AM would include the percent reduction needed by CAL-AM and would specify the measures needed to achieve such reductions.[18]

Water Quality

The PCWA provides the West Placer Service Area with high-quality surface water, which originates in Folsom Lake. Disinfection by-product formation and pressure variations have recently been reduced, which has improved water quality in the service area.[19]

Water Delivery Infrastructure

Water distribution in the West Placer Service Area is administered by CAL-AM.[20] Existing 36-inch and 24-inch water lines currently extend along Antelope Road and PFE Road, respectively, in the project vicinity. These existing lines, and new proposed water line connections, will be discussed and displayed in Impact 15-6 of this chapter.

Wastewater Conveyance and Treatment

The project site is located outside of existing Placer County Sewer Service Districts. Thus, the entitlements for the proposed project include a request for annexation into CSA 28, Zone 173, for sanitary sewer service, subject to approval by the Placer County Board of Supervisors. Therefore, the sections below discuss the sewer services currently provided by the Placer County Sewer Service District within the project area.

Wastewater Conveyance

Sewer services in the project area are provided by the Placer County Department of Public Works, Environmental Engineering and Utilities Division. Placer County operates 44 sewer pump stations, approximately 300 miles of sewer piping, and more than 450 septic tank effluent pump systems. The existing sewer pipeline system within unincorporated areas of the County in the project vicinity are located within CSA 28, Zone 173, and are owned and maintained by Placer County. The DCWPCP noted that soil conditions and potential problems related to groundwater pollution in the Plan area would constrain the use of private sewer systems for some development areas within the DCWPCP. In particular, the DCWPCP noted that, at the time that the DCWPCP was prepared, the Placer County Environmental Health Department required that all developments with lot sizes less than seven acres must be connected to public sewer systems. As such, the DCWPCP anticipated that developments in the eastern portion of the Plan area would be connected to a public sewer system, which would include conveyance infrastructure. The South Placer Wastewater Authority (SPWA) South Placer Regional Wastewater 2020 Systems Evaluation provides an overview of the sewer infrastructure within south Placer County, including the DCWPCP area.

Wastewater Treatment

Sewer treatment for the Placer CSA 28, Zone 173, is provided at the Dry Creek Wastewater Treatment Plant (WWTP), which is located within the southern edge of the City of Roseville, and adjacent to the southeastern corner of the project site. The Dry Creek WWTP is owned by the

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18 *Ibid.*
19 *Ibid.*
20 Placer County Water Agency and California American Water Company. *Agreement Between Placer County Water Agency and California American Water for Water Supply*. July 6, 2015.

City of Roseville and treats wastewater from areas of the City of Roseville, the City of Rocklin, and the Town of Loomis, as well as nearby areas within unincorporated portions of Placer County.

Under the Dry Creek WWTP's National Pollutant Discharge Elimination System (NPDES) Permit, Number CA0079502, the Dry Creek WWTP has a permitted average dry weather flow (ADWF) of 18 mgd and a peak wet-weather flow (PWWF) of 45 mgd.[21] As of 2016, the Dry Creek WWTP was operating at approximately 50 percent of the WWTP's permitted flow, with an ADWF of 8.5 mgd, and a PWWF under 25 mgd.[22] Of the 8.5 mgd of ADWF being treated at the Dry Creek WWTP in 2016, approximately 65 percent, or 5.5 mgd, originated from the City of Roseville.[23]

Tertiary-level treatment at the Dry Creek WWTP consists of screening, primary clarification, aeration, secondary clarification, filtering, and disinfection. Recycled water from the Dry Creek WWTP is used to irrigate four golf courses, several area parks, and some areas of public street landscaping.[24] Treated wastewater from the Dry Creek WWTP that is not used for irrigation purposes is discharged to Dry Creek. Residual solids from the treatment process are transported to the Western Placer Waste Management Authority (WPWMA) sanitary landfill or are transferred to a City-approved vendor for off-site land application.

The City of Roseville owns and operates the Dry Creek WWTP on behalf of the City's Regional Partners, which consist of the City of Roseville, the South Placer Municipal Utility District, and portions of unincorporated Placer County. Pursuant to the Operations Agreement among the Regional Partners, upon reaching 75 percent capacity at the WWTP, capacity improvements must be initiated. As discussed above, the Dry Creek WWTP operated at approximately 8.5 mgd ADWF in 2016, out of a permitted capacity of 18 mgd. Although the Dry Creek WWTP operated below its permitted capacity in the past, buildout demand of the Dry Creek WWTP's service area is estimated to reach approximately 21 mgd. Thus, improvements to the Dry Creek WWTP are likely to be needed prior to buildout of the Dry Creek WWTP's service area. Demand from new development is currently accommodated at the WWTP on a first-come-first-served basis.[25]

Wastewater Collection Infrastructure

Wastewater collection in the West Placer Service Area is provided by the Placer County Department of Public Works Environmental Engineering and Utilities Division. With the exception of the Dry Creek WWTP, as discussed above, and an existing County-maintained 16-inch force main located north of Dry Creek (north of the Schellhous parcel), wastewater collection infrastructure does not currently exist within the project area. These existing lines and the new proposed sanitary sewer lines will be discussed further in Impact 15-6 of this chapter.

Solid Waste

Solid waste collection services in the project area are provided by Recology Auburn Placer, under contract with Placer County. Recology provides curbside collection of mixed waste (garbage and recyclables), green waste, and some universal and household hazardous wastes by appointment. The mixed waste collected by Recology is delivered to the WPWMA Materials Recovery Facility (MRF), where waste is processed, recyclables are recovered, and residuals are disposed. The MRF is located near SR 65, between Roseville and Lincoln, at the corner of Athens Avenue and

21 City of Roseville. *City of Roseville General Plan 2035*. August 17, 2016.
22 *Ibid.*
23 City of Roseville. *2020 Urban Water Management Plan*. June 2021.
24 *Ibid.*
25 City of Roseville. *2020 Urban Water Management Plan.* June 2021.

Fiddyment Road. Recovered materials from the MRF are sold throughout the world, helping to conserve natural resources. Non-recyclable materials are sent to the Western Regional Sanitary Landfill (WRSL) landfill for disposal, which is co-located at the MRF site. The current space available, together with recovery efforts by the MRF, will delay the WRSL from reaching capacity.[26]

The WPWMA is a regional agency established in 1978 through a Joint Exercise of Powers Agreement between the County of Placer and the cities of Roseville, Rocklin, and Lincoln to acquire, own, operate, and maintain a sanitary landfill site and all related improvements.

The WPWMA designed and built the MRF to divert recyclable materials from being disposed at the landfill. The MRF also processes source separated food waste, wood waste and green waste and accepts separated recyclables, including electronics and other universal wastes (e.g., batteries and fluorescent lamps), at the recycling drop-off and buy-back center. The compost portion of the MRF has an annual processing capacity of 82,000 tons (averaged over the year and does not account for seasonal peaks). The MRF is permitted to have up to 75,000 cubic yards (approximately 37,500 tons) of compost material at the facility at any one time.

Residual waste from the MRF is transported to the WRSL. The WPWMA owns and oversees all operations on-site – the WRSL, MRF, compost facility, and Permanent Household Hazardous Waste Collection Facility (PHHWCF). A private firm, under contract with WPWMA, manages the day-to-day operation of the facilities. The landfill is specified as a Class II/Class III non-hazardous site. Hazardous waste from households and Conditionally Exempt Small Quantity Generators is accepted at the PHHWCF.

Permit Limits and Site Constraints

The 291-acre WRSL is permitted to accept 1,900 tons per day and 624 vehicles per day. Between January 1, and November 9, 2021, the landfill received an average of 862.14 tons of waste per day, serving 144 vehicles. The WRSL has a permitted design capacity of 36,350,000 cubic yards and, as of December 2021, has a remaining capacity of 22,690,011 cubic yards. Under current land use and development conditions, the WRSL has a permitted lifespan extending to 2058.[27]

The MRF has a permitted processing limit of 1,750 tons per day.[28] On average, the MRF received 884.86 tons of material per day between January 1 and November 9, 2021. While the permitted processing limit remains the same, the MRF expanded in 2007, increasing its processing capacity of municipal solid waste and construction and demolition debris to 2,200 tons per day.[29]

Gas, Electric, and Telecommunication Infrastructure

The Sacramento Municipal Utility District (SMUD) would provide electric services to the project site. SMUD is a community-owned electric utility which generates, transmits, and distributes

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26 Western Placer Waste Management Authority. *About WPWMA*. Available at: https://www.wpwma.ca.gov/about-wpwma/. Accessed January 2022.

27 Placer County Department of Facility Services, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. August 2022.

28 California Department of Resources Recycling and Recovery (CalRecycle). *Western Placer Waste Mgmt Authority MRF (31-AA-0001)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2537?siteID=2269. Accessed January 2022.

29 Placer County Department of Facility Services, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. August 2022.

electricity to a 900-square-mile territory that includes Sacramento County and parts of Placer County, and Yolo County. SMUD is one of the ten largest publicly owned utilities in the U.S.

Natural gas services in the project area are provided by PG&E. PG&E is one of the largest providers of electricity and natural gas throughout Placer County. PG&E is a San Francisco based, private company, publicly regulated by the California Public Utilities Commission and provides electricity and natural gas to the majority of Northern California. PG&E has ample resources to meet a wide range of projected growth; however, when the time comes, additional improvements to the facilities may be required to meet future growth demands.

Existing electrical and telecommunication distribution lines are located along both PFE Road and Antelope Road in the project vicinity. A 12-inch PG&E gas transmission line currently runs north/south through the western portion of the Schellhous parcel (see Figure 15-3) within an existing easement, which would remain as is with implementation of the proposed project. Additionally, PG&E is proposing to update and expand their existing gas regulator station, which is currently located north of PFE Road, near the southwestern corner of the Schellhous parcel. Expansion of the gas regulator system would include a rectangular concrete area to house all the components; a small pedestal; and a 15-foot-tall pole with small solar panel. A pullout area large enough to accommodate two large pick-up trucks would also be developed with the new gas regulator system. The existing facility would remain until the new regulating station is completed and the tie-in can be made.

15.3 REGULATORY CONTEXT

The following discussion contains a summary of regulatory controls pertaining to public services and utilities, including State and local laws and ordinances.

Federal Regulations

The federal environmental laws and policies relevant to public services and utilities are primarily related to water quality, which is addressed in Chapter 12, Hydrology and Water Quality, of this EIR.

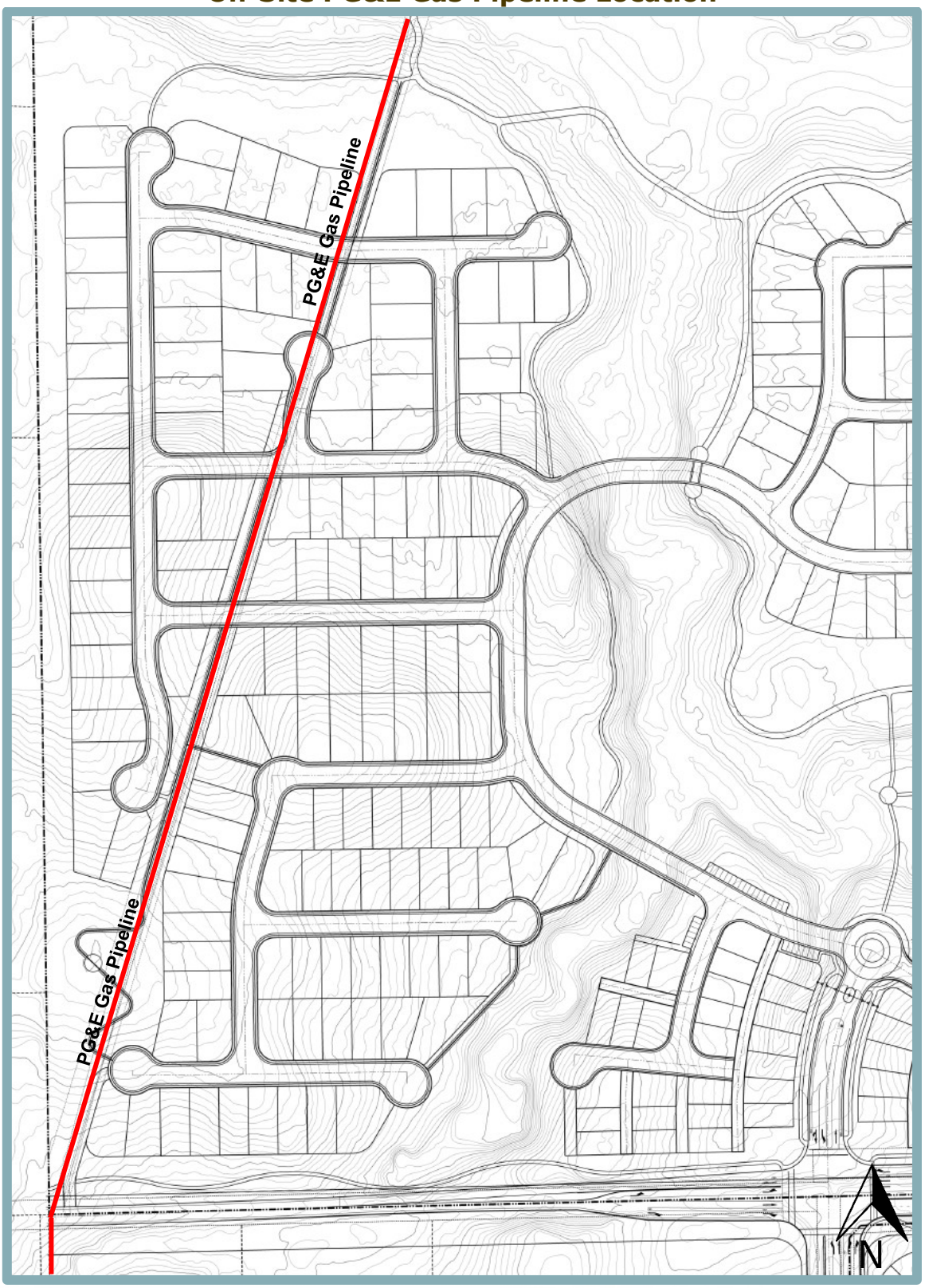
State Regulations

The following are applicable State regulations related to the proposed project.

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.

Figure 15-3
On-Site PG&E Gas Pipeline Location



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.

Proposition 1A/Senate Bill 50

Proposition 1A/Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) is a school construction measure primarily for modernization and rehabilitation of older school facilities and construction of new school facilities. Proposition 1A/SB 50 implemented significant fee reforms by amending the laws governing developer fees and school mitigation.

- Establishes the base (statutory) amount (indexed for inflation) of allowable developer fees at $1.93 per square foot for residential construction and $0.31 per square foot for commercial construction.
- Prohibits school districts, cities, and counties from imposing school impact mitigation fees or other requirements in excess of or in addition to those provided in the statute.

Proposition 1A/SB 50 also 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)). Additionally, a local agency cannot require participation in a Mello-Roos for school facilities; however, the statutory fee is reduced by the amount of any voluntary participation in a Mello-Roos. Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed to be "full and complete mitigation." The law identifies certain circumstances under which the statutory fee can be exceeded, including preparation and adoption of a "needs analysis," eligibility for State funding, and satisfaction of two of four requirements (post-January 1, 2000) identified in the law including: year-round enrollment, general obligation bond measure on the ballot over the last four years that received 50 percent plus one of the votes cast, 20 percent of the classes in portable classrooms, or specified outstanding debt. Assuming a district qualifies for exceeding the statutory fee, the law establishes ultimate fee caps of 50 percent of costs where the State makes a 50 percent match, or 100 percent of costs where the State match is unavailable. District certification of payment of the applicable fee is required before the County can issue the building permit.

Quimby Act

California Government Code Section 66477, Subdivision Map Act, referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees solely for park and recreation purposes. The required dedication and/or fees are based upon the residential density, parkland cost, and other factors. Land dedication and fees collected pursuant to the Quimby Act may be used for acquisition, improvement, and expansion of park, playground, and recreational facilities or the development of public school grounds.

California Green Building Code

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC is adopted every three years by the Building Standards Commission (BSC). The CALGreen 2019 standards,



which are the current standards, improved upon the 2016 CALGreen standards, and went into effect on January 1, 2020. The mandatory standards require the following:

- Mandatory reduction in indoor water use through compliance with specified flow rates for plumbing fixtures and fittings;
- Mandatory reduction in outdoor water use through compliance with a local water efficient landscaping ordinance or the California Department of Water Resources' Model Water Efficient Landscape Ordinance;
- 65 percent of construction and demolition waste must be diverted from landfills;
- Mandatory inspections of energy systems to ensure optimal working efficiency;
- Inclusion of EV charging stations or designated spaces capable of supporting future charging stations; and
- Low-pollutant-emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring, and particle boards.

The CALGreen standards also include voluntary efficiency measures that are provided at two tiers and implemented at the discretion of local agencies and applicants. CALGreen's Tier 1 standards call for a 15 percent improvement in energy requirements, stricter water conservation, 65 percent diversion of construction and demolition waste, 10 percent recycled content in building materials, 20 percent permeable paving, 20 percent cement reduction, and cool/solar-reflective roofs. CALGreen's more rigorous Tier 2 standards call for a 30 percent improvement in energy requirements, stricter water conservation, 80 percent diversion of construction and demolition waste, 15 percent recycled content in building materials, 30 percent permeable paving, 25 percent cement reduction, and cool/solar-reflective roofs. Placer County does not require compliance with Tier 1 or Tier 2 CALGreen standards at this time.

Assembly Bill 1327

Assembly Bill (AB) 1327, the Solid Waste Reuse and Recycling Access Act of 1991 requires jurisdictions to adopt ordinances requiring development projects to provide adequate storage area for collection and removal of recyclable materials. Placer County adopted such an ordinance (Municipal Code Section 8.16.080).

Assembly Bill 1881

AB 1881, the Water Conservation in Landscaping Act of 2006 required the Department of Water Resources (DWR) to update the Model Efficient Landscape Ordinance. Furthermore, AB 1881 required local agencies to adopt the updated model ordinance or an equivalent ordinance by January 1, 2010. If local jurisdictions failed to adopt the updated model ordinance or an equivalent by January 1, 2010, the DWR's updated model ordinance would automatically be adopted by statute. Placer County adopted its Water Efficient Landscape Ordinance (WELO) in October 2017.

Senate Bill 1016

Enacted in 2007, SB 1016 amended portions of the California Integrated Waste Management Act, allowing the California Integrated Waste Management Board (CIWMB) to use per capita disposal as an indicator in evaluating compliance with the requirements of AB 939. Jurisdictions track and report their per capita disposal rates to CalRecycle.

Senate Bill 1383

SB 1383 (2016) directed the California Air Resources Board (CARB) to approve and start implementing a Short-Lived Climate Pollutant (SLCP) strategy to reduce statewide emissions of SLCPs in 2018. Since methane is a SLCP produced from the decomposition of organic waste in landfills, the bill established targets to achieve a statewide 50-percent reduction in the 2014 organic waste disposal level by 2022 and to achieve a 75-percent reduction in the 2014 organic waste disposal level by 2025. Further, where a local jurisdiction has not adopted a more stringent construction and demolition (C&D) ordinance, California Building Standards Code (Title 24) requires construction activities to implement Sections 4.408 and 5.408 of the CALGreen Code.

The WPWMA MRF accepts mixed and separated construction debris for recycling. Contractors may also separate and self-haul debris to a recycler of their choice. Verification of diversion is required as part of the building permit process. Recology, under contract with the County, provides debris box collection services to aid in the separation of recyclable debris. Current C&D diversion rates are found at: https://wpwma.ca.gov/#.

Senate Bill 610 and Senate Bill 221

In 2001, the California Legislature enacted two pieces of legislation relevant to environmental review focused on the water consumption associated with large development projects. SB 610 (Chapter 643, Statutes of 2001; Section 21151.9 of the Public Resources Code (PRC) and Section 10910 et seq. of the Water Code) requires the preparation of WSAs for large developments. Government Code section 66473.7(a)(1) requires an affirmative written verification of sufficient water supply. SB 221 is designed as a "fail-safe" mechanism to ensure that collaboration on finding the needed water supplies to serve a new large subdivision occurs early in the planning process.

As stated in CEQA Guidelines Section 15155, which reflects SB 610 requirements, any residential development exceeding 500 dwelling units is considered a "water-demand project" and is required to prepare a WSA. The proposed project includes 597 dwelling units. Thus, a WSA was prepared for the proposed project.

Urban Water Management Planning Act

In 1983, the California Legislature enacted the Urban Water Management Planning Act (Water Code Sections 10610 – 10656). The Act requires that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually shall prepare and adopt an UWMP within a year of becoming an urban water supplier and update the plan at least once every five years. The Act specifies the content that is to be included in an UWMP, and states that urban water suppliers should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple-dry years. The Act also states that the management of urban water demands and the efficient use of water shall be actively pursued to protect both the people of the State and their water resources. The Sacramento Main District of CAL-AM prepared and adopted an UWMP in 2020.[30]

California Integrated Waste Management Act – Assembly Bill 939

AB 939, the California Integrated Waste Management Act of 1989, contains requirements to minimize solid waste disposal in California landfills, prioritizing source reduction, recycling,

[30] California American Water Company, Sacramento Main District. *2020 Urban Water Management Plan*. June 2021.

composting and environmentally safe transformation and land disposal. According to AB 939, all cities and counties are required to divert 25 percent of all solid waste from landfill facilities by January 1, 1995, and 50 percent by January 1, 2000. AB 939 requires that counties prepare Integrated Waste Management Plans to implement these landfill diversion goals and prepare and adopt Source Reduction and Recycling Elements (SRRE). The SSRE must establish a program for managing and reducing waste generated in the jurisdiction to meet the 50 percent waste diversion mandate. Cities and counties that do not meet this mandate are subject to $10,000-per-day fines.

Local Regulations

The following are applicable local regulations related to the proposed project.

Placer County General Plan

The relevant goals and policies from the Placer County General Plan related to public services and utilities are presented below.

General Public Facilities and Services

Goal 4.A To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

Policy 4.A.1 Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

Policy 4.A.2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.
c. The facilities improvements are designed and built to the current standards of the agency providing service.

Policy 4.A.3 The County shall require that new urban development is planned and developed according to urban facility standards.

Public Facilities and Services Funding

Goal 4.B To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policy 4.B.1 The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; 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.

Policy 4.B.2 The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; 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.

Policy 4.B.3 The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; 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. This includes working with the cities to require new development within city limits to mitigate impacts on Countywide facilities and services.

Policy 4.B.6 The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.

Water Supply and Delivery

Goal 4.C To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

Policy 4.C.1 The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.

Policy 4.C.2 The County shall approve new development based on the following guidelines for water supply:

a. Urban and suburban development should rely on public water systems using surface supply.
b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

Policy 4.C.6 The County shall promote efficient water use and reduced water demand by:

a. Requiring water-conserving design and equipment in new construction;
b. Encouraging water-conserving landscaping and other conservation measures;
c. Encouraging retrofitting existing development with water-conserving devices; and,
d. Encouraging water-conserving agricultural irrigation practices.

Sewage Conveyance and Treatment

Goal 4.D The County shall require wastewater conveyance and treatment facilities that are sufficient to serve the Placer County General Plan proposed density of residential, commercial, and public/institutional uses in a way which protects the public and environment from adverse water quality or health impacts.

Policy 4.D.2 The County shall require developments outside of an existing sewer service area and needing new connections to public conveyance and treatment facilities to be annexed into the sewer service area providing service.

Policy 4.D.4 The County shall require developments needing new connections to construct wastewater conveyance facilities which are sized and located to provide sewer service based on permitted densities and applicable sewer shed area. Wastewater conveyance systems shall be designed for gravity flow. Where gravity conveyance systems are not feasible, the agency providing service may approve pumping service where a site specific engineering analysis demonstrates the long-term cost effectiveness of pumped facilities.

Policy 4.D.5 The County shall require developments needing new connections to pay their fair share of the cost for future public wastewater facilities which support development based on the Placer County General Plan. The fair share will be based on the demand for these facilities attributable to the new development.

Policy 4.D.6 The County shall promote efficient water use and reduced wastewater system demand by:

a. Requiring water-conserving design and equipment in new construction as required in California law (AB 1881);
b. Encouraging retrofitting with water-conserving devices; and
c. Designing wastewater systems to minimize inflow and infiltration.

Policy 4.D.9 The County shall promote functional consolidation of wastewater facilities.

Policy 4.D.10 The County shall require all public wastewater facilities to be designed and built to the current standards of the agency providing service.

Solid Waste Disposal and Recycling

Goal 4.G To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

Policy 4.G.1 The County shall require all new urban/suburban development, excluding rural development, to include provisions for solid waste collection.

Policy 4.G.2 The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.

Policy 4.G.6 The County shall ensure that landfills and transfer stations are buffered from incompatible development.

Policy 4.G.7 The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.

Policy 4.G.12. The County shall ensure that solid waste collection service is available to all residential, commercial, and industrial areas within the current boundaries of the Franchise Areas.



Law Enforcement Services

Goal 4.H To provide adequate law enforcement services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County.

Policy 4.H.1 Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):

a. 1:1,000 for unincorporated areas
b. 1:7 for jail population
c. 1:16,000 total county population for court and civil officers

Policy 4.H.2 The County Sheriff shall strive to maintain the following average response times for emergency calls for service:

a. 6 minutes in urban areas
b. 8 minutes in suburban areas
c. 15 minutes in rural areas
d. 20 minutes in remote areas

Policy 4.H.4 The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.

Fire Protection Services

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.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.

Public Parks and Recreation

Goal 5.A To develop and maintain a system of conveniently located, properly-designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.

Policy 5.A.1 The County shall strive to achieve and maintain a standard of 10 acres of improved parkland per 1,000 population. The standard shall be comprised of the following:

- 5 acres of improved active parkland per 1,000 population
- 5 acres of passive recreation area or open space per 1,000 population

Policy 5.A.3 The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 (see Table 15-5) should be used as a guide to the type of the facilities to be developed in achieving these standards.

Policy 5.A.4 The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.

- Floodways
- Protected riparian corridors and stream environment zones
- Protected wildlife corridors
- Greenways with the potential for trail development
- Open water (e.g., ponds, lakes, and reservoirs)
- Protected woodland areas
- Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species)

Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private

property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.

Table 15-5
Park Classification System

Park Type	Use Description	Desirable Site Characteristics
Mini-Park (2 acres or less)	Specialized facilities that serve a concentrated or limited population or specific group, such as children or senior citizens.	Within neighborhoods and close to high-density housing or housing for the elderly.
Neighborhood Park (2 to 15 acres)	Area for intense recreational activities, such as field games, court games, playground apparatus, skating, picnicking.	Easily-accessible to neighborhood population (geographically centered with safe walking and bike access).
Community Park (15 or more acres)	Area of diverse environmental quality. May include areas suited for intense recreational activities. May be an area of natural quality for outdoor recreation, such as walking, viewing, and picnicking. May be any combination of the above, depending on site suitability and community need.	May include natural features, such as water bodies. Easily-accessible to neighborhood served.
Linear Park	Area developed for one or more modes of travel, such as hiking, biking, horseback riding, or crosscountry skiing.	Built or natural corridors, such as utility rights-of-way, that link other elements of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas.
Special Use	Areas for specialized or single-purpose recreational activities such as golf courses, nature centers, marinas, arenas, outdoor theaters, downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archaeological significance. Also boulevards and parkways.	
Conservancy Areas	Protection and management of the natural/cultural environment with recreation use as a secondary objective.	Variable, depending on the resource being protected.

Policy 5.A.5 The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act and the Mitigation Fee Act) to ensure funding for the

acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

Dry Creek-West Placer Community Plan

The relevant goals and policies from the DCWPCP related to public services and utilities are presented below.

Community Development: Population and Housing

Goal 1 Provide sound and adequate housing to all residents at desirable locations including consideration of transportation facilities, school facilities and proximity to major employment centers.

Policy 3 Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.

Community Development: Land Use

Policy 4 To subject new developments with potential for adverse fiscal and other impacts on the delivery of essential public services to an "impact analysis" so as to avoid unreasonable financial burdens on the community and other affected local governmental agencies to ensure the continued availability of essential public services.

Policy 8 Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.

Policy 43 To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.

Policy 44 The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.

Design Element: Community Design

Goal 6 It is a goal to create residential development which allows the following elements: human interaction, bicycle and pedestrian circulation, an appropriate relationship to the existing development in the area, and the creation of a neighborhood identity and//or focus (i.e. parks, schools, natural open space areas, creek site of historical or archaeological significance, etc.

Goal 8 A major goal of the plan is to utilize and improve the Dry Creek environs as a focal point of existing and new neighborhoods to be created in the area through the placement of park facilities, roadway, trails, interpretive areas, visibility, etc.

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.

Policy 18 Utility lines shall be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors.

Environmental Resources Management: Open Space

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, non-vehicular community trail system which links school facilities, parks and recreation, community

Policy 11 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 and in many cases required as lands are developed and built.

Public Services: General Public Service

Goal 1 Public service and facilities must be available to serve the needs created by the present and future development which occurs in the plan area.

Goal 2 Maintain the most feasible and acceptable balance between adequate public services, costs of providing those services and projected demand.

Goal 3 Prevent the commitment of land use through premature public service facility construction.

Goal 4 Make urban services available only to those lands which, under the Land Use plan, will need them.

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.

Policy 1	Coordination of city, county, and district public works planning and land use planning are essential. A major problem is to design major water, sewer and road extensions, intended to serve urban areas, in such a way that they do not also serve intervening non-urban areas, and thereby encourage their urbanization.
Policy 3	Discourage over-development of facilities, services, and systems in advance of demand to ensure that no inequitable financial burden is imposed and to prevent the commitment of land use through premature public facility construction.
Policy 4	Ensure that adequate services will be available for proposed development before granting approvals.
Policy 5	The County or other public entity should be responsible to operate sewer, water and major drainage services, not a developer or private landholder.
Policy 6	Ensure, through cost-benefit studies, that new development does not place undue burdens upon existing public services.
Policy 7	Consider mitigation measures from new development to reduce impacts on local services, i.e., schools, parks, etc.

Public Services: Sewage Disposal

Goal	To provide sewage disposal facilities which will serve the Dry Creek-West Placer Area's proposed density of residential, commercial, industrial, and public uses in a way which protects the public from adverse water quality or health impacts.
Policy 1	Require all new commercial, industrial, institutional, and residential subdivisions to install and connect to a public sewer system.

Parks and Recreation: General Goals and Policies

Goal 1	To provide a variety of park and recreation facilities adequate to meet the needs of present and future residents of the Dry Creek Area.
Policy 1	To provide future park facilities in accordance with park standards and location guidelines as set forth in this plan.
Policy 5	To encourage private recreation facilities within residential developments (as required in planned unit developments) to off-set the demand for public facilities.
Policy 6	To require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding

	for the acquisition and development of public recreation facilities.
Policy 9	To encourage compatible recreational use of riparian areas along streams and creeks in the same area where feasible.
Policy 12	To require the development of a regional trail system which provides an alternative mode of transportation. This trail system should be designed to provide access to separated trails without requiring the trail to be done by automobile or by pedestrians traveling adjacent to motor vehicles which may be traveling at speeds in excess of 25 m.p.h.

Dry Creek Greenway Regional Vision Plan

In 2011, the Placer County Board of Supervisors adopted The Dry Creek Greenway Regional Vision (Vision Plan), a proposed regional open space greenway and park system that protects the natural waterways, riparian corridors, natural and cultural resources and sensitive habitat lands. The Vision Plan area consists of Dry Creek and its major tributaries including Miners Ravine, Secret Ravine, Strap Ravine, Antelope Creek, Cirby Creek, Clover Valley Creek, and Linda Creek. The Vision Plan includes a coordinated multi-jurisdiction management strategy to address hiking, biking, equestrian trails and public access, habitat preservation, flood control, and water quality. The concept of the Vision Plan is for a connected open space system linking the Dry Creek Parkway with Folsom Lake State Recreation Area and the uplands of the watershed. The Vision Plan consists of the following objectives:

- Preserve and enhance riparian and aquatic habitats;
- Conserve and protect significant historic, cultural and scenic resources;
- Connect the Dry Creek Parkway to the Folsom Lake State Recreation Area;
- Provide for the management of Greenway resources;
- Provide active and passive recreation opportunities;
- Preserve floodwater conveyance capacity and reduce property damage due to flooding;
- Work with existing plans and policies;
- Secure funding to sustain and complete the Greenway;
- Function as a local and regional asset; and
- Facilitate land use planning and management within the Greenway.

Placer County Code

Sections from the Placer County Code related to fire protection services and park and recreational facilities are discussed below.

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.

Parks and Recreational Facilities Fees

Article 15.34, Parks and Recreational Facilities Fees, of the Placer County Code requires payment of parks and recreational facility fees to implement the goals and objectives of the Placer County General Plan and mitigate impacts caused by new developments. The purpose of the park and recreation facilities impact fee is 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.

Section 16.08.100 of the Placer County Code requires that as a condition of approval for a final subdivision or parcel map, a portion of such land must be dedicated for park or recreational purposes, a fee paid in lieu thereof, or a combination of both. The portion to be dedicated must be sufficient to provide five acres of parkland per 1,000 residents of the subdivision. In addition, while not included in the Placer County Code, General Plan Policy 5.A.1 sets a standard of five acres of passive recreation area or open space per 1,000 residents.

Placer County Water Efficient Landscape Ordinance

The Placer County Landscape Design Guidelines incorporate the County's WELO. The County's WELO established water efficiency requirements for developments throughout the County based on the number of landscaped areas included in proposed development projects, and whether the project involves new development or renovation type activities. Water use efficiency in the WELO is to be achieved through the use of drought tolerant plantings, and proper landscaping, as well as specific requirements for irrigation systems. The specific requirements for water use efficiency in landscaping would be confirmed during design reviews for proposed projects. Specifically, the WELO requires applications to include Landscape Packages, which would present water budgets, soil management reports, grading plans, landscape design plans, irrigation plans and other information related to the overall design of landscaping within projects.

15.4 IMPACTS AND MITIGATION MEASURES

The section below describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to public services and utilities. 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 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 any of the public services:
    - Fire protection;
    - Police protection;
    - Schools;
    - Parks;
    - Other public facilities;
    - Maintenance of public facilities, including roads;

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated;
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment;
- Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years;
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- 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; or
- Comply with federal, State, and local management and reduction statutes and regulations related to solid waste.

Impacts related to storm drainage facilities are addressed in Chapter 12, Hydrology and Water Quality, of this EIR.

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 government facilities, relevant public services and utilities planning documents were reviewed, including, but not limited to, the Placer County General Plan, the Placer County General Plan EIR, the DCWPCP, the Placer County LAFCo Municipal Service Review for Fire and Emergency Services, the California American Water Company's Sacramento Main District 2020 UWMP, and direct communication with service providers. In addition, a WSA (see Appendix L), and a Sewer Master Plan (see Appendix M) were prepared to assess project-specific impacts related to the proposed water supply and sewer services that would be provided to the project. The methods of analysis used in the WSA and Sewer Master Plan are described in further detail below.

Water Supply Assessment

The purpose of the WSA prepared for the proposed project was to assess the water supply availability for the project. The project area's buildout water demand in the CAL-AM 2020 UWMP is based on existing land use designations. However, the proposed project includes a General Plan Amendment to change the land use designations on the project site. Therefore, the WSA was prepared to compare the proposed project's anticipated water demand to the water demand for the project area that was presented in the CAL-AM 2020 UWMP.

Assumptions used for projecting new development demands in the West Placer service area were provided by CAL-AM. The demands were based on a combination of historical West Placer demands, Placer County development plans, California use goals, census data, and various development guides from other water providers. Per CAL-AM's assumptions, residential indoor water use was expected to meet the State goal of 50 gallons per person per day. The parks and landscaping water demand estimate was based on the following assumptions:

- Approximately 33 acres of land transferred to the Placer County Conservation Program will remain as unirrigated open space;
- Approximately 75 percent of the parks proposed on-site would be irrigated. The remaining 25 percent would remain unirrigated; and
- The remaining landscaped areas of the proposed project would be irrigated.

For the WSA analysis, water demand for residential lots was calculated by multiplying the estimated number of units by an assumed water use per unit value. For commercial, industrial, and open space areas, the total land use acreage was multiplied by an assumed water use per acreage value. Estimated water demands for accessory dwelling units (ADUs) were assumed to be the same as high-density residential land use. Peaking factors from CAL-AMs 2019 Comprehensive Planning Study were applied to average day demand to estimate maximum day demand and peak hour demand.

The estimated water demand for buildout of the project site using the existing land use designations is summarized in Table 15-6. Using the proposed land use designations, water demands for the proposed development are summarized in Table 15-7.

Peaking factors from CAL-AM's 2019 Comprehensive Planning Study were applied to average day demand to estimate maximum day demand and peak hour demand. It should be noted that projected demands do not include fire flow requirements. Fire flows are not considered a component of either use or supply and as such, were not addressed within the WSA.

Sewer Master Plan

The Sewer Master Plan prepared for the proposed project evaluated the ability of the existing wastewater conveyance infrastructure in the project vicinity, as well as the proposed lift station and associated sewer pipeline alignments, to accommodate the wastewater generated by operations of the proposed project, as well as that generated by other properties within the overall sewer shed area.

Pipe sizes required to serve the service area were determined using the requirements of the Placer County Land Development Manual, and Manning's Equation, as well as a Manning's Roughness Coefficient of 0.013, were used to calculate the capacity of typical pipe diameters flowing at 70 percent full. The Sewer Master Plan used a demand factor of 190 gallons per day per equivalent dwelling unit (gpd/EDU) with a safety factor of 2.0 and corresponding peaking factors, consistent with the demand factors used in the South Placer Regional Wastewater 2020 Systems Evaluation.

The report included an analysis of the proposed sewer collection system, lift station, and force main outfall options to provide sewer service to the 597 proposed on-site equivalent dwelling units (EDUs), as well as an analysis of the systems capability to provide expanded sewer service to the additional properties within the sewer shed boundary surrounding the project site. Existing and projected off-site development included within the analysis consisted of 1,987 additional EDUs within the system service area. Therefore, the overall sewer shed analyzed within the Sewer Master Plan consisted of 2,584 on- and off-site EDUs. It should be noted that during the preparation of the Sewer Master Plan, King Engineering determined that the 60 potential ADUs that could be developed on-site could be accommodated within the pipe sizes required to serve the service area. Thus, the additional units, if included, would not alter the conclusions of the Sewer Master Plan prepared for the project by King Engineering.

Table 15-6
Existing Buildout Water Demand for Project Site

Land Use	Units[1]	Acres	Water Use per Unit (gpd)	Water Use per Acre (gpd)	Average Day Demand (gpd)	Maximum Day Demand (gpd)	Peak Hour Demand (gpd)	Average Annual Demand (MG)	Average Annual Demand (AF)
High Density Residential	115	14.4	155.4	-	17,871	41,282	61,923	7	20
Low Density Residential	76	47.8	375.2	-	28,515	65,870	98,805	10	32
Commercial	-	17.3	-	3,000	51,900	119,889	179,834	19	58
Industrial	-	50.3	-	3,000	150,900	348,579	522,869	55	169
Total	**191**	**129.8**			**249,186**	**575,620**	**863,430**	**91**	**279**

[1] Units are based on the dwelling units per acreage stated in the Dry Creek – West Placer Community Plan. Total number of units was calculated assuming a 20 percent reduction in potential dwelling units due to roads, public areas, and undevelopable areas.

Source: Murraysmith, 2022.

Table 15-7
Creekview Ranch Proposed Water Demands

Land Use	Units	Acres	Water Use per Unit (gpd)	Water Use per Acre (gpd)	Average Day Demand (gpd)	Maximum Day Demand (gpd)	Peak Hour Demand (gpd)	Average Annual Demand (MG)	Average Annual Demand (AFY)
Medium Density Residential	597	112.8	293	-	174,682	403,516	605,274	64	196
Accessory Dwelling Unit	62	-	0.4	-	9,635	33,385	33,385	4	11
Industrial	-	0.4	-	3,000	1,200	2,772	4,158	<1	1
Parks and Landscaping	-	37.8	-	3,000	113,475	262,127	393,191	41	127
Total	**659**	**153**			**304,917**	**704,358**	**1,056,537**	**109**	**335**

Source: Murraysmith, 2022.

During the preparation of this environmental document an application was filed for the approval of a residential development on the adjacent Setzer Parcel which proposes to utilize an existing lift station at the Creekview Middle School, rather than the lift station to be located on the Schellhous parcel. Consequently, this EIR evaluates a creek crossing that will not be required, and deeper gravity lines and lift station wet well than will actually be constructed as part of the project. The potential impacts of this modified approach will be evaluated in the EIR for the Setzer project, and a revised sewer master plan will be prepared by that project. Any changes to the Creekview Sewer Master Plan will be done as part of the preparation of improvement plans. The new lift station that would be developed as part of the proposed project would serve only the sewer shed area south of Dry Creek.

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.

15-1 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*.

The proposed project would include annexation into the Dry Creek Zone of Benefit (CSA 28, Zone 165) for provision of fire protection services to the site. Given that fire protection and emergency medical services within Zone 165 are the responsibility of Placer County, the requested annexation would be subject to approval by the County Board of Supervisors.

Fire protection services for the project site would be provided by PCFD by way of Station 100, located at 8350 Cook Riolo Road. Station 100 is located approximately 1.5 miles from the project site. Pursuant to Policy 4.4.2, the County maintains an average response time goal of six minutes for suburban areas. Although implementation of the proposed project would increase the number of structures protected by the PCFD, the County, in conjunction with the County's contract fire services provider, CAL FIRE, has confirmed that a new station or alteration of the existing station would not be necessary in order to adequately serve the proposed project.[31]

As previously mentioned, CAL FIRE is responsible for providing emergency services in Placer County and has stated their ability to serve not only the proposed project, but future planned growth in the Dry Creek area, and still maintain compliance with established safety response times. As is currently the case, incidents will occur where the City of Roseville (Roseville) Fire Department is called upon to provide mutual aid at or near the project area to send the closest available unit to an emergency incident, regardless of jurisdictional boundaries. In that spirit of cooperation to provide the fastest and highest

[31] Personal communication [email] with Michele Kingsbury, Principal Management Analyst, Placer County Community Development Resource Agency and Brian Estes, Fire Chief, CAL FIRE/Placer County Fire Department. January 29, 2022.

level of service to the surrounding area, Roseville Fire Department has signed onto a Closest Resource Agreement (CRA) with PCFD and other surrounding fire departments to provide mutual aid between all participating fire departments. As outlined in the CRA, Roseville, can adjust the amount of reciprocal coverage by setting draw-down levels, or withdraw from the CRA entirely. Timing and triggers for public service improvements occur when impacts associated with additional development exceeds established safety standards, which is not the case for the proposed project. As residential units are constructed and fire impact fees are collected, projects are required to pay their fair share towards existing and planned fire protection improvements, which will address the project's impacts to fire services for all safety providers and increase the County's ability to serve unincorporated areas, in addition to continuing to provide reciprocal aid to the City of Roseville and surrounding local governments.

PCFD collects a Fire Facilities 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 $0.84 per square foot of residential development. Final improvement plans for the proposed project would be subject to review by the PCFD as part of the County's approval process in order to ensure compliance with fire and safety standards.

Although implementation of the proposed project would increase the amount of building space within the project site, all structures included in the proposed project would be constructed consistent with the CBC and CFC. In compliance with the CBC (specifically Section 903.2.1.3, Group A-3), the design of the residences 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 from the project site.

As discussed above, the proposed project would include a General Plan/DCWPCP Amendment to remove the future fire station site as originally identified in the DCWPCP to be located on the Placer Greens parcel. However, the proposed fire station site is intended to designate a general area rather than a specific parcel of land.[32] According to the DCWPCP, the planned fire station sites within the DCWPCP area were based on the land use designations included in the 1990 DCWPCP Land Use Map and were originally intended to serve new development occurring in the region. In addition, given the proximity of the project site to Station 100, the response time to the project site would be within the achievable response time goal.[33] As such, response times for the proposed project would be consistent with General Plan Policy 4.4.2, and the proposed project would not require the provision of new or physically altered fire service facilities.

Nonetheless, the proposed project would be conditioned to include the following, which would ensure the existing facilitates have adequate equipment to serve the proposed project:

[32] Placer County. *Dry Creek-West Placer Community Plan* [pg. 78]. Amended May 12, 2009.
[33] Personal communication [email] with Michele Kingsbury, Principal Management Analyst, Placer County Community Development Resource Agency and Brian Estes, Fire Chief, CAL FIRE/Placer County Fire Department. January 29, 2022.

- The project applicant shall be required to establish a specific benefit assessment district or other funding mechanism such as a Community Facilities District to assure adequate funding for the ongoing maintenance and operation of fire protection and related services, with funding responsibilities imposed on residential properties, including the costs for services required to satisfy Placer County Fire Department staffing requirements for Advanced Life Support Service levels. The funding mechanism shall be subject to the prior review and approval of Placer County and shall be approved by the affected landowners prior to recordation of the first final subdivision map. The funding mechanism shall be maintained until such time as the County determines that property tax revenues are adequate to maintain the required staffing.
- The developer shall fully fund and equip fire station to Advanced Life Support level that includes advanced assessment and lifesaving interventions (i.e., critical procedures during cardiac emergencies, EKG interpretation, intravenous fluid replacement, administration of life saving medications and narcotics, as well as advanced lifesaving procedures during trauma emergencies and pain management though narcotic administration). Developer shall pay Placer County $100,000 to support Advanced Life Support upgrades prior to recordation of the first final subdivision map. The amount shall escalate by the same index as the Placer County Fire Facilities Fee escalates.
- The developer shall pay the Placer County Fire Facilities Fee prior to issuance of a building permit, which is in effect at the time of building permit issuance, to support fire facilities needed to serve the development.

Given that the proposed project would not increase population such that PCFD would require new or altered facilities, 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. Therefore, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

15-2 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 law enforcement services. Based on the analysis below, the impact is *less than significant*.

The proposed project is located within the jurisdiction of and would be provided services by the PCSO. As described above, the proposed project would be primarily served by the South Placer Substation located in Loomis at the intersection of Horseshoe Bar Road and I-80, approximately 12 miles to the northeast of the project site. In addition, limited law enforcement services may be provided by the PCSO's community service station located west of the project site.

The threshold for this impact, as identified in Appendix G of the CEQA Guidelines, is related to whether the project would result in substantial adverse physical impacts associated with the provision of new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios or performance objectives.

The PCSO has indicated that new or physically altered law enforcement facilities would not be needed to adequately serve the proposed project. However, the PCSO estimates the need for two additional Deputy Sheriff Full-Time-Equivalent employees due to the development of the proposed project.[34] As such, in order to generate funding for incremental expansion to the PCSO, the project would be required to annex into the CSA Zone of Benefit prior to recordation of the Final Map, which would require the payment of fees. The project could also create or annex into a Community Facilities District to generate funding, or provide an alternative funding source, as approved by the County.

In addition, though response times are dependent upon the location of patrol officers at the time of the emergency call, on average, response times to the project site would be anticipated to be within the Placer County General Plan's eight-minute response time standard for suburban areas. 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.

Based on the above, a ***less-than-significant*** impact would occur related to the need for new, or improvements to existing, sheriff protection facilities, construction of which could cause significant environmental impacts.

Mitigation Measure(s)

None required.

15-3 Result in substantial adverse physical impacts associated with the provision of new or physically altered school services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or performance objectives. Based on the analysis below, the impact is *less than significant*.

As noted previously, the proposed project would develop 597 single-family lots within the DCJESD and RJUHSD school districts. While up to 60 ADUs could be developed on-site, the assumption was made that the ADUs would be primarily be occupied by single residents without school-aged children. Therefore, this discussion focuses on impacts associated with the 597 single-family residences. Based on the student generation rates provided by the DCJESD and the RJUHSD,[35] the proposed project is expected to generate 426 students in kindergarten through grade eight and 66 students in grades nine through 12 (see Table 15-8).

[34] Personal communication [email] with Michele Kingsbury, Principal Management Analyst, Placer County Community Development Resource Agency and Jerry Rodgers, Administrative Services Manager at the Placer County Sheriff's Office. January 24, 2022.

[35] Roseville Joint Union High School District. *Developer Fee Justification Study.* March 5, 2016

As shown in Table 15-8, the proposed project would increase the student population of Creekview Ranch School just over the available capacity of the school. However, according to the DCJESD Facilities Master Plan, if future capacity is needed at Creekview Ranch School, space is available for an additional classroom addition project.[36] In addition, according to the DCJESD, shifting attendance boundaries within the district may be prudent in order to accommodate students within development areas of the County. Oakmont High School, which would serve the project site, is currently under capacity. Furthermore, the RJUHSD recently opened West Park High School.

Table 15-8
Enrollment, Capacity, and Student Generation by School

School	Enrollment	Capacity	Student Generation Rate Per Unit	Students Generated by Project	Project Plus Existing Enrollment
Creekview Ranch School	611	1,031	0.713	426	1,037
Oakmont High School	1,400	1,800	0.110	66	1,466

Sources:
- ***Dry Creek Joint Elementary School District, School Facilities Master Plan, 2019.***
- ***Roseville Joint Union High School District, 2022.***

According to SB 50, payment of the necessary school impact fees for the project would be considered full and satisfactory CEQA mitigation. As discussed previously, 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.

Mitigation Measure(s)
None required.

15-4 Result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Based on the analysis below, the impact is *less than significant*.

[36] Dry Creek Joint Elementary School. *School Facilities Master Plan.* November 21, 2019.

As noted above, the project would include the construction of 597 single-family homes, and, based on an average of 2.54 persons per household used for the *Placer County Park and Recreation Facilities Fee Study* (Fee Study), would be anticipated to house approximately 1,517 new residents on the project site.[37] In the event that the 60 ADUs are also built on-site, an additional estimated 115 residents would reside on-site. Such residents could increase demand on existing parks and recreational facilities, potentially requiring provision of new facilities or expansion of existing facilities. As noted in Chapter 13 of this EIR, the U.S. Census Bureau identifies an average household size of 3.10 persons per household for the DCWPCP area.[38] However, the 2.54 persons per household figure is used in this analysis in order to maintain consistency with the Fee Study.

Both the Placer County General Plan and the DCWPCP require dedication of land and/or payment of fees in accordance with State law to ensure funding for the acquisition and development of public recreation facilities. Consistent with goals and policies in the Placer County General Plan and the DCWPCP, Section 16.08.100 of the Placer County Code requires dedication of land for park or recreational purposes, or a fee paid in lieu thereof, or a combination of both, as a condition of approval for final subdivision or parcel maps. The land areas required for dedication may be up to an amount equivalent to the land necessary to provide five acres of parkland per 1,000 residents of the proposed subdivision.

As part of the proposed project, a total of five private parks, ranging in size from 0.5-acre to 2.1 acres, and comprising a total of 7.7 acres, are proposed within the project site. All of the proposed project's parks would be located along the Dry Creek tributaries and open space corridor and would include open grassy areas, tot lots, and picnic/barbeque areas, among other recreational amenities. The parks would be connected by a proposed system of trails and/or sidewalks within each of the villages. The combined acreage of the parks and the trail system within the project site would comprise a total of approximately 9.4 acres. Additionally, approximately 33 acres of the Schellhous parcel, along Dry Creek, are anticipated to be received by the Placer County Conservation Program (PCCP) preserve system. The open space on the Schellhous parcel not received by the PCCP, as well as 14 acres on the Placer Greens parcel, would be preserved as open space within the project site and maintained by the HOA. Overall, a total of 79.7 acres of green space, including the proposed parks, landscape corridors, and open space areas would exist on-site following development of the proposed project.

Based on the County's requirement of five acres of parkland per 1,000 residents (Section 16.08.100 of the Placer County Code and General Plan Policy 5.A.1), the proposed project would be required to provide a minimum of approximately 7.59 acres of active recreation, including parks and trails (0.005 acres/resident X 1,517 estimated residents), and with the inclusion of 60 ADUs, would require 8.16 acres of active recreation. Thus, by providing 7.7 acres of park area, and 1.7 acres of trails (calculated using the width of each type of trail multiplied by its respective length), the proposed project would provide a total of 9.4 acres of active recreation, thus exceeding the park requirements and payment of an in-lieu fee would not be required. Given that the project would include development of enough parkland and trails to meet the demand created by future residents, the project

[37] Placer County. *Placer County Park and Recreation Facilities Fee Study*. September 2003.
[38] ESRI Business Analyst. *Comparison Reports, DCWPCP Area*. February 2019.

would not be anticipated to substantially increase demand on existing or future parks or recreational facilities in the surrounding area. Furthermore, pursuant to Article 15.34 of the Placer County Code, the project applicant would be required to pay a parks and recreational facility fee because the proposed parks would be private. The purpose of the park and recreation facilities impact fee is to provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County. Therefore, the proposed project would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated.

In addition to requiring a minimum of five acres of active parkland per 1,000 residents, General Plan Policy 5.A.1 sets a standard of five acres of passive recreation area or open space per 1,000 residents. Using the calculations noted above, a minimum of approximately 8.16 acres of passive recreation area or open space would be required for the proposed project. Because the project would include approximately 79.7 acres of green space consisting of 9.4 acres of parks and trails, and 70.3 acres of landscape corridors and open space areas, the project would comply with General Plan Policy 5.A.1 related to the provision of passive recreation area or open space.

Based on the above, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

15-5 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. Based on the analysis below, the impact is *less than significant*.

The following section describes the proposed project's potential adverse physical effects associated with maintenance and construction of County roads, library facilities, and other public facilities and services.

Roads

The proposed project would result in the construction of 597 new single-family residences, 60 ADUs, and associated infrastructure, including a private internal road network that would connect to the public roadway system (PFE Road and Antelope Road). In addition, the project would include off-site widening of PFE Road and Antelope Road in the project vicinity, as well as various other off-site roadway improvements such as the installation of the two signalized intersections along PFE Road. All roadway improvements included in the proposed project would be funded by the project applicant. In addition, the project applicant would be required by the County to pay a Traffic Impact Fee. The Traffic Impact Fee, along with other Development Impact Fees levied by the County, is intended to fund

and sustain necessary improvements resulting from new development, such as road widening, signalization of intersections, and bridge replacements.

While project-generated traffic could result in an incremental increase in maintenance of County roads in the project area, such an increase would be negligible. Currently, the County uses gasoline tax and federal and State funding for transportation infrastructure maintenance. Payment of Traffic Impact Fees by the applicant prior to the issuance of building permits for the proposed project, as well as payment of applicable taxes by future project residents, would minimize any adverse physical impacts associated with maintenance of existing County roads or construction of new County road facilities.

Libraries and Other Public Facilities and Services

Placer County maintains public facilities such as public libraries and community buildings, which could potentially be used by residents of the proposed project. In addition, the residents could potentially use public facilities in the nearby City of Roseville. However, given the size of the proposed development compared to the existing population of Placer County and the City of Roseville, any additional demand generated by the proposed project would be relatively minor, and is not likely to result in the need to alter existing facilities or construct new facilities. Furthermore, the project applicant 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.[39] A list of the specific facilities to be constructed is included in the County's Multi-Year Capital Plan.

Conclusion

Based on the above, 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. Thus, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

15-6 Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Based on the analysis below, and with the implementation of mitigation, the impact is *less than significant*.

[39] Placer County. *Development Impact Fee Report – Fiscal Year Ending June 30, 2021.* December 14, 2021.

The following sections describe the water, wastewater treatment, stormwater drainage, electric power, natural gas, and telecommunications facilities improvements that would be necessary to serve the proposed project.

Water Supply Infrastructure

Figure 15-4 through Figure 15-7 provide an overview of the proposed project utility improvements.

As shown in the aforementioned figures, the proposed project would connect to existing 36-inch and 24-inch water lines that run along Antelope Road and PFE Road, respectively. Both water lines would connect to the interior of the project site by way of a series of new eight-inch lines extending throughout the proposed on-site roadways.

The 36-inch and 24-inch water lines in Antelope Road and PFE Road, respectively, as well as the new eight-inch lines extending throughout the proposed on-site roadways, would be consistent with CAL-AM's minimum sizing requirements for public water lines. In addition, all water utility improvements would be required to comply with CAL-AM standards and specifications, as well as local and State codes. CAL-AM's Engineering and Operations staff would review the project and evaluate the adequacy of the proposed improvements.

CAL-AM has not identified any sizing deficiencies in the water supply infrastructure located upstream of the project site. Thus, the existing water supply infrastructure is sufficiently sized to accommodate the increased demand from the proposed project, and the project would not require the construction of new or expanded water conveyance infrastructure beyond the improvements noted above.

The proposed on-site water conveyance infrastructure would be designed to meet standard residential fire flow requirements. The water system throughout the site would include residential hook-ups and hydrant connections, and each unit connection would provide fire flows necessary for a residential fire sprinkler system in addition to the domestic water service. All necessary water conveyance infrastructure would be financed by the project applicant.

In order to ensure that maintenance and upgrades to water conveyance infrastructure are properly financed, CAL-AM charges customers for capacity based on the required meter size and additional components. The proposed project would be required to pay all relevant CAL-AM fees, which would help to ensure that CAL-AM would maintain sufficient capacity and infrastructure to serve the proposed project.[40]

In addition, the WSA prepared for the proposed project by Murraysmith indicated that CAL-AM is capable of providing service to the project, given compliance with all applicable rules and regulations, including payment of necessary fees. Further discussion of the analysis included in the WSA related to water supply is included in Impact 15-7, below.

[40] Placer County Water Agency and California American Water Company. *Agreement Between Placer County Water Agency and California American Water for Water Supply*. July 6, 2015.

Figure 15-4
Preliminary Grading, Drainage, and Utility Plan – Village 1

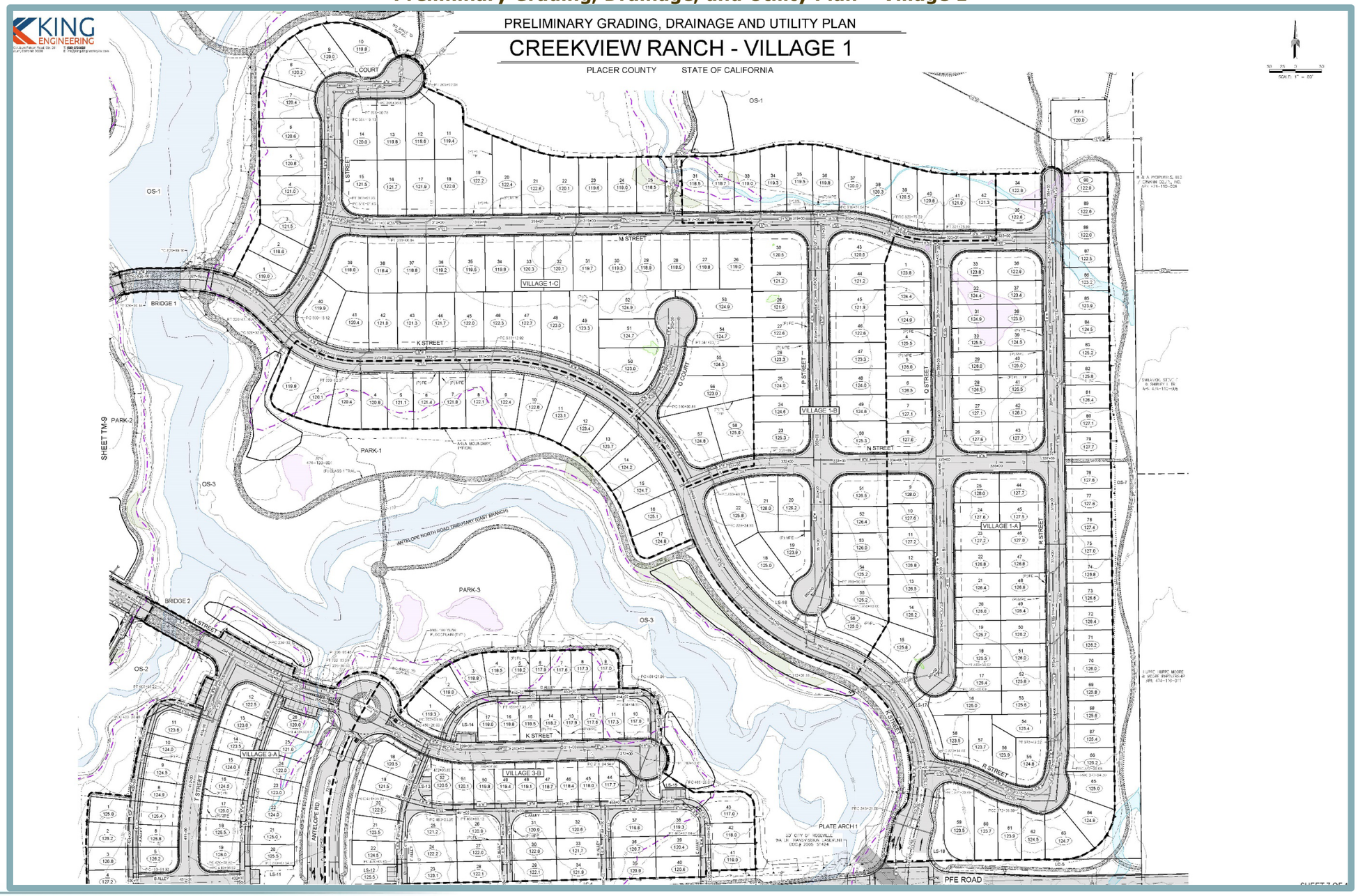


Figure 15-5
Preliminary Grading, Drainage, and Utility Plan – Village 2

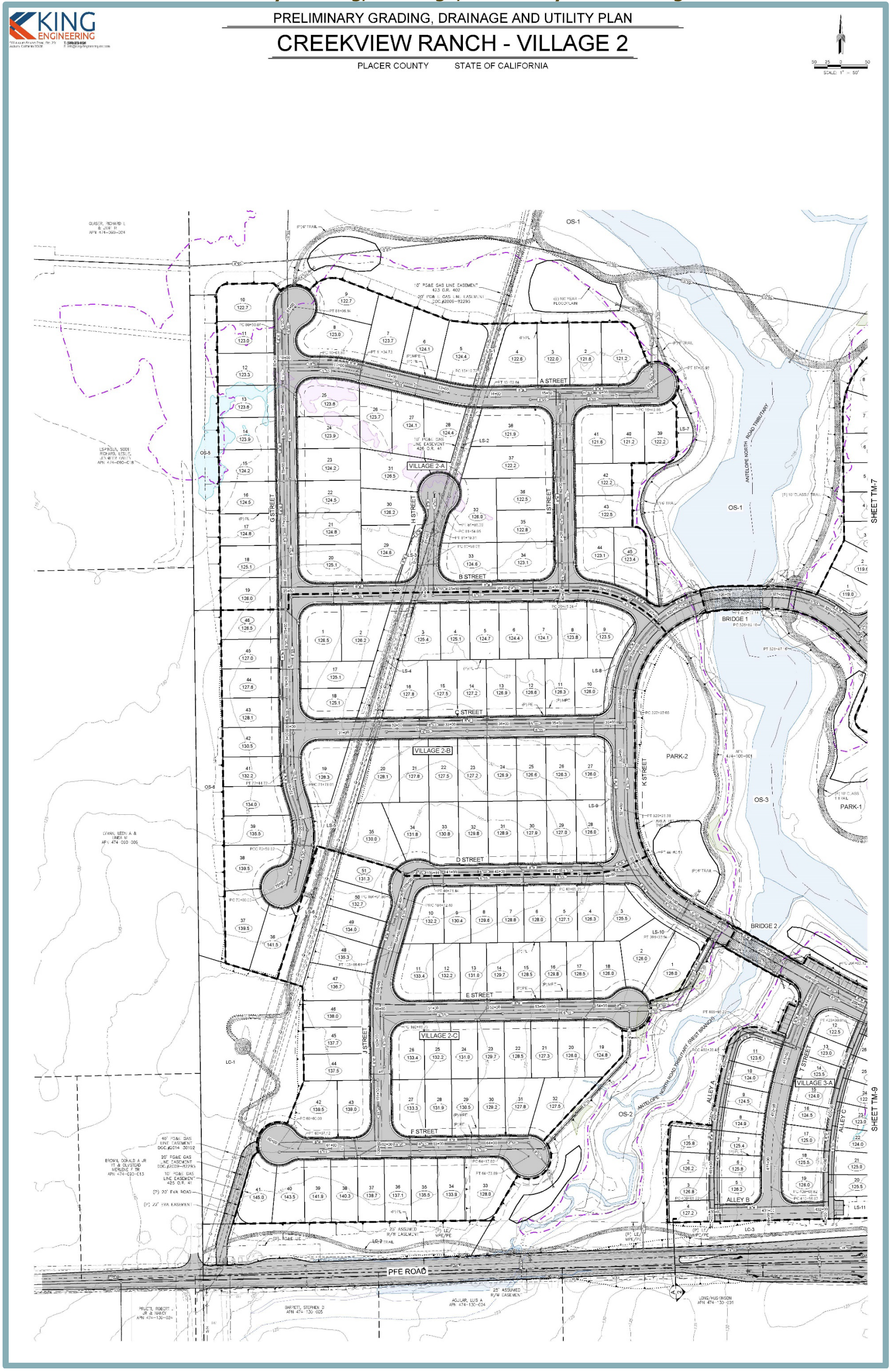


Figure 15-6
Preliminary Grading, Drainage, and Utility Plan – Village 3

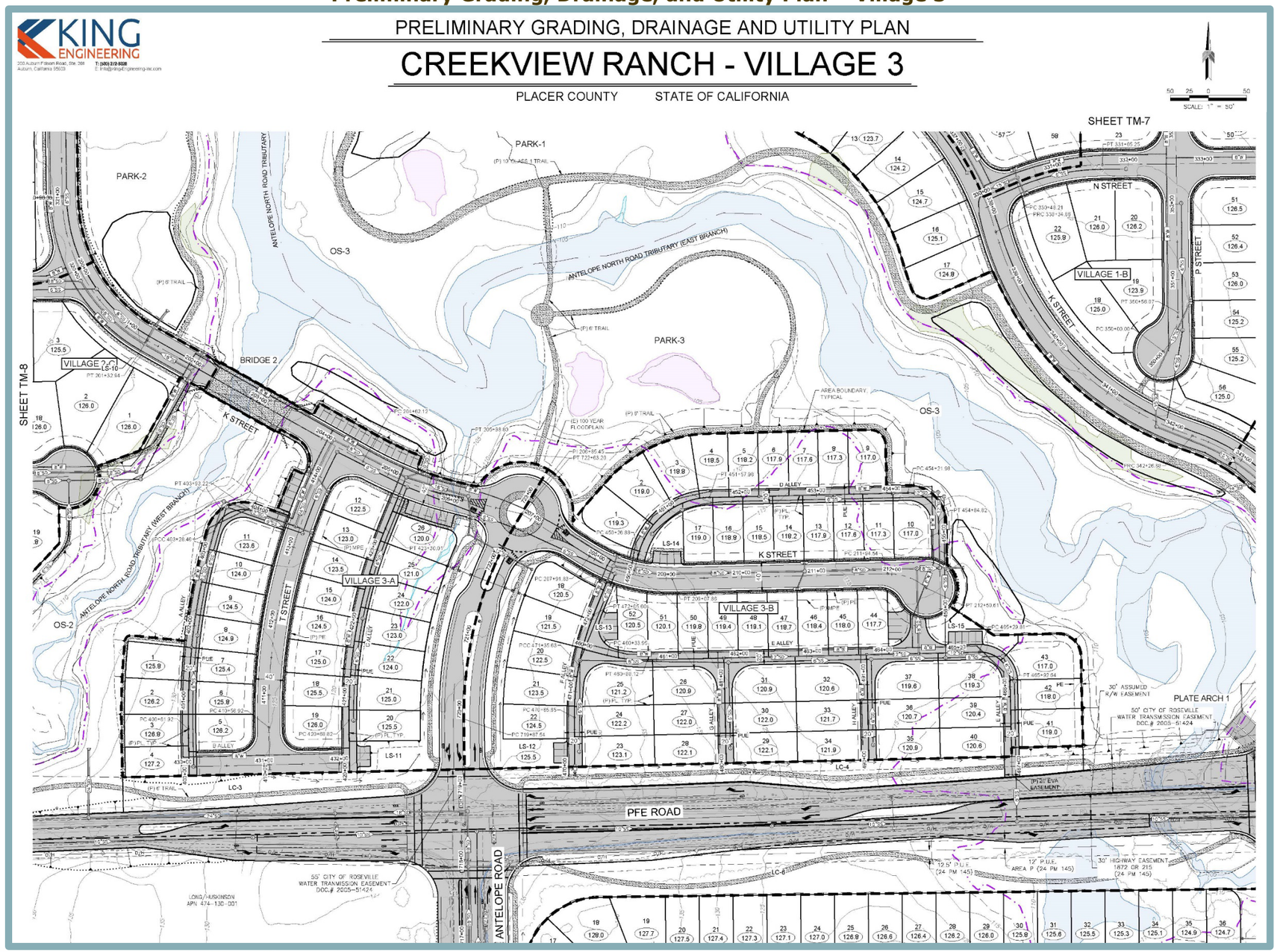
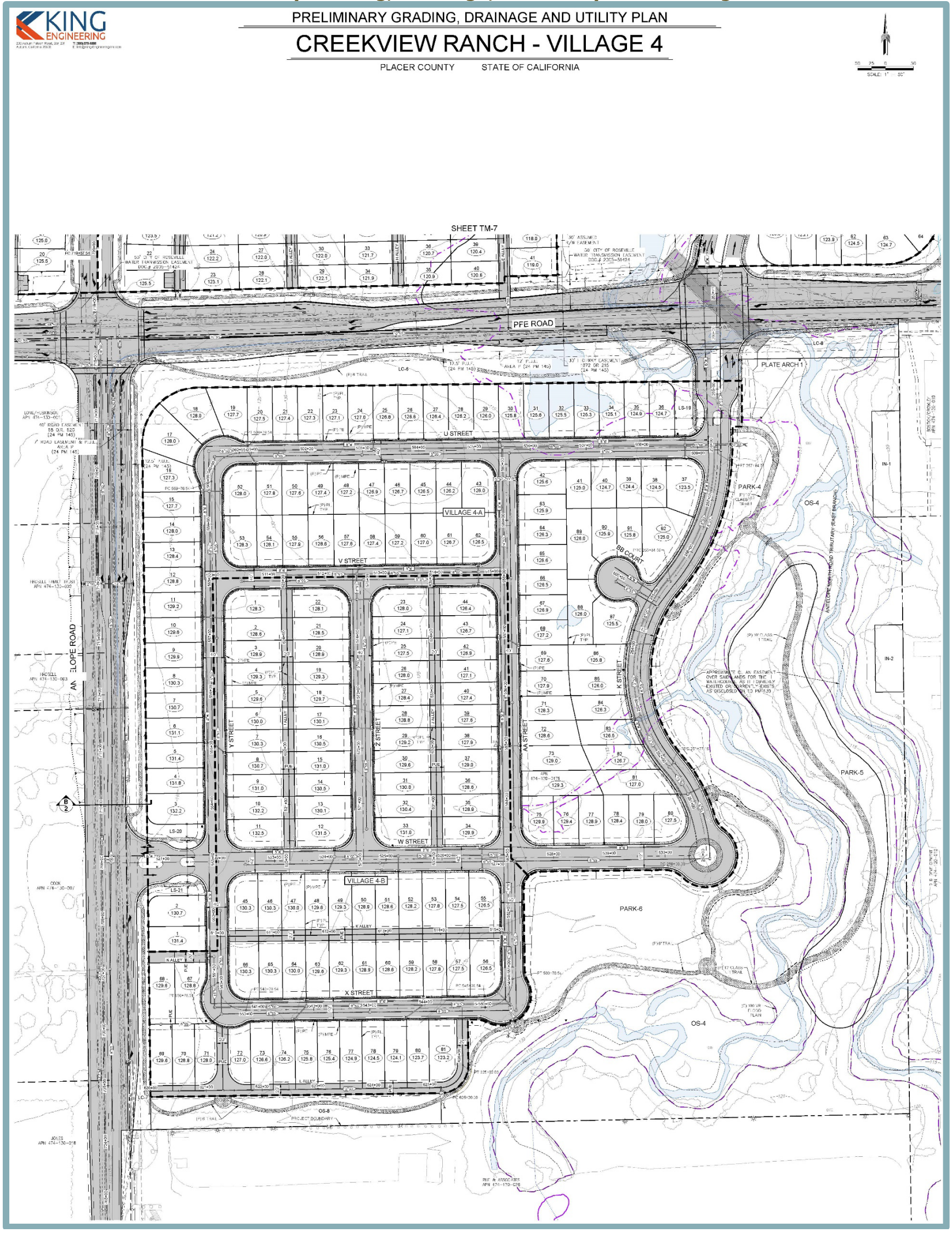


Figure 15-7
Preliminary Grading, Drainage, and Utility Plan – Village 4



Note: As shown in Figure 3-7 of the Project Description chapter, Park 5 and associated trail, shown on the above figure, has now been removed.

While the use of recycled water is encouraged, an adequate supply of recycled water is not currently available. And if it were, currently there is no retailer or service provider, nor is there any economically practical way to develop a storage facility on the property needed to pressurize a recycled water distribution system.

Wastewater Conveyance Infrastructure

The proposed project would include installation of an on-site gravity sewer collection system consisting of a series of six-inch sewer lines (see Figure 15-4 through Figure 15-7).

The sewer lines would be laid within the proposed internal roadways, with individual connections for each proposed lot. The on-site sewer lines would flow to a new lift station on-site. As part of the project, a new sewer lift station serving the local DCWPCP shed area would be implemented within the Schellhous parcel, with gravity lines from adjacent parcels connecting through the proposed project to the lift station. Three potential locations for the sewer lift station are located at the northeast, northwest, and southeast corners of the Schellhous parcel (see Figure 15-8).

In addition, this EIR evaluates three different sewer pipeline alignment options for each of the three lift stations. As shown in Figure 15-8, each of the gravity sewer line options would be constructed off-site. All sewer improvements would be consistent with the County's general Sewer Master Plan and the South Placer Regional Wastewater 2020 Systems Evaluation.

The lift station, which would be financed by the project applicant, would be designed pursuant to the requirements presented in Placer County's Pump Station Design Manual, and would include a metering station.[41]

Sewage would gravity flow from the newly constructed sewer pipeline to the Dry Creek WWTP, located northeast of the project site, within the City of Roseville.

Pipeline alignment Option 1A would drop directly into the WWTP's junction structure by connecting to an existing 12-inch stub for normal service. Cross valving would be provided to switch/alternate flow from the proposed dual redundant force mains from the new lift station that connects to the 12-inch stub. Based on pipe flow calculations, the 12-inch stub capacity is adequate for the projected sewer-shed buildout flows.[42]

Pipeline alignment Option 1B would drop into Manhole 40, which drops directly into the WWTP's junction structure. Capacity constraints would not exist for pipeline alignment Option 1B.[43] However, if Option 1B is the chosen sewer pipeline alignment option, a secondary transition manhole would need to be constructed nearby (likely within the same alignment) to receive the effluent as a gravity flow. Construction of the transition manhole would ensure that turbulence resulting from the effluent pumping directly into the existing gravity manhole would not occur.

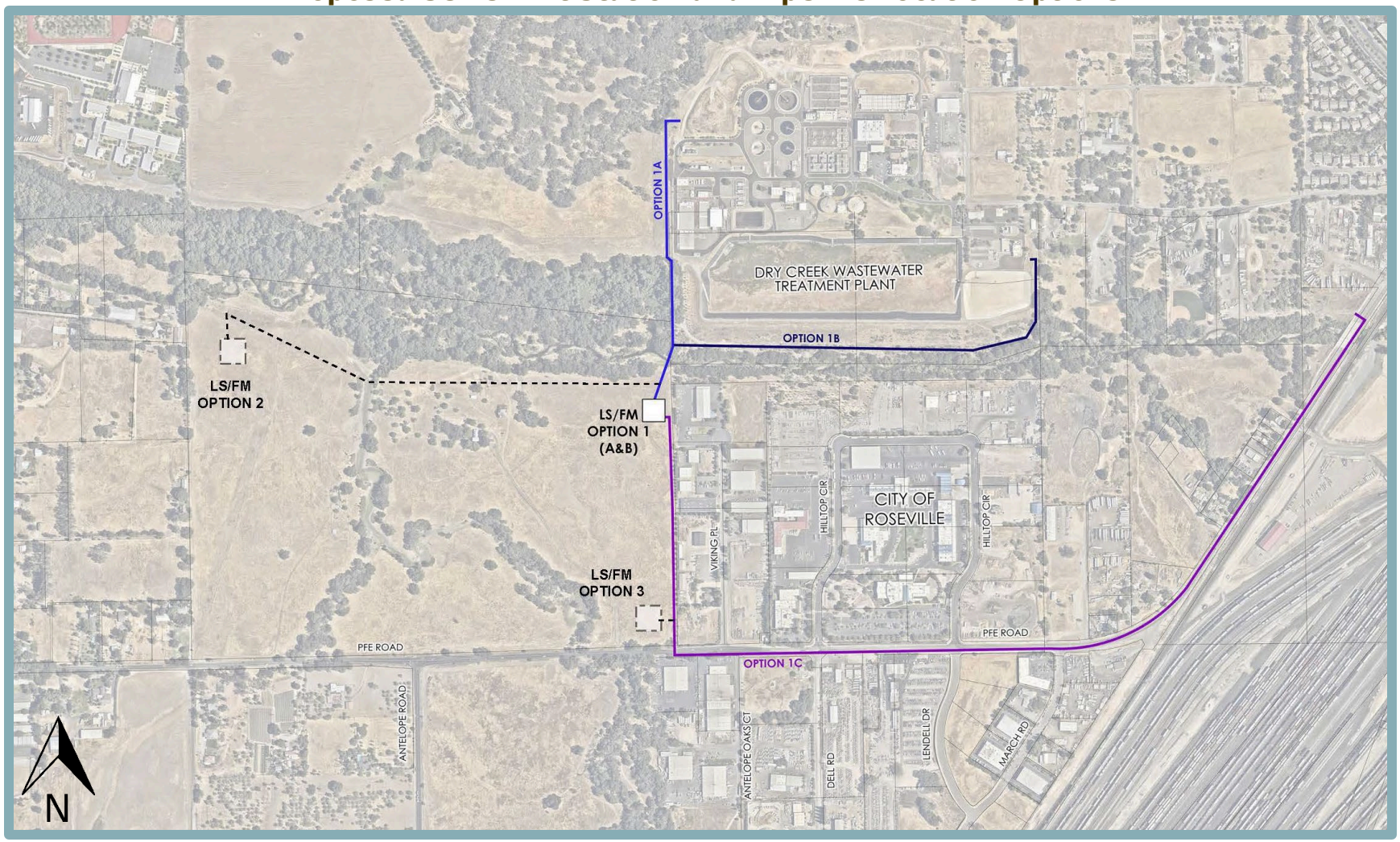
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41 Placer County Environmental Engineering. *Pump Station Design Manual*. June 30, 2016.

42 Personal communication [email] with Curtis King, Project Manager, King Engineering and Dave Cook, Cook Development Consulting, LLC. May 20, 2022.

43 Personal communication [email] with Bryan Buchannan, Acting Assistant Director of Environmental Utilities; City of Roseville Environmental Utilities Wastewater Division and Dave Cook, Cook Development Consulting, LLC. May 2, 2022.

Figure 15-8
Proposed Sewer Lift Station and Pipeline Location Options



For pipeline alignment Option 1C, a new force main would be extended from the on-site lift station east along PFE Road to connect to an existing City of Roseville 33-inch transmission main at Manhole 65 and a 42-inch main at Manhole 52.

According to the City of Roseville, the City has confirmed capacity in the 33-inch and 42-inch mains to accommodate the proposed project.[44] However, Option 1C would require a transition manhole addition. The additional manhole would transition from the force main pumped flow to gravity flow.

The gravity flow would then be allowed to flow into the City's existing system. Potential environmental effects associated with the off-site sewer line improvements are analyzed throughout this EIR.

Although adequate transmission capacity would exist, the project site is not currently located within an area that receives sewer service from the County. In order for Placer County to obtain ownership of the proposed sewer system and provide maintenance of the proposed infrastructure, the project site and off-site improvement areas must be annexed into CSA 28, Zone 173. Such an annexation would require approval by the Placer County Board of Supervisors. Upon approval of the annexation, the proposed project would be subject to the County's sewer connection fees. Pursuant to Section 13.12.350 of the Placer County Code, the current sewer connection fees for the project area are currently approximately $10,137 per EDU. A portion of each connection fee would be distributed to the City of Roseville for ongoing and future upgrades to the Dry Creek WWTP. The remainder of each fee is used by the County for system upgrades and ongoing maintenance. In addition, future residents of the proposed project would be subject to payment of a monthly sewer fee to the County to fund ongoing provision of sewer services. The current monthly sewer fee is $41.26 per EDU.[45]

Electricity, Natural Gas, and Telecommunications Infrastructure

The proposed project would include new connections to existing electrical, natural gas, and telecommunications infrastructure located in the project vicinity. Existing electrical and telecommunication lines are currently maintained within PFE Road and Antelope Road within the project vicinity. However, as a condition of project approval the County will require electric utilities to be undergrounded at the frontage of PFE Road and Antelope Road along the Placer Greens parcel. In addition, due to the road widening, utilities may also be required to be undergrounded along the south side of PFE Road west of Antelope Road. A 12-inch PG&E gas transmission line currently runs north/south through the western portion of the Schellhous parcel (see Figure 15-3), and would remain as is with implementation of the proposed project. Given the proximity of existing electricity and natural gas lines to the project site, substantial extension of new infrastructure would not be required. As discussed previously, PG&E is proposing to update and expand their existing gas regulator station, which is currently located north of PFE Road, within the southwestern corner of the Schellhous parcel. As such, the expansion of the gas regulator

[44] Personal communication [email] with Bryan Buchannan, Acting Assistant Director of Environmental Utilities; City of Roseville Environmental Utilities Wastewater Division and Dave Cook, Cook Development Consulting, LLC. May 20, 2022.

[45] Placer County. *Notice of Public Hearing to Consider Sewer User Fee Increases, Placer County Services Area 28, Zone 173 – Dry Creek Sewer.* February 22, 2019.

system would be within the boundaries of the project site and has been accommodated in the site plan design.

Given that portions of the project site are currently anticipated for development with residential uses according to the DCWPCP, such utilities have been designed to accommodate additional demand associated with buildout of the site. While the proposed project would result in development of the site at an increased density relative to what has been anticipated based on the site's land use and zoning designations, upsizing or upgrading of the existing dry utilities is not anticipated in order to serve the project.

Conclusion

Based on the above, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. However, the proposed project would be required to underground all utilities along the project frontage. In the absence of proper mitigation to ensure that all utilities along the project frontage are undergrounded, the proposed project 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.

15-6 *The Improvement Plans shall show all utilities, including the existing main overhead utilities along the project's frontage, placed underground with the project improvements. This project is located within an underground utility district established pursuant to Placer County Code Article 13.36.040.*

The Improvement Plans shall show that all new and modified electrical, communications, and television services associated with the project shall be placed underground in accordance with current construction standards. All existing overhead utility poles and wires impacted by the project construction shall be replaced with underground facilities, or provisions made to accommodate future facilities undergrounding, to the satisfaction of Placer County and the serving utility companies. Any existing utility pole-mounted lights within the parcel boundaries, which are privately owned/operated/funded for the benefit of that property, shall be replaced with building-mounted or freestanding light poles, with underground electrical services, to the satisfaction of Placer County.

Alternatively, if all of the serving utility companies state in writing that undergrounding their services can be deferred, to a future area-wide undergrounding project scheduled construction date, a cash in-lieu contribution based on an Engineer's Estimate of the cost of undergrounding the utilities plus 25% contingency shall be paid to Placer County prior to Improvement Plan approval.

15-7 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Based on the analysis below, the impact is *less than significant*.

The proposed project would include development of a total of 597 single-family residences with the potential for an additional 60 ADUs, as well as various associated improvements. Thus, the project would result in increased demand for water supplies relative to existing conditions. According to the WSA prepared for the proposed project, the project would be anticipated to result in a total daily water demand of approximately 304,917 gpd, which equates to approximately 109 million gallons per year or 335 AFY.[46]

Demand estimates for future development within the West Placer Service Area are based on growth estimates for the region and service area, including buildout estimates from the DCWPCP. The site is currently zoned for residential, commercial, and industrial uses and, thus, increased water demand associated with buildout of the site has been accounted for in regional planning efforts. Table 15-9 presents the water demand that could be generated from buildout of the project site under the site's current zoning designations compared to water demand associated with buildout of the proposed project. As shown in the table, the proposed project would increase the total water demand by 55,731 gpd, or 56 AFY, compared to buildout of the site pursuant to the existing zoning designations. However, as shown in Table 15-10, PCWA's wholesale projection is expected to exceed CAL-AM's projected demand in the West Placer Service Area, resulting in a surplus of water available for the West Placer Service Area through the year 2040.

Table 15-9
Project Site Buildout Water Demand

Scenario	Size (units)	Average Day Demand (gpd)
Buildout Per Existing Zoning Designations	191[1]	249,186
Buildout of Proposed Project	659	304,917
Net Change	**+468**	**+55,731**

[1] Units are based on the dwelling units per acreage stated in the DCWPCP. Total number of units was calculated assuming a 20 percent reduction in potential dwelling units due to roads, public areas, and undevelopable areas.

Source: Murraysmith, 2022.

Table 15-10
Comparison of PCWA and CAL-AM Projections for West Placer (AFY)

	Projected Years			
	2025	**2030**	**2035**	**2040**
PCWA Wholesale Projection	2,866	4,780	6,748	8,717
CAL-AM Demand Projection	2,262	2,357	2,913	3,361
Surplus / (Deficit)	**+604**	**+2,423**	**+3,835**	**+5,356**

Source: Murraysmith, 2022.

[46] Murraysmith. *Creekview Ranch Water Supply Assessment.* May 31, 2022.

The anticipated increase in water demand of 56 AFY that would result from implementation of the proposed project could be accommodated by the 604 AFY surplus anticipated for the West Placer Service Area. By the year 2040, the surplus is anticipated to increase to approximately 5,356 AFY.

In addition, during a video conference with CAL-AM and PCWA on January 20, 2021, a CAL-AM representative mentioned that demand projections for buildout conditions of the West Placer service area may be less than in previous analyses.[47] The reduction would be due to observed reductions in water demand, likely due to conservation efforts, trends in outdoor irrigation, and foreseeable California requirements. Because 56 AFY is approximately 0.5 percent of PCWA's projected buildout West Placer demand, conservation efforts throughout CAL-AM's West Placer service area may more than make up for the increased water demand at the project site.

Conclusion

Based on the above, sufficient water supplies would be available to available to serve the proposed project and reasonably foreseeable future development during normal, dry, and multiple dry years. Thus, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

15-8 Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Based on the analysis below, the impact is *less than significant*.

As discussed above, wastewater from the project site would be treated at the Dry Creek WWTP, which is operated by the City of Roseville. The Dry Creek WWTP discharges tertiary treated effluent to Dry Creek under an existing NPDES permit. The NPDES permit includes Waste Discharge Requirements, which include stringent effluent limitations for ammonia, aluminum, cadmium, carbon tetrachloride, cyanide, dibromochloromethane, dichlorobromomethane, iron, manganese, mercury, total chlorine residual, and zinc. Dry Creek WWTP is currently in compliance with all existing permitting, and, thus, effluent meets the Regional Water Quality Control Board (RWQCB) requirements within the NPDES permit. By permitting the Dry Creek WWTP for a maximum ADWF of 18 mgd and a PWWF of 45 mgd, the RWQCB has determined that the Dry Creek WWTP can treat the foregoing volume of wastewater without exceeding the NPDES discharge requirements.

The proposed Village 4 area of the project is included in the sewer demand projections of the South Placer Regional Wastewater 2020 Systems Evaluation, whereas Villages 1 through 3 are not. Villages 1 through 3 would include 424 EDUs, which would equate to 0.16 mgd ADWF and 0.49 mgd PWWF. It is anticipated that wastewater associated with the proposed project's Villages 1 through 3, could be accommodated by the Dry Creek WWTP's currently available capacity. While capacity for the additional wastewater is not reserved within the WWTP, capacity is available on a first-come-first-served basis. In

[47] Murraysmith. *Creekview Ranch Water Supply Assessment.* May 31, 2022.

addition, as discussed above, a portion of the sewer connection fee for each EDU would be distributed to the City of Roseville for ongoing and future upgrades to the Dry Creek WWTP, and future residents of the proposed project would be subject to payment of a monthly sewer fee to the County to fund the ongoing provision of sewer services.

Based on the above, the proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate wastewater treatment capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

15-9 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, or conflict with federal, State, and local management and reduction statutes and regulations related to solid waste. Based on the analysis below, the impact is *less than significant*.

Most solid waste collected in unincorporated Placer County is delivered to the WPWMA MRF where waste is processed, recyclables are recovered, and residuals are disposed. The proposed project would generate solid waste associated with construction activities as well as from future residents of the proposed project. Construction debris would be disposed of in accordance with applicable federal, State, and local regulations and standards. Solid waste collection services would be provided by Recology Auburn Placer and the WRSL and MRF.

As described above, as of December 2021 the currently permitted 291-acre WRSL has a remaining capacity of 22,690,011 cubic yards, the current average daily throughput is 862.14 tons (January 1 through November 9, 2021), and the permitted lifespan extends to 2058.[48] The MRF has a permitted processing limit of 1,750 tons per day and 1,014 vehicles per day. While the permitted processing limit remains the same, the MRF expanded in 2007, increasing its processing capacity of municipal solid waste and construction and demolition debris to 2,200 tons per day.[49] The average daily tonnage received at the MRF between January 1, and November 9, 2021 was 884.86 tons, serving 661.7 vehicles, which is notably less than the permitted amounts. Considering the remaining permitted daily capacity at the MRF averages 865 tons, the MRF has a remaining annual capacity of at least 315,725 tons.

According to the U.S. EPA's report, *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*, residential construction activities generate an average of

[48] Western Placer Waste Management Authority. *About WPWMA*. Available at: https://www.wpwma.ca.gov/about-wpwma/. Accessed January 2022.

[49] Placer County Department of Facility Services, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. November 2017.

4.39 lbs/sf of waste.[50] The proposed project would include construction of 597 single-family residential units and 60 ADUs; however, the total building square footage of the future units is currently unknown. Therefore, for analysis purposes, each single-family unit was conservatively estimated to include 2,500 sf of building space, and each ADU was conservatively estimated to include 1,000 sf of building space. As such, the proposed project would result in a total buildout square footage of 1,552,500 sf, construction of which would produce 6,815,475 lbs (3,408 tons) of construction waste (4.39 lbs/sf X 1,552,500 sf).

The construction waste estimate presented above represents a conservative analysis of the maximum potential waste production from construction of the proposed project. The CALGreen Code requires at least 65 percent diversion of construction waste for projects permitted after January 1, 2017. As such, a minimum of approximately 2,215 tons of waste would be diverted away from landfill disposal during construction. Considering the applicable CALGreen Code requirements, buildout of the proposed project would be anticipated to produce up to 1,193 tons of waste. Construction waste generation represents a short-term increase in waste generation. The WRSL is permitted to accept 693,500 tons per year. Therefore, construction waste associated with the proposed project would represent approximately 0.04 percent of the WRSL's total annual permitted capacity.

During operation of the project, the future residents would produce solid waste that would be collected by the Recology and transferred to the WRSL. Operational solid waste generation from the proposed 597 single-family residences has been estimated based on an average waste generation rate for single-family residential development of 10.2 pounds per unit per day.[51] In addition, each of the 60 ADUs would be substantially smaller than the primary residence on the lot; thus, average solid waste associated with the ADUs has been estimated based on an average waste generation rate for multi-family residential development of 5.1 pounds per unit per day.[52] As such, the proposed project would produce approximately 6,395 pounds of solid waste per day. A total of 6,395 pounds of solid waste per day would equate to approximately 1,167 tons per year, or 0.17 percent of the WRSL's annual permitted capacity. A contribution of a maximum of 0.17 percent of the WRSL's total annual permitted capacity would not be considered a substantial amount of waste, and the WRSL has adequate capacity to accept such waste. Furthermore, the project site is currently designated for residential, commercial, and industrial development by the Placer County General Plan and the DCWPCP. While the proposed project would result in more intensive uses than what is currently anticipated to be developed on site, development of the site and the associated solid waste generation has been generally anticipated by the County as part of the DCWPCP. Therefore, the project would not be considered to contribute significant amounts of waste to the WRSL, and the WRSL has sufficient capacity to handle the increase in waste anticipated to be generated by implementation of the proposed project.

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50 U.S. Environmental Protection Agency. *Estimating 2003 Building-Related Construction and Demolition Materials Amounts.* 2009.

51 California Department of Resources Recycling and Recovery. *Estimated Solid Waste Generation Rates*. Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed January 2022.

52 California Department of Resources Recycling and Recovery. *Estimated Solid Waste Generation Rates*. Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed January 2022.

Based on the above, construction and operation of 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. In addition, the project would not conflict with applicable federal, State, and local management and reduction statutes and regulations related to solid waste. Thus, 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 20, Statutorily Required Sections, of this EIR.

15-10 Cumulative impacts to public services. Based on the analysis below, the cumulative impact is *less than significant*.

Potential cumulative impacts related to fire and Sheriff protection services, schools, public services and government facilities, and parks and recreation are discussed below.

Fire Protection Services

Neither the Placer County General Plan EIR nor the DCWPCP EIR identified 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 and DCWPCP. Such policies require provision of adequate funding and an adequate water supply as a component of new development approval.

As discussed above, the response times to the proposed project would be consistent with General Plan Policy 4.4.2, and CAL FIRE would be capable of serving the project site with existing equipment and facilities. In addition, the project would be required to pay a Fire Facilities Fee to PCFD. The development impact fee is calculated based on a "fair share portion" of anticipated capital needs through 2060. Furthermore, development within the project site, as well as other future development throughout Placer County and the DCWPCP area, would be required to comply with all applicable regulations imposed by PCFD and 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.

Sheriff Protection Services

Neither the Placer County General Plan EIR nor the DCWPCP EIR identified cumulative impacts related to sheriff protection services. Rather, impacts were determined to be

reduced to less-than-significant levels through implementation of the goals and policies included in the General Plan and DCWPCP. Policy 4.H.1 of the Placer County General Plan sets a response time goal of eight minutes for suburban areas such as the DCWPCP area.

The Placer County Sheriff's Office has indicated that two additional officers would be needed to adequately serve the proposed project; however, new or physically altered law enforcement facilities would not be required for the addition of two officers. In addition, though response times are dependent upon the location of patrol officers at the time of the emergency call, on average, response times to the project site would be anticipated to be within the Placer County General Plan's eight-minute response time standard for suburban areas. As a result, the proposed project would not result in a need for new, or improvements to existing, sheriff protection facilities, construction of which could cause significant environmental impacts. Similar to the proposed project, other future development within the region would be required to address impacts related to sheriff protection services on a project-by-project basis. Based on the above, the proposed project, in combination with future development occurring under buildout of Placer County, would have a less-than-significant impact to sheriff protection services.

Schools

Cumulative buildout within the County and surrounding area could result in overcrowding at schools in the area. However, each individual development would be required to pay SB 50 school impact fees, similar to the proposed project, which would contribute to the facilitation of school expansions in order to serve the needs of the area. Furthermore, 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, in combination with future development occurring under buildout of Placer County, would result in a less-than-significant cumulative impact related to the need for new, or improvements to existing, school facilities.

Parks and Recreation

The proposed project would include the provision of on-site private parks and would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. Pursuant to Article 15.34 of the Placer County Code, future development projects within unincorporated Placer County, including the proposed project, would be required to pay a parks and recreational facility fee. The purpose of the park and recreation facilities impact fee is to provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County. Furthermore, the proposed project would provide 7.7 acres of on-site parks, and 1.7 acres of on-site trails, for a total of 9.4 acres of on-site active recreation, which would be above the County's requirement of five acres of parkland per 1,000 residents (Section 16.08.100 of the Placer County Code and General Plan Policy 5.A.1), assuming an average household size of 2.54 persons. Future development within the DCWPCP would similarly be required to comply with the County's park dedication/in-lieu fee standards.

Therefore, the proposed project, in combination with future buildout in the County, would result in a less-than-significant cumulative impact related to parks and recreation.

Public Facilities and Government Services

As discussed above, while project-generated traffic could result in an incremental increase in maintenance of County roads in the project area, such an increase would be negligible. Similarly, given the size of the proposed development, any additional demand on libraries or other public facilities and services generated by the proposed project would be relatively minor, and is not likely to result in the need for alteration of existing facilities or the construction of new facilities. The proposed project, as well as other development in the unincorporated County, would be required by the County to pay Development Impact Fees, which would help to fund and sustain public facilities and services, including public roads, within Placer County. The proposed project, in combination with future development occurring under buildout of the DCWPCP, would result in a less-than-significant cumulative impact.

Conclusion

Based on the above, the proposed project, in combination with future development occurring under buildout of the DCWPCP, would result in a ***less-than-significant*** cumulative impact related to Public Services and Utilities.

Mitigation Measure(s)

None required.

15-11 Increase in demand for utilities and service systems associated with the proposed project, in combination with future buildout in the DCWPCP area. Based on the analysis below, the project's incremental contribution to this significant cumulative impact is *less than cumulatively considerable*.

The follow discussion provides an analysis of the proposed project's contribution to cumulative impacts related to the increased demand for utilities and service systems within the project area.

Water Supply

CAL-AM anticipates that cumulative development within CAL-AM's West Placer Service Area, which encompasses the DCWPCP area, including the project site, would result in increased water demand from the West Placer Service Area, as shown in Table 15-10 above. As shown in the table, demand in the West Placer Service Area is anticipated to change from 2,262 AFY to 2,357 AFY between 2025 and 2030, resulting in an increase of 95 AFY. By the year 2040, cumulative demand is anticipated to increase to 3,361 AFY. Table 15-10 demonstrates that the anticipated growth in demand could be accommodated by available supplies, with an annual surplus of at least 604 AFY in 2025. By the year 2040, the surplus is anticipated to increase to approximately 5,356 AFY.[53] As discussed previously, because CAL-AM anticipates supply surpluses for the West

[53] Murraysmith. *Creekview Ranch Water Supply Assessment.* May 31, 2022.

Placer Service area of at least 604 AFY, the proposed project's anticipated demand increase of an estimated 56 AFY could be accommodated by CAL-AM supplies.

Wastewater Conveyance and Treatment

As noted previously, the Sewer Master Plan prepared for the proposed project by King Engineering includes an evaluation of the estimated wastewater generation associated with the proposed project, along with cumulative development of the sewer shed, and the ability of the proposed conveyance infrastructure to accommodate such wastewater. The Placer County Land Development Manual was used to estimate flows associated with the proposed project and other cumulative development within the project sewer shed. Vacant parcels within the project sewer shed were assumed to develop at the maximum allowable density pursuant to the DCWPCP, resulting in up to 2,584 total dwelling units, including buildout of the project site. As noted previously, King Engineering determined that the inclusion of up to 60 ADUs on the project site would not substantially affect the volume of wastewater generation, and the discussion presented herein remains applicable.

With regard to the capacity of wastewater conveyance infrastructure, King Engineering provided adequate design criteria to ensure that the proposed pipelines would have sufficient capacity to serve the proposed project and other cumulative development within the service area. The pipelines were sized accordingly to ensure that surcharging would not occur downstream of the proposed project under peak design flow conditions. Therefore, wastewater flows associated with the proposed project and other cumulative development would not create any capacity issues within the downstream wastewater conveyance system, and upsizing of existing sewer lines would not be required.

With regard to wastewater treatment, according to the Sewer Master Plan, the estimated ADWF associated with full buildout of the entire Creekview Ranch Sewer Service Area, which includes the proposed 597 on-site EDUs and off-site development of 1,987 EDUs within the surrounding project area, would be approximately 982,000 gpd. The PWWF associated with the service area was estimated to be 2,308,000 gpd. As noted under Impact 15-8 above, the Dry Creek WWTP currently has adequate capacity to serve the project's anticipated demand in addition to the WWTP's existing commitments. However, the WWTP's permitted ADWF capacity of 18 mgd would not be sufficient to accommodate the wastewater anticipated to be generated due to full buildout of the WWTP service area, which is estimated to reach approximately 21 mgd. Thus, improvements to the Dry Creek WWTP are likely to be needed prior to buildout of the Dry Creek WWTP's service area, and the combined impact of cumulative development within the service area would be significant.

Utility providers employ various programs and mechanisms to support provision of services to new development; for example, Placer County has adopted development fees consistent with State law to facilitate the provision of public services for projects consistent with the buildout of the General Plan, and various utility providers charge connection fees and recoup costs of new infrastructure, including wastewater treatment infrastructure, through standard billings for services. Accordingly, the proposed project would be subject to payment of the County's sewer connection fees. The County's sewer connection fees are currently approximately $10,137 per EDU, a portion of which would be distributed to the City of Roseville for ongoing and future upgrades to the Dry Creek WWTP. Payment of sewer connection fees would allow for capacity expansion of the Dry



Creek WWTP as necessary to serve cumulative buildout of the WWTP's service area, including the project site. According to CEQA Section 15130(a)(3), paying a "fair share fee" is permissible as effective mitigation for cumulative impacts if the fees are part of a reasonable plan of actual mitigation that the relevant agency commits itself to implementing. Therefore, the proposed project's contribution to the significant cumulative impact related to wastewater treatment facilities would be less than cumulatively considerable.

Electricity, Natural Gas, and Telecommunications Facilities

Environmental effects associated with the construction of new or expanded electricity, natural gas, and telecommunications facilities would primarily be project-specific, rather than cumulative. As noted under Impact 15-6 above, while the project would include new connections to existing electrical, natural gas, and telecommunications infrastructure located in the project vicinity, substantial extension of existing off-site infrastructure would not be required. Therefore, the proposed project would result in a less-than-significant cumulative impact related to construction of new or expanded electricity, natural gas, and telecommunications facilities.

Solid Waste

As noted previously, solid waste collection services for the proposed project would be provided by Recology Auburn Placer, as well as the WRSL and MRF. With the current space available and the recovery efforts by the MRF, the WRSL is anticipated to operate through 2058.[54] Development of the project site with urban uses, which included both high-density and low-density residential, as well as commercial and industrial development, all of which would generate solid waste, was anticipated by the DCWPCP.

Although the proposed project includes redesignation and rezoning of the project site, the project would not be anticipated to result in significantly more intense waste generation than was previously anticipated for the project site in the DCWPCP and, thus, regional solid waste planning efforts. As such, the incremental increase in demand for solid waste collection and disposal services that would result from implementation of the proposed project has generally been anticipated by regional solid waste providers, the DCWPCP, and the Placer County General Plan. Therefore, the proposed project's incremental contribution to the cumulatively considerable impact to solid waste would be considered less than cumulatively considerable.

Conclusion

Based on the above, adequate water supplies exist to accommodate cumulative growth of the West Placer Service Area, including growth within the DCWPCP and increased demand due to operation of the proposed project. In addition, the project would not be anticipated to result in significantly more intense solid waste generation than was previously anticipated for the project site in the DCWPCP. The project would not result in any significant cumulative impacts related to electrical, natural gas, and telecommunications infrastructure.

Given that improvements to the Dry Creek WWTP are likely to be needed prior to buildout of the Dry Creek WWTP's service area, the combined impact of cumulative development

[54] Western Placer Waste Management Authority. *About WPWMA*. Available at: https://www.wpwma.ca.gov/about-wpwma/. Accessed January 2022.

related to wastewater treatment would be significant. However, the proposed project would be subject to applicable utility fees used to fund upgrades to the Dry Creek WWTP and would not result in substantially increased demand for wastewater treatment services relative to buildout of the project site according to the current DCWPCP land use designations. Thus, the project's impact would be minimized to the maximum extent feasible such that the project's incremental contribution to the significant cumulative impact would be ***less than cumulatively considerable***.

Mitigation Measure(s)

None required.

16. TRANSPORTATION

16. TRANSPORTATION

16.1 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 Traffic Impact Analysis prepared for the proposed project by KD Anderson & Associates, Inc. (see Appendix N),[1] as well as the Placer County General Plan,[2] the Placer County General Plan EIR,[3] and the *Dry Creek-West Placer Community Plan* (DCWPCP).[4] It should be noted that the Transportation and Circulation Element of the DCWPCP was updated in July of 2011.

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.

Consistent with the County of Placer Transportation Study Guidelines (November 2020), both a VMT analysis and Local Traffic Operational Analysis (LTA) were prepared for the proposed project. Pursuant to CEQA Guidelines Section 15064.3, impact significance in this chapter is based upon VMT, whereas the results of the LTA are used to address consistency with Placer County General Plan goals and policies related to transportation, including adopted LOS policies.

16.2 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.

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1 KD Anderson & Associates, Inc. *Traffic Impact Analysis for Creekview Ranch Subdivision, Placer County, California.* May 25, 2022.
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. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.

PFE Road
PFE Road is an east-west rural collector that links Watt Avenue intersection in Placer County with Atkinson Street in the City of Roseville. In the vicinity of the project site, PFE Road is a two-lane facility, and the posted speed limit is 45 miles per hour (mph).

Cook Riolo Road
Cook Riolo Road is a north-south two-lane rural collector that connects PFE Road and Baseline Road. North of Baseline Road, in the City of Roseville, the roadway becomes Woodcreek Oaks Boulevard. The posted speed limit on Cook Riolo Road is 35 mph.

North Antelope Road
North Antelope Road is a north-south, two-lane rural collector that connects PFE Road to Sacramento County. Between PFE Road and Poker Lane in the DCWPCP, North Antelope Road is a two-lane roadway, and the roadway transitions to a four-lane roadway in Sacramento County. The segment of North Antelope Road does not include a posted speed limit; therefore, the speed limit is 55 mph under the maximum speed law in the California Vehicle Code.

Walerga Road
Walerga Road is a north-south, four-lane minor arterial that connects Baseline Road at Fiddyment Road to Sacramento County. The posted speed limit is 45 mph on Walerga Road.

Foothills Boulevard
Foothills Boulevard is a major arterial street through the City of Roseville and Placer County. Foothills Boulevard originates at the Roseville Road/Cirby Way intersection and continues northerly through the project area to Blue Oaks Boulevard. The posted speed limit on the road is 45 mph in the vicinity of the project site.

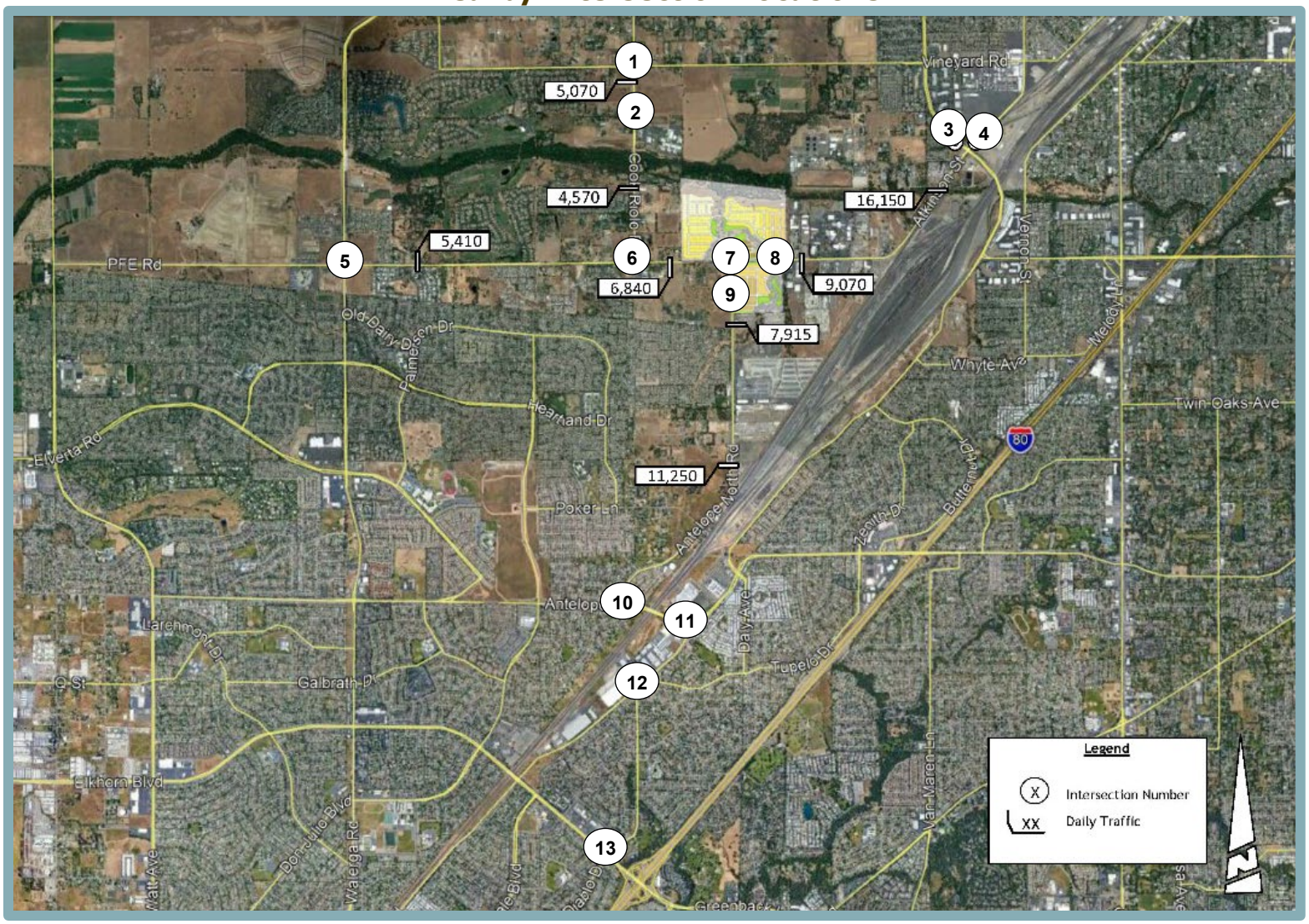
Atkinson Street
Atkinson Street is the extension of PFE Road in the City of Roseville. The two-lane street originates at the end of PFE Road at a curve near the Union Pacific Railroad (UPRR) yard, and continues across Foothills Boulevard where the roadway turns to the north towards its northern terminus at Main Street.

Nearby Intersections
The following intersections are located in the project area (see Figure 16-1):[5]

1. Cook Riolo Road/Vineyard Road
The Cook Riolo Road/Vineyard Road intersection is a four-way intersection, and is currently controlled by stop signs on all approaches. All approaches to the intersection are single lanes and crosswalks do not exist at the intersection.

[5] Operations of the listed nearby intersections are evaluated in the project-specific LTA. As noted previously, the discussion included in the LTA related to intersection LOS is not applicable for this CEQA analysis, but will otherwise be used by the County in the project review process. The discussion included herein is intended to describe the existing circulation system in the project area.

Figure 16-1
Nearby Intersection Locations



Source: KD Anderson & Associates, Inc.

2. Cook Riolo Road/Creekview Ranch School

The Cook Riolo Road/Creekview Ranch School intersection is controlled by an actuated traffic signal that operates with protected left turn movements on the north and south approaches and split phase movements along the east and west approaches. The northbound approach includes separate left, through, and right turn lanes while the southbound approach includes a left turn lane and a through-right lane. The eastbound approach includes a single lane driveway, while the westbound approach includes a through-left lane and a right turn lane. The northbound right turn lane includes an overlap phase with the westbound green phase, and a similar overlap exists on the westbound approach. Crosswalks are striped across the north, east and west legs of the intersection.

3. Foothills Boulevard/Denio Loop

The Foothills Boulevard/Denio Loop intersection, located in the City of Roseville, is a "Tee" intersection controlled by a traffic signal. Foothills Boulevard has two through travel lanes in each direction, as well as separate left turn and right turn lanes. The Denio Loop approach has a left turn lane and a separated "free" right turn lane.

4. Atkinson Street/Denio Loop

The Atkinson Street/Denio Loop intersection in Roseville is a "Tee" controlled by an all-way stop. Atkinson Street has a single through travel lane in each direction and an eastbound right turn lane. The Denio Loop approach is a single lane.

5. PFE Road/Walerga Road

The PFE Road/Walerga Road intersection is controlled by an actuated traffic signal that operates with split phases east-west and protected left turn movements on the Walerga Road approaches. Walerga Road has two through travel lanes and left turn lanes. The three-lane westbound approach is configured with a left turn lane, a combined left plus through lane, and a right turn lane. The eastbound PFE Road approach has separate left turn, through, and right turn lanes. Crosswalks are striped across each leg of the intersection.

6. PFE Road/Cook Riolo Road

The PFE Road/Cook Riolo Road intersection is currently controlled by stop signs on all approaches. The intersection is a four-way intersection. All approaches to the intersection are single lanes, and crosswalks are not marked across the south, east and west legs. A multi-use pathway is also present along the west side of Cook Riolo Road, from PFE Road to the Creekview Ranch School intersection.

7. PFE Road/North Antelope Road

The PFE Road/North Antelope Road intersection is a "Tee" intersection and is currently controlled by stop signs on all approaches. The northbound approach to the intersection is a single lane while the westbound approach includes a left turn lane and a through lane; the eastbound approach includes a right turn lane and a through lane. Crosswalks do not exist at the intersection.

8. PFE Road/Project Access

The PFE Road/Project Access intersection would be constructed as part of the proposed project. The intersection would be signalized when the fourth leg of the intersection is built. The eastbound approach, which enters the project site, would include two through lanes, a left turn lane, and a right turn lane. The northbound approach would be two lanes, with a separated left turn lane and

a right plus through lane. The westbound approach would be three lanes, with a separated left turn lane, a through lane, and a right plus through lane. The southbound approach would have two lanes, with one separated left turn lane and a right plus through lane.

9. North Antelope Road/Project Access

The North Antelope Road/Project Access intersection would be constructed as part of the proposed project. The intersection would be a "Tee" intersection with a stop sign. The westbound approach would be two lanes, with a left turn and a right turn. The northbound and southbound intersections would both include three lanes, with two through lanes and one separated turn lane.

10. Antelope Road/North Antelope Road

The Antelope Road/North Antelope Road intersection, located in Sacramento County, is a "Tee" controlled by a traffic signal. Antelope Road has three eastbound and two westbound through travel lanes, in addition to a separate eastbound left turn lane and a westbound right turn lane. The three-lane North Antelope Road approach is configured as dual left turns and a separate right turn lane. Crosswalks exist on the north and west legs of the intersection.

11. Antelope Road/Roseville Road (S)/Walmart Center

The Antelope Road/Roseville Road (S)/Walmart Center intersection, located in Sacramento County, is controlled by a traffic signal. Antelope Road is a six-lane facility in the project area, but the intersection is configured to accommodate traffic onto and off of Roseville Road. Eastbound Antelope Road has two through lanes, a separate right turn lane, and a left turn lane. Westbound Antelope Road has dual left turn lanes, two through lanes, and a combined through plus right turn lane. The four-lane Roseville Road approach has dual left turn lanes, a single through lane, and a right turn lane. The exit from Walmart has a separate left turn, through, and right turn lanes. Crosswalks are marked on all four legs of the intersection.

12. Roseville Road/Diablo Drive/Stationers Way

The Roseville Road/Diablo Drive/Stationers Way intersection, located in Sacramento County, is controlled by stop signs on the Diablo Drive and Stationers Way legs. The intersection features single through lanes on Roseville Road with left turn lanes and a separate eastbound right turn lane. The Diablo Drive approach is a single lane, as is the southbound approach. It is noted, however, that Sacramento County has prepared plans to install improvements to the intersection. The improvements will widen each intersection approach and install a traffic signal. Following implementation of the improvements, Roseville Road will provide two through lanes and a left turn lane on both approaches. The Diablo Drive and Stationers Way approaches will provide two lanes configured as combined left plus through lanes and a separated right turn lane, and crosswalks will be provided on each intersection leg.

13. Elkhorn Boulevard/Diablo Drive

The Elkhorn Boulevard/Diablo Drive intersection is located in Sacramento County. The intersection is controlled by a traffic signal that operates with split phases on the Diablo Drive approaches. Elkhorn Boulevard is configured with three northbound and four southbound through travel lanes. Left turn lanes and a northbound right turn lane exist. The two-lane southbound Diablo Drive approach is configured as a left turn lane and combined left plus through plus right turn lane. The northbound Diablo Drive approach is striped as a combined left plus through lane and a separate right turn lane. Crosswalks are striped on each leg of the intersection.

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. 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 Estimation Tool for use in evaluating local development projects. The Placer County VMT Estimation Tool is based on data from the regional travel demand model, and is an interactive web-based map that estimates a project's VMT metrics based on the VMT performance of adjacent existing development. The Placer County VMT Estimation Tool divides Placer County into Traffic Analysis Zones (TAZs) with generally similar rates of VMT. As a result, in order to use the Placer County VMT Estimation Tool, the project must be generally consistent in size and land use type (i.e., density, mix of uses, transit accessibility, etc.) with the surrounding built environment.[6] According to KD Anderson & Associates, Inc., and based on the Placer County VMT Estimation Tool, the existing VMT setting in TAZ 179, in which the project site is located, is 18.05 VMT per capita.

Pedestrian, Bicycle and Transit Facilities

The sections below describe the existing pedestrian, bicycle and transit facilities located within the vicinity of the project site (see Figure 16-2).

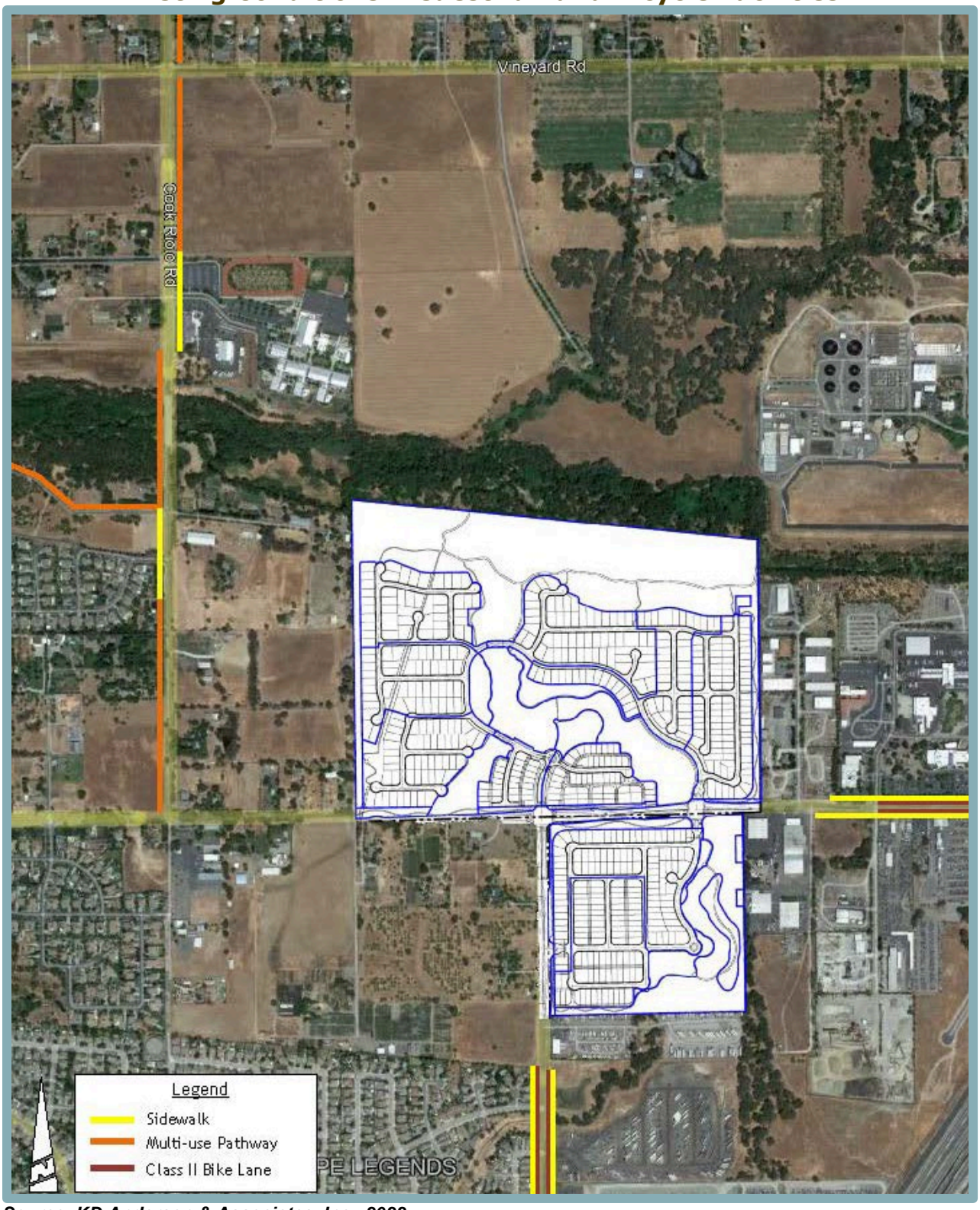
Sidewalks and Paths

Sidewalks exist at various locations in the vicinity of the project site. Sidewalks are limited on PFE Road, beginning on the north side of PFE Road approximately 500 feet east of the project site and continuing to Hilltop Circle. Sidewalks also exist on the south side of PFE Road beginning at Antelope Oaks Court, approximately 400 feet east of the project site, and continuing easterly to the Roseville city limits. Along Cook Riolo Road, a multi-use pathway is available on the west side of the road for pedestrians and bicyclists from PFE Road to Creekview Ranch School. A multi-use trail also exists on the east side of Cook Riolo Road from Creekview Ranch School to Baseline Road. A sidewalk is also present along the frontage of Creekview Ranch School. Sidewalks do not exist along North Antelope Road in Placer County; however, an asphalt pathway exists on the east side of the road, south of the project site along the frontage of the adjacent business. In addition, sidewalks exist on both sides of the road starting at the Sacramento County line, approximately 400 feet south of the project, and continue south.

The DCWPCP notes that the associated planning documents do not specify the location of future pedestrian facilities; however, subdivisions and parcels within the DCWPCP are required to provide such facilities as part of the County's approval process.

[6] Placer County. *County of Placer Transportation Study Guidelines*. November 2020.

Figure 16-2
Existing Conditions: Pedestrian and Bicycle Facilities



Source: KD Anderson & Associates, Inc., 2022.

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 project area include Class II bike lanes on PFE Road, in Roseville, east of Hilltop Circle, and Class II bike lanes on Antelope Road, in Sacramento County (see Figure 16-2).

As described in the Placer County Regional Bikeway Plan and presented in Figure 16- 3, Class I trails are planned to extend the Dry Creek Greenway west to Atkinson Street, east to Watt Avenue, and between Walerga Road and Crowder Lane along a Dry Creek tributary. In addition, on-street bikeways (Class II, III or IV) are planned for the following roads in the project vicinity:

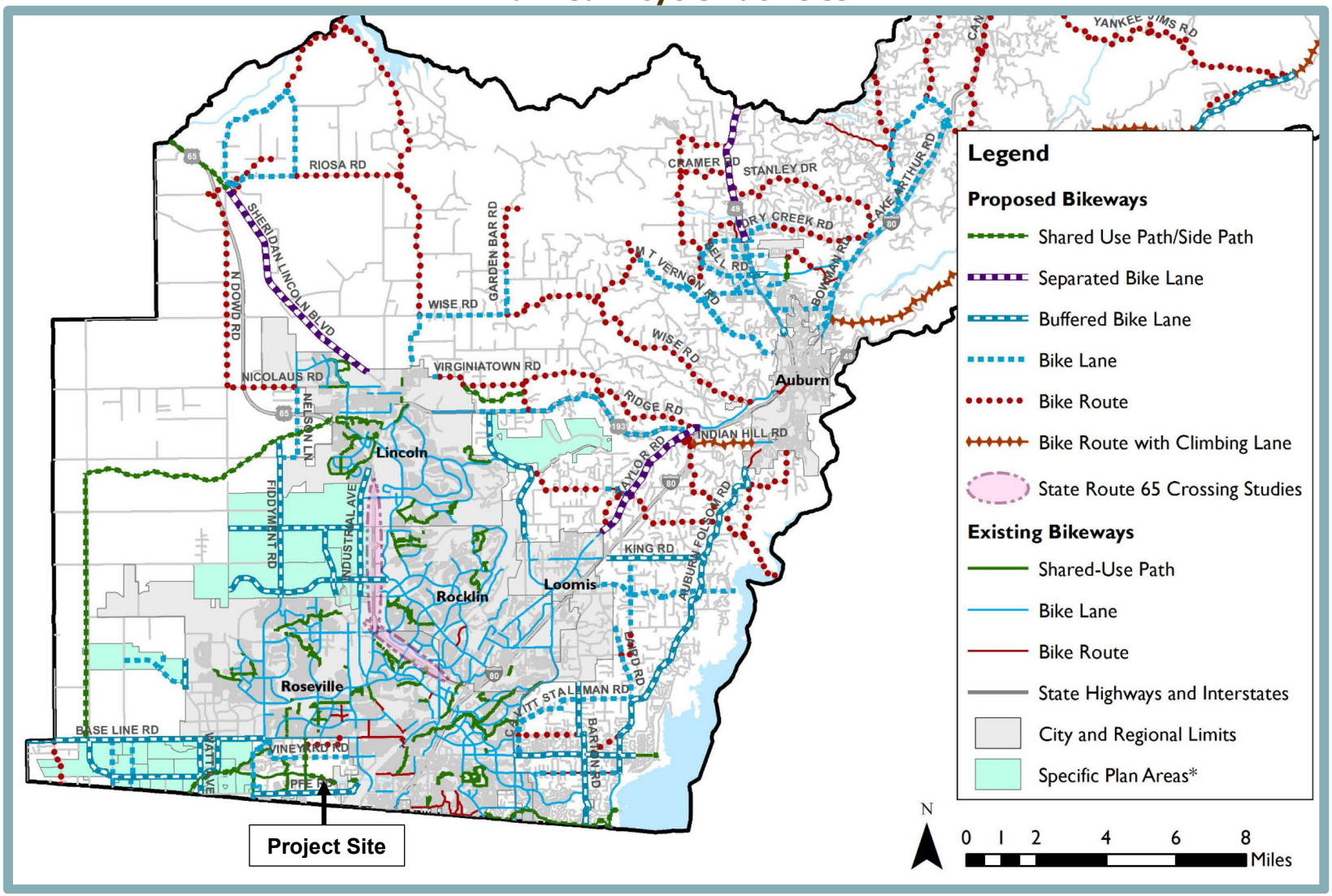
- PFE Road, from Walerga Road to Atkinson Street; and
- PFE Road/Atkinson Street, in the City of Roseville.

Transit System

Transit service in the vicinity of the project site is provided by Roseville Transit. The closest Roseville Transit route is Route D, which follows Baseline Road between Junction Boulevard and Cook Riolo Road, and operates Monday through Saturday. Route R follows Foothills Boulevard, with stops at the Baseline Road, Vineyard Road, and Denio Loop intersections on weekdays. Future transit routes have not been identified along PFE Road; however, the DCWPCP notes that, with planned improvements, PFE Road could accommodate transit services, and transit routes could be extended to serve the area if warranted.

In addition, the PCTPA has designated the Western Placer Consolidated Transportation Service Agency as the Consolidated Transportation Service Agency to serve western Placer County. As defined by State law, a Consolidated Transportation Service Agency is an agency that coordinates and/or provides transportation services for a particular region, including services for the elderly and individuals with disabilities who cannot use conventional transit services.

Figure 16- 3
Planned Bicycle Facilities



Source: County of Placer. Placer County Regional Bikeway Plan 2018 Update [pg. viii]. June 29, 2018.

Since June 2008, the Consolidated Transportation Service Agency has developed a public/private partnership with Transit Operator Working Group, Seniors First, and its key partners, to run three pilot programs that are intended to serve elderly persons and persons with disabilities who are unable to use conventional public transit services.

16.3 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 pertinent to the proposed project at the State level, organized chronologically.

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:[7]

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 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.

[7] Caltrans. *Vehicle Miles Traveled-Focused Transportation Impact Study Guide*. May 20, 2020.

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.

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.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.

DCWPCP

The following goals and policies from the 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.

Policy 3 The road network for the Community Plan area shall be planned in a manner which avoids the need for additional lanes on Cook Riolo Road.

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 6 The rights-of-way for roads shall be wide enough to accommodate roadways, trails, bikeways, drainage, public utilities, landscaping/vegetation, and suitable separation between facilities. Minimum right-of-way widths are shown in the following table for roadways within the Community Plan area (summarized as Table 16-1):

The County may modify these right-of-way standards at their discretion, and may elect to exclude landscaped areas, sidewalks, utilities, and other roadway appurtenances from the defined public right-of-way.

Table 16-1
Roadway Right-of-Way Standards

Roadway	Right-of-Way
Baseline Road (Sutter County line to Walerga Road/Fiddyment Road)	106 feet
Antelope Road	100 feet
PFE Road (Watt Avenue to Walerga Road)	64 feet
PFE Road (Antelope Road to City of Roseville)	100 feet
Watt Avenue	130 feet
Walerga Road	106 feet
All Other 2 Lane Roads	60 feet

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 11 On-site and “frontage” improvements of projects which comprise the CIP shall be required as conditions of approval for all land development projects. Priority and scheduling of projects from the CIP shall be determined by the Placer County Board of Supervisors.

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.
Policy 20	A full environmental analysis under the California Environmental Quality Act at a project level shall be undertaken, and public hearings shall be held prior to approval of the widening of any road scheduled for expansion under this Community Plan.

County of Placer Transportation Study Guidelines

The County of Placer Transportation Study Guidelines 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.

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.[8]

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.[9]

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, and the project site is located within the Dry Creek – West Placer Benefit District. Current study area improvements included in the fee program are noted in Table 16-2.

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) SR 65 GPA fee addresses improvements to State Route (SR) 65 and a Tier 2 Placer Parkway Fee.

The City of Roseville administers a separate CIP Program linked to future development. The current City of Roseville CIP addresses Year 2035 conditions and includes:

[8] Placer County. *Placer County Regional Bikeway Plan*. June 29, 2018.
[9] Placer County Transportation Planning Agency. *Placer County Transit Short Range Transit Plan 2018-2025*. August 9, 2018.

- Reconstruction of the Foothills Boulevard/Denio Loop intersection to provide a second set of connecting ramps; and
- Widening PFE Road/Atkinson Street to four lanes.

Table 16-2
Dry Creek/West Placer CIP Improvements

Street	Location	Description
Cook Riolo Road	PFE Road to Baseline Road	Traffic calming/safety measures
North Antelope Road	Sacramento County line to PFE Road	Widen to four lanes
	At PFE Road	Traffic signal
PFE Road	North Antelope Road to City of Roseville	Widen to four lanes
	Walerga Road to Cook Riolo Road	Traffic calming/control
	Watt Avenue to Walerga Road	Construct four lanes
Vineyard Road	Crowder Lane to Foothills Boulevard	Safety measures
Walerga Road	Baseline Road to Sacramento County	Widen to six lanes
	At PFE Road	Traffic signal/intersection improvements

16.4 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 16-3, copied from the Placer County Transportation Study Guidelines, 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 Transportation Study Guidelines for analyzing transportation impacts under CEQA. Table 16-4 summarizes the VMT thresholds of significance for Western Placer County. Based on the table, for the proposed project, a VMT impact would be considered less than significant if the household or home-based VMT per capita is determined to be 15 percent below the unincorporated County Baseline.

Table 16-3
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 busses 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.

Table 16-4
VMT Thresholds of Significance by Project Type for Western Placer County

Land Use/Project Type	Recommended Metric	Threshold of Significance
Residential	Household or Home-based VMT per Capita	15% Below Unincorporated County Baseline
Commercial Retail	Total VMT	Zero Net Increase
Office Employment	Work VMT per Employee	15% Below Unincorporated County Baseline
Industrial/Agricultural Employment	Work VMT per Employee	
Hotel/Campground	VMT per Room or per Site	

Source: Placer County Transportation Study Guidelines, 2020.

Method of Analysis

The analysis methodology provided in the Traffic Impact Analysis prepared for the proposed project by KD Anderson & Associates, Inc. is discussed below.

Project Trip Generation

The trip generation for the proposed project was calculated using trip generation rates published in the 11th Edition Trip Generation Manual prepared by the Institute of Transportation Engineers. The applicable rate for the proposed land use is category 210 (Single Family Residential). Based on direction of Placer County staff and in conformance with the County's Traffic Impact Fee program's land use categories, multi-family residential was determined to be the appropriate land use category to represent the proposed accessory dwelling units (ADUs). The applicable rate is category 220 (Multiple Family Residential – Low Rise). Application of the foregoing trip generation rates to the 597 single family and 60 ADUs yields a total of 6,034 daily trips with 442 trips expected in the AM peak hour and 592 trips generated during the PM peak hour. Table 16-5 identifies the trip generation for the proposed project.

Table 16-5
Project Trip Generation

		Trip Generation						
			AM Peak Hour			PM Peak Hour		
Land Use	Units	Daily	In	Out	Total	In	Out	Total
Single Family	597 units	5,630	109	309	418	354	207	561
ADUs	60 units	404	6	18	24	19	11	31
Total		***6,034***	***115***	***327***	***442***	***373***	***218***	***592***

Source: KD Anderson & Associates, Inc., 2022.

Project VMT

As part of the Traffic Impact Analysis, KD Anderson & Associates, Inc. estimated per capita VMT associated with the proposed project. The Placer County VMT Estimation Tool was used to analyze the VMT performance of the proposed project. The Placer County VMT Estimation 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 Estimation Tool is based on data from SACOG's SACSIM 19 regional travel demand model.

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 DCWPCP LOS policies.

16-1 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*.

Construction activities associated with the proposed project 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 site, haul truck trips, and construction worker commutes could affect the local roadway network.

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 site would follow designated truck routes, and project construction would likely stage any large vehicles (i.e., earth-moving equipment, cranes, etc.) on the site prior to beginning site work and remove such vehicles at project completion. However, detailed information related to the construction schedule during site development, or a construction management plan, is not available. As a result, construction activities could include disruptions to the transportation network near the project site.

In addition to the construction of structures and internal roadways, the project would also include a number of on- and off-site roadway improvements, such as widening PFE Road and Antelope Road, the provision of approximately 500 feet of off-site sidewalk along PFE Road from the site's southeastern boundary to Viking Place, and a separated sidewalk on the east side of North Antelope Road. Additionally, the proposed project would include improvements to the PFE Road/Cook Riolo Road intersection to install a 65-foot, free right-turn lane onto Cook Riolo Road from westbound PFE Road (refer to Figure 3-8 of Chapter 3, Project Description). Furthermore, given the undergrounding of wastewater infrastructure, the installation of the proposed sewer improvements and sewer lift station has the potential to affect area roadways. The implementation of the foregoing improvements would directly influence the transportation network near the site during construction, and could result in roadway or lane closures that adversely affect residents in the project area.

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.

16-1 *The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing and traffic control plan shall be provided to the Engineering and Surveying Division for review and approval. The construction signing and traffic control plan shall include (but not be limited to) items such as:*

- *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, 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 the DCWPCP 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 DCWPCP residents and guests to obtain construction information, have questions answered, and convey complaints.*

The construction signing and traffic control plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional performance standards would be developed once details of project construction are better known.

- *All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant.*

- *Roadways shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.*

16-2 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.

Pedestrian System

The proposed project could generate pedestrians who elect to walk between the project site and nearby destinations, such as the commercial areas along Foothills Boulevard and Creekview Ranch School. The SACOG's 2015 Regional Bicycle, Pedestrian and Trails Master Plan indicates that approximately 1.6 percent of Placer County commuters reported walking. If two percent of the project's daily person trips are conservatively assumed to be made on foot, then 180 to 200 additional daily pedestrians might be added to the area circulation system.

The proposed project would include roadway frontage improvements, including the provision of a meandering sidewalk on PFE Road and a separated sidewalk on the east side of North Antelope Road. As noted previously, sidewalks currently exist at various locations on PFE Road east of the project site in Roseville. With the project's completion of the proposed frontage improvements along PFE Road, approximately 500 feet of off-site sidewalk would be constructed from the site's southeastern boundary to Viking Place, leaving only a 200-foot gap in sidewalk between the project site and the existing sidewalks to the east. However, an informal dirt path exists at the back of curb, outside the travel lane, which could safely accommodate pedestrians. On North Antelope Road, just south of the project site, an asphalt path is located along the frontage of the adjacent business. The path terminates 70 feet north of the Sacramento/Placer County line. However, a wide paved shoulder exists along the 70-foot-long segment to safely accommodate pedestrian traffic along the segment. Therefore, the proposed project would provide accessible and safe pedestrian connections to adjacent streets and facilities.

The project could also result in school age pedestrians who may wish to walk to Creekview Ranch School. A complete pedestrian route does not exist between the project site and Creekview Ranch School. A gap of roughly 1,300 feet exists along PFE Road between the project site and the existing trail on the west side of Cook Riolo Road, and the shoulder along the 1,300-foot stretch is very narrow. Plans for sidewalks in this area do not exist. However, under current Dry Creek Joint Elementary School District's *Transportation Fee Program and Procedures, 2019-2020*, bussing will be offered to Creekview Ranch students until a safe pedestrian route is available.

It is noted that the project's on-site trail system would be stubbed at the northern portion of the Schellhous parcel for a potential future trail connection over Dry Creek that would provide continuous pedestrian access to Creekview Ranch School. Refer to Figure 7-9 in Chapter 7, Biological Resources, for a depiction of the potential future pedestrian trailway

that would provide direct access to Creekview Ranch School. Accordingly, the project would help facilitate eventual pedestrian access to Creekview Ranch School, but, as the future trail connection over Dry Creek is not included as part of the project, completion of the pedestrian route cannot be guaranteed.

Overall, the proposed project would not physically disrupt an existing pedestrian facility nor interfere with implementation of a planned pedestrian facility. Additionally, with the above-noted bussing, the project would not result 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. As such, implementation of the proposed project would not adversely affect pedestrian facilities.

Bicycle Facilities

The SACOG's 2015 Regional Bicycle, Pedestrian and Trails Master Plan indicates that 1.8 percent of Placer County commuters reported using bicycles. If two percent of the project's person trips are conservatively assumed to be made by bicycle, then 180 to 200 additional daily bicycle trips could be added to the area circulation system by commute activity. According to KD Anderson, the addition of approximately 180 to 200 daily bicycle trips would not be considered a significant increase in bicyclists on a facility that does not have adequate bicycle facilities, such that conflicts between bicyclists and other travel modes would be likely to increase.

As noted previously, dedicated bicycle facilities currently exist on North Antelope Road in Sacramento County and in Roseville on PFE Road east of Hilltop Circle. On North Antelope Road, the existing east side shoulder between the project site and the Sacramento County line is typically 10 feet wide, and the west side shoulder is generally four feet wide. Both shoulders are considered to be an adequate width to accommodate bicycle traffic. In the segment of PFE Road between the project site and Hilltop Circle, the north side shoulder area for bicycles ranges from two feet beyond the lip of gutter to 10 feet in areas where curb and gutter do not exist.

As part of the project, a wide multi-use trail would be constructed along PFE Road, and internal trails would be provided throughout the site. In addition, the project roadway improvements to PFE Road and North Antelope Road would accommodate Class II bike lanes. By constructing roadway/bicycle facility improvements in compliance with Placer County standards, the proposed project would not physically disrupt an existing bicycle facility or interfere with implementation of the planned bike lanes on PFE Road, North Antelope Road, or any other facility. Additionally, given the presence of bikes lanes or wide shoulders on adjoining roads, a continuous bicycle network is available between the project site and PFE Road going easterly towards Roseville and southerly on North Antelope Road into Sacramento County.

Based on the above, implementation of the proposed project would not adversely affect bicycle facilities.

Transit System

Fixed route transit services currently do not, and are not planned to, operate along PFE Road in the project area. Thus, implementation of the proposed project would not physically disrupt an existing transit service or facility nor interfere with implementation of

a planned transit service or facility. According to the Transportation Impact Analysis, the project's vehicle traffic contribution to streets near the Civic Center Transfer Center in Roseville would not be sufficient to result in increased travel time for busses. Therefore, the project would not adversely affect on-time performance. The project could result in use of the demand responsive public transit system that is operated by the Western Placer Consolidated Transportation Services Agency; however, the proposed project would not result in increased transit ridership demands that result in passenger loads that exceed vehicle loading standards. As the project access is not adjacent to any transit facility and demand response service can be loaded and unloaded on site, the proposed project would not result in increased potential for safety conflicts involving transit vehicles and other modes of travel. Overall, the proposed project would not adversely affect transit service and facilities.

Conclusion

Based on the above, 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.). Thus, the project would result in a ***less-than-significant*** impact to pedestrian, bicycle, and transit facilities.

Mitigation Measure(s)

None required.

16-3 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 would not include any new sharp curves or dangerous intersections and would not be located in the vicinity of any such roadway features. In addition, the design of the on-site circulation system would not involve any features that would increase traffic hazards at the site. In fact, with the implementation of the proposed off-site improvements to PFE Road and Antelope Road and the right-turn lane addition at the intersection of PFE Road and Cook Riolo, roadway safety would be improved. The proposed improvements are intended to provide safe pedestrian circulation in the project area and to enhance the flow of traffic through the PFE Road/Cook Riolo intersection, thereby reducing hazards related to vehicle safety. The corner monuments at each ingress/egress would not hinder sight distances at each access point. All internal roadways and frontage improvements would be designed consistent with applicable Placer County standards, which will be confirmed during improvement plan review. Furthermore, the proposed project would not introduce incompatible uses, such as farm equipment or heavy-duty truck traffic, to area roadways during operations. Potential impacts related to project construction traffic are discussed under Impact 16-1 above.

Access to the project site would be provided by four gated entries from PFE Road and Antelope Road, as presented in Figure 3-7 in Chapter 3, Project Description, of this EIR. Safety issues could arise if traffic queued back from the gates onto adjoining streets. Based on the distance to each intersection, the approach to the PFE Road/North Antelope Road intersection gate could accommodate 10 waiting vehicles and 10 vehicles could arrive at the gate without causing a queue that reached back to the intersection. The other

site access points could accommodate four to five waiting vehicles, and all entrances are wide enough to permit residents to bypass waiting visitor vehicles and travel directly to the gate. Furthermore, the project would be required to comply with the adopted Placer County design standard for gated access to residential subdivisions (Plate 115). Thus, the access gates would not result in issues related to safety.

Consistent with the criteria listed in the Placer County Transportation Study Guidelines, potential impacts related to State highway facilities are also evaluated as they relate to vehicle safety (refer to Table 16-3). The closest State highway facilities to the project site are Interstate 80 (I-80), located four miles from the project site, and SR 65, located 4.5 miles from the project site. Near the project site, freeway access could occur via interchanges at I-80/Douglas Boulevard (3.5 miles away), I-80/Auburn Boulevard/Riverside Avenue (3 miles away), Antelope Road (2.5 miles away), and Elkhorn Boulevard (4 miles away). Based on select link analysis using the Placer County regional traffic model, project-generated traffic would be minimal at the closest access location, and the traffic volume would be too small to have an appreciable effect on queuing at the interchange. Thus, the proposed project would not result in queueing at off-ramps, resulting in slow or stopped traffic extending past the off-ramp gore point where the freeway and ramp diverge, and project traffic would not negatively affect safety of the State highway facility.

Conclusion

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.

Mitigation Measure(s)

None required.

16-4 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.

As noted above, the proposed project would include four primary access points: three from PFE Road, and one from Antelope Road. The proposed gated access points would be required to comply with the emergency vehicle access conditions established by Section 15.04.580 of the Placer County Code, and the access roadways would include 21-foot travel lanes. In addition, two gated 20-foot-wide emergency vehicle access (EVA) roads would be provided along the north side of PFE Road to offer additional access to the Schellhous parcel. The width of the access points would be able to accommodate emergency vehicles, and the number of access points would be sufficient to provide emergency services to the proposed project.

The entry roads and the interior loop road on the north side and south side of the project site are proposed to have a 50-foot right-of-way, and the remaining streets would be contained within a 44-foot right-of-way. The internal loop roads are proposed to contain two 21-foot lanes, and the remaining internal roadways are proposed to contain two 18-foot lanes. Alley loaded residences are proposed to have 20-foot-wide internal roads, and would have a minimum five-foot apron. The foregoing roadway widths would be able to adequately accommodate emergency vehicles.

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.

16-5 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, the impact is *less than significant*.

Table 16-6 summarizes the results of the VMT analysis prepared for the proposed project. The unincorporated County baseline VMT per capita was identified to be 31.05, based on the results of the Placer County VMT Estimation Tool. As discussed previously, per County guidance, residential projects that generate VMT per capita at 15 percent less than the unincorporated County baseline average may be considered to have a less-than-significant VMT impact. Therefore, the VMT threshold applied to the proposed project is 15 percent less than 31.05, or 26.39 VMT per capita.

Table 16-6
VMT Analysis Results

Per Capita VMT			Creekview Ranch Reduction from Average	Placer County Goal Met?
Unincorporated Placer County Average	15% Reduction Goal	Creekview Ranch		
31.05	26.39	18.05	42%	Yes

Source: KD Anderson & Associates, Inc., 2022.

As shown in the table, according to the results of the Placer County VMT Estimation Tool, the VMT per capita for the proposed project would be 18.05 VMT per capita, which is 42 percent less than the average VMT per capita for unincorporated Placer County. Thus, the 15 percent VMT reduction goal would be met. According to KD Anderson & Associates, the comparatively low VMT for the project would occur because the project site is located closer to major employment/retail centers in the Sacramento and South Placer County areas as compared to most of unincorporated Placer County. Other South Placer County communities that are close to the Sacramento County line, such as Granite Bay, have similar characteristics.

Given that the per-capita VMT associated with the proposed project would achieve the applicable VMT reduction goal, the proposed project would not conflict or be inconsistent

with CEQA Guidelines section 15064.3, subdivision (b), and a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

For further detail related to the cumulative setting of the proposed project, refer to Chapter 20, Statutorily Required Sections, of this EIR.

It should be noted that increased traffic volumes on local roadway facilities under cumulative conditions would not substantially alter performance related to bicycle facilities, pedestrian facilities, transit facilities and services, and emergency vehicle access. Rather, impacts to such facilities under Cumulative Plus Project conditions would be identical to those discussed above under Impacts 16-2, 16-3, and 16-4. 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.

Similarly, the VMT impact analysis for Existing Plus Project conditions included under Impact 16-5 would also apply to Cumulative Plus Project conditions. The VMT significance threshold compares project-generated VMT per service population to that of existing local and regional development. The VMT comparison is useful because the comparison provides information regarding how the project aligns with long-term environmental goals related to VMT established based on existing development levels. Use of VMT significance thresholds based on existing development levels is recommended in the OPR's Technical Advisory. The Technical Advisory indicates that VMT efficiency metrics, such as VMT per service population, may not be appropriate for CEQA cumulative analysis because they employ a denominator. Instead, the Technical Advisory recommends that an impact finding from an efficiency-based project-specific VMT analysis (i.e., Existing Plus Project conditions) would imply an identical impact finding for a cumulative VMT analysis.[10] An example provided by OPR explains that a project that falls below an efficiency-based threshold that is aligned with long-term environmental goals and relevant plans would have no cumulative impact distinct from the project impact. A similar determination is made in the Placer County Transportation Study Guidelines.[11] Therefore, an analysis of VMT is not presented in this section as the conclusion would remain identical to that presented under Impact 16-5.

[10] Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA* [pg. 6]. December 2018.

[11] Placer County. *Placer County Transportation Study Guidelines* [pg. 28]. May 2021.

17. Tribal Cultural Resources

17. TRIBAL CULTURAL RESOURCES

17.1 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, and direct input from the United Auburn Indian Community (UAIC), as well as a Cultural Resources Assessment[1] prepared by Natural Investigations Company for the Schellhous parcel, and a Cultural Resources Inventory and Effects Assessment[2] prepared by Natural Investigations Company for the Placer Greens parcel. This chapter also includes information from the Placer County General Plan[3], the General Plan EIR[4], and the Dry Creek-West Placer Community Plan (DCWPCP)[5].

17.2 EXISTING ENVIRONMENTAL SETTING

A detailed overview of the project area's cultural history is included in Chapter 8, Cultural Resources of this EIR. The sections below provide an ethnographic overview of tribal history within the project area, as well as an overview of the tribal consultation conducted for the proposed project, and any known tribal cultural resources on-site.

Ethnographic Overview of the Project Area

The project site is located in lands historically occupied by the Nisenan (also known as the Southern Maidu). 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. Neighboring groups included the Plains Miwok on the south, Southern Patwin to the west across the Sacramento River beyond the Yolo Basin, and Konkow and Maidu to the north. Three Maiduan languages, Konkow, Maiduan, and Nisenan are regarded as a subgroup of Penutian stock. Ethnographers have also distinguished three Nisenan dialects: Northern Hill, Southern Hill, and Valley.

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1 Natural Investigations Company. *Cultural Resources Assessment for the Creekview Ranch Development Project.* June 2021.
2 Natural Investigations Company. *Cultural Resources Inventory and Effects Assessment for the Meritage Homes Placer Greens Project*. March 27, 2015.
3 Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).
4 Placer County. *Countywide General Plan EIR*. July 1994.
5 Placer County. *Dry Creek-West Placer Community Plan.* Amended May 12, 2009.

Ethnographic Nisenan established central villages and smaller satellite villages along the main watercourses in their territories. Valley Nisenan villages were generally located on low, natural rises along streams and rivers or on gentle, south-facing slopes; and Hill Nisenan villages were located on ridges and large flats along major streams. 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. Historically, a Nisenan village, known as *Pitsokut* or *Pich-u-gut,* was located in the Roseville area, and may have been at the location of a habitation site recorded along Dry Creek.

Village population is reported as ranging from 15 to over 500 individuals with the number of residences ranging from 40 to 50 in larger villages, and only three to seven in smaller villages. Traditional village structures included semisubterranean or aboveground conical, circular, or dome-shaped houses, as well as acorn granaries, winter grinding houses, ceremonial or dance houses, and sweathouses. Nisenan mortuary practices included cremation and burial in a separate cemetery area.

Like the majority of Native Californians, the Nisenan relied on acorns as a staple food, which were collected in the fall and then stored in granaries. These seasonally mobile hunter-gatherers also relied on a wide range of abundant natural resources that were 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.

Similar to other California Native American groups, the Nisenan employed a variety of tools, implements, and enclosures for hunting and collecting natural resources. The bow and arrow, snares, traps, nets, and enclosures or blinds were used for hunting land mammals and birds. For fishing, the Nisenan made canoes from tule, balsa, or logs, and used harpoons, hooks, nets, and basketry traps. To collect plant resources, the two groups used sharpened digging sticks, long poles for dislodging acorns and pinecones, and a variety of woven tools (seed beaters, burden baskets, and carrying nets).

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. Prior to processing, the acorns were stored in the village granaries. The Nisenan and neighboring groups 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.

The traditional culture and lifeways of the Nisenan who inhabited the fertile plains between Sacramento and the Sierra foothills were disrupted beginning in the early 1800s. By 1850, with their lands, resources, and way of life being overrun by the steady influx of non-native people during the Gold Rush, surviving Nisenan moved to the foothills and mountains, or labored for the growing ranching, farming, and mining industries in the area. Today, Nisenan descendants reside on the Auburn, Berry Creek, Chico, Enterprise, Greenville, Mooretown, Shingle Springs, and Susanville rancherias, as well as on the Round Valley Reservation.

The UAIC is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians and are traditionally and culturally affiliated with the project area. The Tribe possesses the expertise concerning tribal cultural resources in the area and 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. It is the Tribe's goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

Tribal Outreach

The following discussion includes a description of the tribal outreach activities that were conducted for both the Schellhous parcel and the Placer Greens parcel by the project applicant's cultural resources consultant, during preparation of the site-specific cultural resources analyses. The County also conducted formal AB 52 and SB 18 consultation for the proposed project, which is discussed in later sections of this Chapter.

Schellhous Parcel

Natural Investigations contacted the NAHC requesting a search of the SLF for traditional cultural resources within or near the Schellhous parcel. The results of the search returned by the NAHC on November 2, 2020 were negative for Native American cultural resources in the project vicinity. 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 project site.

Natural Investigations contacted the UAIC by email on October 20, 2020 to request additional information on the potential for Native American resources within the project area. Natural Investigations also invited the tribe to the cultural resources survey of the Schellhous parcel on October 27, 2020. On October 21, 2020, the UAIC responded by email stating that the tribe was interested in having a representative attend the survey.

A tribal representative of the UAIC met with Natural Investigations archaeologists on October 27, 2020 to conduct a field survey of the Schellhous parcel. The visit focused primarily on two previously recorded indigenous sites within the project site, P-31-000190 and P-31-000175, which are discussed in further detail below. During the October 27, 2020 site visit, UAIC and Natural Investigations discussed the potential for the proposed project to impact P-31-000190. That discussion concluded that because the boundaries of the site partially overlap with the project disturbance footprint, impacts from development could result from project implementation. Existing archaeological site forms and previous excavation records present conflicting data on the potential for a subsurface component of the site. The applicant explained that geotechnical testing was scheduled for the following week, and UAIC then recommended that an exploratory probe could be placed to determine whether a subsurface component of the site was present within the disturbance footprint. The applicant agreed to presence/absence testing at the site location.

On November 4, 2020, representatives of the UAIC monitored presence/absence testing work conducted for P-31-000190. Further details regarding the presence/absence testing work are discussed in the Methods of Analysis section of this Chapter.

Placer Greens Parcel

Natural Investigations contacted the NAHC on February 17, 2015, requesting a search of the SLF for traditional cultural resources within or near the Placer Greens parcel. The reply from the NAHC, dated March 10, 2015, stated that the search failed to indicate the presence of Native American sacred lands or traditional cultural properties in the immediate vicinity. By letter dated March 9, 2015, Natural Investigations contacted each of the 13 Native American tribes or individuals provided by the NAHC, requesting any information regarding sacred lands or other heritage sites that might be impacted by a former development proposal. Responses were limited to the Colfax-Todds Valley Consolidated Tribe, which indicated that they have cultural resources in the close vicinity and requested monitoring. Natural Investigations sent a response to the Colfax-Todds Valley Consolidated Tribe indicating that the tribe would be kept apprised of the project for monitoring efforts. In addition, as discussed in detail below, a UAIC tribal representative was present for a site visit of the Placer Greens parcel conducted on October 14, 2021, and known tribal cultural resource site P-31-000193 [CA-PLA-67] was not visible during the pedestrian survey.

Tribal Consultation

Pursuant to AB 52 and SB 18, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on August 18, 2021. Specifically, notification letters were sent to the Ione Band of Miwok Indians, UAIC, Washoe Tribe of Nevada and California, and Colfax-Todds Valley Consolidated Tribe. On August 20, 2021, the UAIC tribal historic preservation department requested to consult on the proposed project due to the cultural sensitivity of the area. No other responses were received. The County subsequently initiated consultation with UAIC and scheduled a site visit with UAIC.

On October 14, 2021, a UAIC tribal representative, along with a Natural Investigations archaeologist, a representative from Placer County Community Development Resource Agency, a representative from Raney Planning and Management, Inc., and the applicant's representative, conducted a pedestrian survey to visit and assess the condition and site boundaries of the previously recorded sites. The above-listed personnel walked to the mapped location of P-31-000193 [CA-PLA-67] on the Placer Greens parcel, but the site was not visible. Next, the representatives visited the Schellhous parcel to try to locate site P-31-000190, given the belief that a portion of this site may be within the prospective project development footprint. The personnel were not able to locate site P-31-000190, other than two groundstone artifacts on the surface of the west side of the site. The site visit presented an opportunity for UAIC to identify generally the areas on the Schellhous parcel that the tribe would like to be able to monitor during construction.

Known Tribal Cultural Resources

As discussed above, the NAHC SLF results indicated that recorded Native American sacred sites or traditional cultural properties are not known to exist within the project site. Three previously recorded tribal cultural resources sites are located on the project site. Specifically, sites P-31-000175 and P-31-000190 are mapped within the Schellhous parcel and site P-31-000193 [CA-PLA-67] is mapped within the Placer Greens parcel. During the field surveys of the Schellhous parcel, two previously unrecorded tribal cultural resource sites were identified. The newly recorded sites include two isolated resources (NIC-2020-Schellhous-ISO-01/02).

A description of the three previously identified tribal cultural resource sites located within the project site is provided below, as well as two newly identified isolated resources.

P-31-000175

P-31-000175 was originally recorded as a substantial habitation site on the southern bank of Dry Creek containing dark midden; mortars and pestles; shell, bone, and glass beads; abalone ornaments; obsidian projectile points; decorated bone pipe fragments; a metate; bone awl; and other materials. During the initial recording of the site, most of the artifacts had been observed on a flat area near the creek which had been burnt. Field notes taken at the time of initial recordation speculate that the area may have been used for cremations. Records also note that according to the Schellhous family, Native peoples were still making use of the site by the time of their acquisition of the property in 1852.

Living Schellhous descendant, Alice Pennington, reports that over the decades the family accumulated a considerable number of indigenous artifacts from around the property, which at one point encompassed more than 400 acres. Uncertainty remains of which of the artifacts attributed to P-31-000175 and to neighboring P-31-000190 were actually collected from the mapped site locations on record, and which, if any, were retrieved from elsewhere on the sizeable property. Due to the ambiguities regarding the source of artifacts recovered from the Schellhous property, the exact nature of P-31-000175 and intensity of its use by Native tribes are undetermined.

The attempt to revisit the site during the present assessment was unsuccessful given the dense riparian vegetation and tall grasses present at the site location and surrounding area which significantly reduced ground visibility. However, the disturbance footprint for the proposed project stops approximately 400 feet south of the southern boundary of P-31-000175.

P-31-000190

Similar to P-31-000175, P-31-000190 was originally recorded as a habitation site on the southern bank of Dry Creek containing dark midden and many artifacts. The site was tested in 1964 with three five-foot by five-foot excavation units placed on the creek-side of the resource. Two lithic flakes and two fire-cracked rocks were recovered from the surface, along with only two subsurface artifacts excavated from the three units. The subsurface recoveries include one basalt contracting-stem projectile point and a percussion flake.

The exact nature of the site and the intensity of use are unclear due to the same ambiguities regarding the source of artifacts collected from the property over the years. Evidence from past excavations, as well as from the limited presence/absence testing conducted as part of the Cultural Resources Assessment suggests that P-31-000190 was not an intensive use site, but more likely a short-term, or other low-intensity use site. The resource was revisited as part of the present survey and two groundstone artifacts were observed on the surface and recorded.

P-31-000193 (CA-PLA-67)

P-31-000193 (CA-PLA-67) was recorded in 1961 as a surface scatter of milling implements, cooking stones, one hammerstone, and one drilled “balance stone” on the west side of a Dry Creek tributary. The area was resurveyed in 1965 and only one mano and one pestle were found at what is described as a temporary occupation site. The additional cultural items that had been previously scattered about the area and described in the 1961 site record had been collected by the property owners. In addition to artifact collection, CA-PLA-67 was previously disturbed by agricultural plowing. The site record states that artifacts had been plowed up over the entire ranch owned by the McBride family since 1871. At the time of the 1965 survey, the area had not

been cultivated for many years, which is consistent with the aerial photographs reviewed for the current study, which indicate the fields in the project site have been left fallow since 1964.

The portion of the project site where P-31-000193 (CA-PLA-67) is located was carefully examined during the field surveys, including by a series of surface scrapes to increase ground visibility, but surface manifestation of the site was not located. Ground visibility in the area of the site was poor (less than two percent) due to the presence of dense grasses and several inches of oak leaf duff.

Granite Pestle – NIC-2020-Schellhous-ISO-01

NIC-2020-Schellhous-ISO-01 is a previously unrecorded isolate consisting of a single granite pestle measuring 24 centimeters (cm) long by 15 cm wide by 11 cm thick. The pestle was located along a game trail in an overgrown grass field. Soil changes or other artifacts or features were not noted in association with the surface find. The artifact was left at the location of discovery following documentation.

Granite Mano – NIC-2020-Schellhous-ISO-02

NIC-2020-Schellhous-ISO-02 is a previously unrecorded isolate consisting of a single granite mano measuring 15 cm long by 9.5 cm wide by 4.5 cm thick. The mano was located along a two-track access road in a field covered with annual grasses and forbs. As with NIC-2020-Schellhous-ISO-01, soil changes or other artifacts or features were not noted in association with the surface find. The artifact was left at the location of discovery following documentation.

17.3 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 goals and 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.

17.4 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 a Cultural Resources Assessment, and a Cultural Resources Inventory and Effects Assessment prepared by Natural Investigations Company. The methods of analysis are described in further detail below.

The identification of tribal cultural resources for this project by 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 California Historic Resources Information System (CHRIS) North Central Information Center (NCIC) as well as historic resources and survey data.

Native American Tribal Consultation

As noted previously, Natural Investigations contacted the NAHC to request a search of the SLF for the traditional cultural resources within or near the Schellhous parcel on November 2, 2020, and Placer Greens parcel on February 17, 2015. The SLF is populated by members of the Native American community who have knowledge about the locations of tribal resources. In requesting a search of the SLF, Natural Investigations solicited information from the Native American community regarding tribal cultural resources; however, the responsibility to formally consult with the Native American community lies exclusively with the federal and local agencies under applicable State and federal law.

Per the NAHC's suggestion, Natural Investigations contacted each of the following Native American tribes or individuals with the potential to have knowledge of cultural resources in the project area:

- Colfax-Todds Valley Consolidated Tribe;
- Shingle Springs Band of Miwok Indians;

- Tsi Akim Maidu; and
- UAIC.

Field Survey Methods

As discussed above, field surveys were conducted by UAIC tribal representatives and Natural Investigations archeologists on October 27, 2020, and October 14, 2021. The survey conducted on October 27, 2020 focused primarily on the two previously recorded indigenous sites within the Schellhous parcel, P-31-000190 and P-31-000175, while the survey conducted on October 14, 2021 was conducted to try to relocate and assess the condition and site boundaries of the three previously recorded sites (i.e., P-31-000190 and P-31-000175 on the Schellhous parcel, as well as an attempt to relocate P-31-000193 [CA-PLA-67] on the Placer Greens parcel).

During the survey, visible ground surfaces were carefully examined for cultural material (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, and soil depressions. Ground disturbances (e.g., animal burrows, dirt roads, etc.) were also visually inspected.

Presence/Absence Testing

Presence/absence testing work conducted for P-31-000190 entailed the excavation of a single seven by two-foot trench to a depth of ten feet below the surface using a backhoe with a 24-inch bucket. Before excavation began, the trench area was intensively surveyed to identify any artifacts, features, or other indications of cultural activity such as soil discoloration. Indications were not found (the two groundstone artifacts found within the boundaries of the site during the initial cultural resources survey conducted for the proposed project were found on the western side of the site and outside the project disturbance footprint). An initial surface scrape removed grass, weeds, and other small vegetation from the area. The backhoe then excavated in six-inch levels to a depth four feet below the ground surface. As indications of cultural remains were not observed in the initial four feet of excavation, digging proceeded to the maximum excavation depth of ten feet below the surface in natural stratigraphic levels.

Soils within the testing area were consistent with soils observed throughout the rest of the project site. The first twelve inches of soil was a dark greyish brown mottled silt loam. Between 12 and 30 inches below the surface soils were a dark yellowish brown sandy loam. Between roughly three and seven feet below the surface, soils became a very compact yellowish brown sandy loam hardpan. The final natural stratigraphic level between seven and ten feet below surface consisted of less compact brown sand. Cultural remains of any kind were not observed within the test excavation trench placed at site P- 31-000190.

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.

17-1 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*.

Based on a records search of the THRIS conducted by the UAIC, as well as a records search of the CHRIS conducted by Natural Investigations Company, three tribal cultural resource sites, P-31-000175; P-31-000190; and P-31-000193 (CA-PLA-67), have been previously recorded within the project site. In addition, two previously unrecorded tribal cultural resources, NIC-2020-Schellhous-ISO-01/02, were discovered during the field surveys conducted within the Schellhous parcel.

Habitation sites P-31-000175, P-31-000190, and P-31-000193 (CA-PLA-67) have been previously disturbed, and the majority of the originally recorded artifacts for each of the sites were not located during the various field surveys that were conducted for the project site. In addition, P-31-000175 is not within the footprint of planned ground disturbance for the proposed project, and while P-31-00190 is partially within the anticipated disturbance footprint for the proposed project, artifacts, features, or other indications of occupation were not identified within the area of proposed disturbance during the survey or presence/absence testing conducted/observed by Natural Investigations Company and the UAIC. UAIC has expressed to the County its desire to monitor ground disturbance activities occurring within mapped portions of P-31-000190. Mitigation Measure 17-1(c) below requires tribal monitoring based on an exhibit provided to the County by UAIC.

Surface evidence of P-31-000193 (CA-PLA-67) was not found during the survey conducted by Natural Investigations Company and the UAIC. Nevertheless, Mitigation Measure 8-2(b) of Chapter 8, Cultural Resources, requires monitoring during ground disturbing activities within 100 feet of the recorded boundaries of P-31-000193 (CA-PLA-67).

Considering the results of the literature search and the history of the area, as well as the identification of three previously recorded tribal cultural resource sites (P-31-000175, P-31-000190, and P-31-000193 [CA-PLA-67]) and two recently discovered tribal cultural resources (NIC-2020-Schellhous-ISO-01/02) on the project site, ground-disturbing activities associated with the proposed project could have the potential to cause a substantial 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.

17-1(a) *Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific tribal cultural resource 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 find of significance to culturally-affiliated Native Americans Tribes. All personnel required to receive the training shall also be required to sign a form that acknowledges receipt of the training, which shall be submitted to the Placer County Community Development Resource Agency for review and approval.*

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 tribal cultural resources;*
- *Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources; and*
- *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 tribal cultural resources are identified. The training shall also direct work to stop, and contact with the County Coroner and the NAHC to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin.

17-1(b) *The following language shall be noted on project Improvement Plans, subject to review and approval by the Placer County Community Development Resource Agency:*

If potential tribal cultural resources, archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The UAIC does not consider curation of tribal cultural resources to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

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

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

17-1(c) *The following language shall be noted on project Improvement Plans, subject to review and approval by the Placer County Community Development Resource Agency:*

The developer shall retain one tribal monitor to monitor all ground-disturbing activities in the two mapped sensitive areas agreed to during AB 52 consultation between Placer County and the UAIC (confidential mapped areas previously provided to the developer).

The contractor/construction manager shall provide the UAIC at least 72 hours' notice prior to initiating ground-disturbing activities in the identified areas. In the event the tribal monitor does not report to the job site at the scheduled time, construction activities may proceed without monitoring, as long as the required notice was provided and documented.

Tribal monitoring shall be limited to times when active soil disturbance is occurring, and the monitoring shall be curtailed once an area has been disturbed (with associated tribal monitoring) to a depth of at least two feet, and the tribal monitor determines there is a low potential for tribal cultural resources to be discovered.

The tribal monitor shall have the authority to temporarily pause ground disturbance within 100 feet of a discovery for a duration long enough to examine the resource. If no resources are identified, then construction activities shall proceed, and no agency notifications are required. In the event that a Tribal Cultural Resource is identified, the tribal monitor shall flag off the discovery location and notify the County immediately to coordinate regarding appropriate and respectful treatment pursuant to state law. The County shall also serve to mediate any conflicts between the

UAIC and the project proponent related to Tribal Cultural Resources on the project site. No removal or disturbance of any discoveries is permitted until authorized by the County.

The tribal monitor shall wear appropriate construction safety equipment including steel-toed boots, construction vest and hard hat.

17-1(d) *The UAIC shall be offered access to view soil piles, trenches or other disturbed areas within the Dry Creek corridor following initial grading associated with the walking trails or any other construction activity within the creek corridor. Access shall be allowed within the first five days of ground-breaking activity.*

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

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

- *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 UAIC.*

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

17-1(e) *Implement Mitigation Measure 8-2(b).*

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.

17-2 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 project site does not contain known resources that would be eligible for inclusion on the NRHP or considered significant pursuant to CEQA. Furthermore, implementation of the project-specific mitigation measures set forth in this EIR (Mitigation Measures 17-1[a] through 17-1[c]) would ensure that any impacts to previously unknown, subsurface resources that are discovered on the project site during construction activities are reduced to less than significant.

Similar to the proposed project, future development projects within the DCWPCP would be required to consult with tribes cultural and traditionally affiliated with the project area 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 the DCWPCP would be required to mitigate such impacts, any potential impacts associated with cumulative buildout of the DCWPCP 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.

18. Wildfire

18. WILDFIRE

18.1 INTRODUCTION

The Wildfire chapter of the EIR summarizes the setting information and identifies wildfire potential within the project area based on State and local mapping. The chapter also includes a review of completed, active, and planned fuel treatments projects within the region and consideration of site-specific factors that could affect wildfire potential at the project site.

18.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing wildfire setting in the project region, including the existing fire types, wildland fire hazards, fuel treatment efforts, public safety power shutoffs, and fire protection agencies and resources in the project region.

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 the 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. It 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 agencies and resources available for wildland fire suppression.

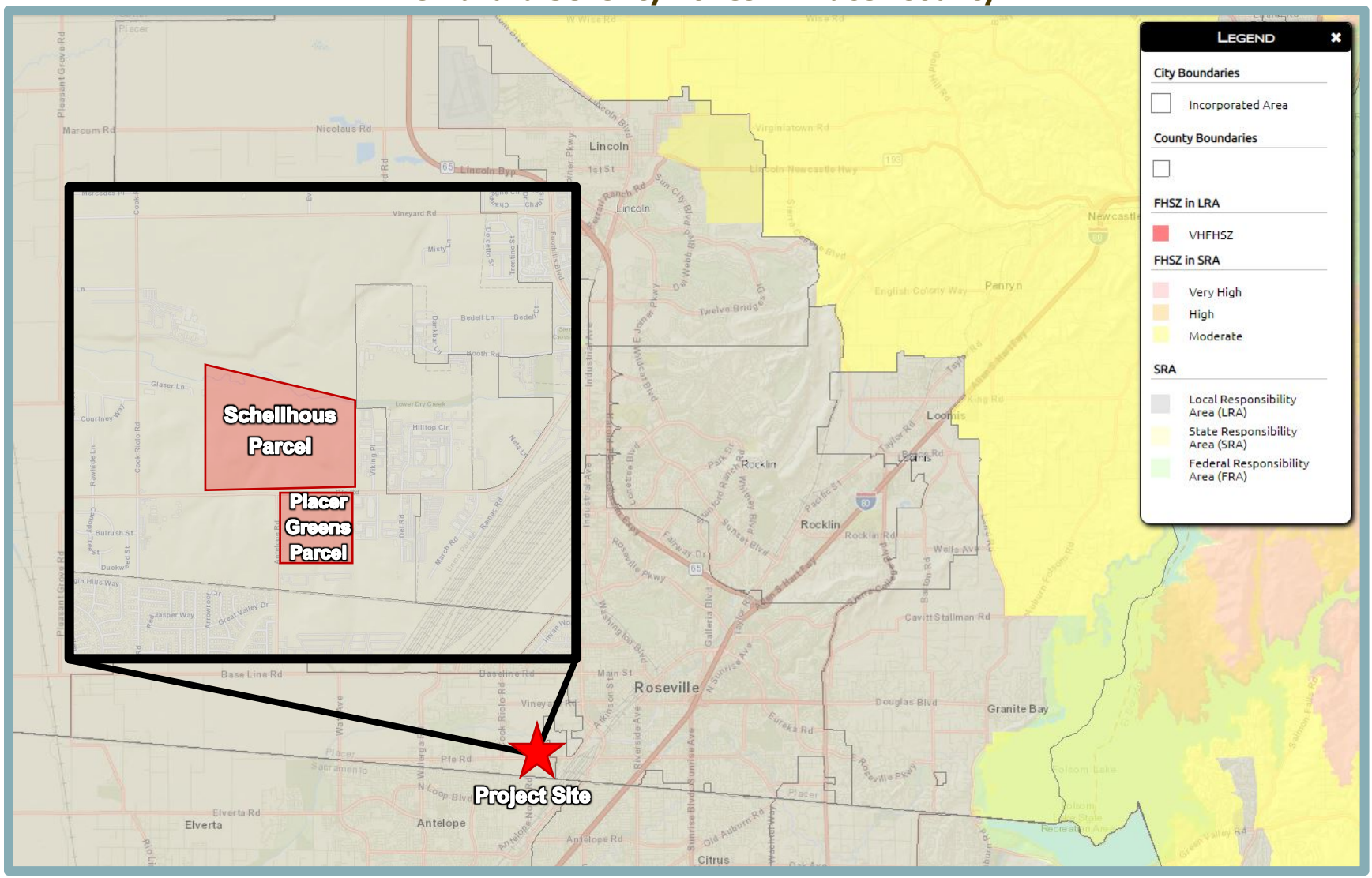
Wildfire Classifications

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 the California Department of Forestry and Fire Protection (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.

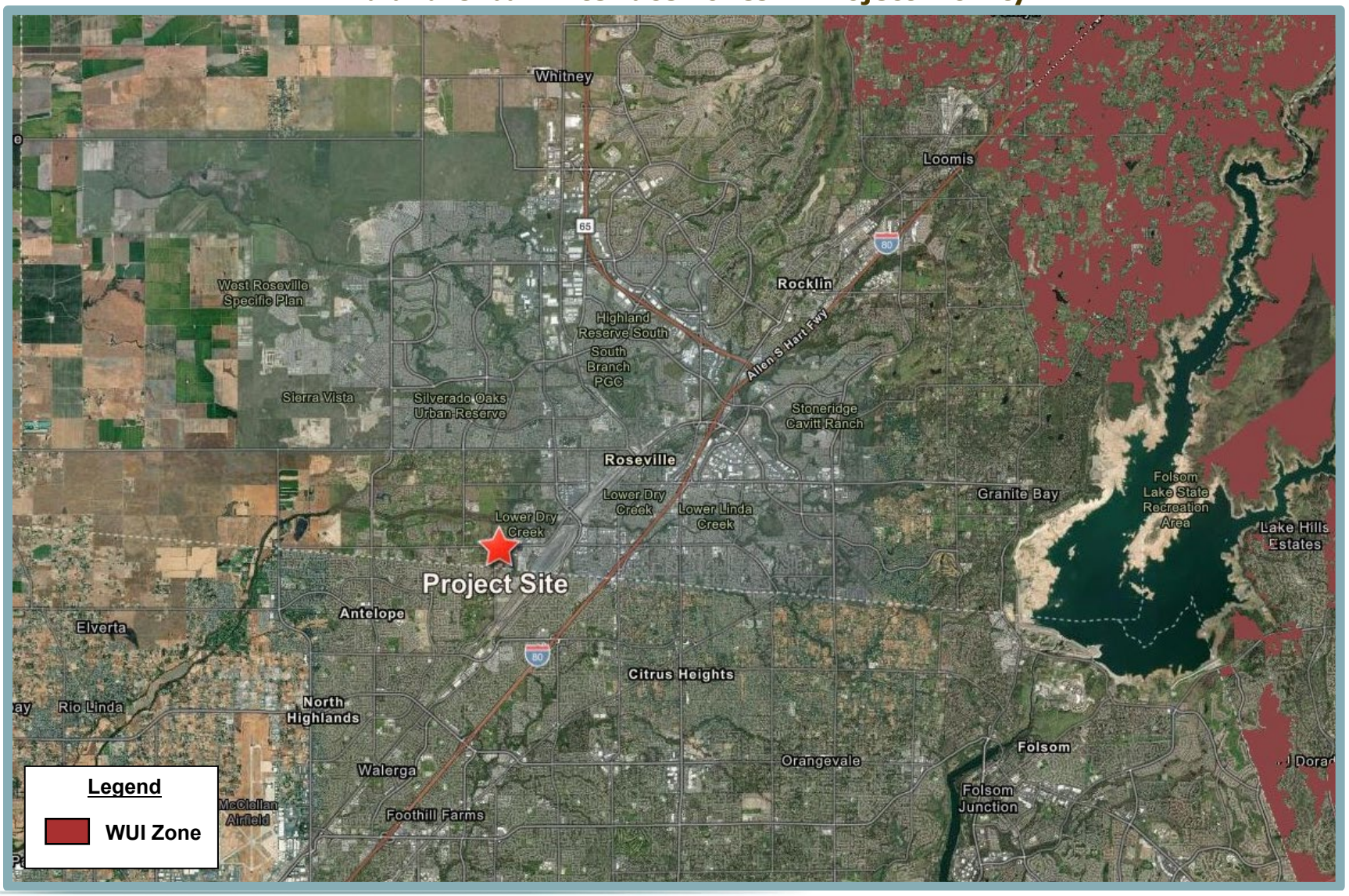
The project site is not located within a SRA, but, rather, is located within a Local Responsibility Area (LRA). As shown in Figure 18-1, the project site is identified by CAL FIRE as being within a Non-Very High FHSZ area. Additionally, the project site is not located within a WUI zone (see Figure 18-2).

Figure 18-1
Fire Hazard Severity Zones in Placer County



Source: California Department of Forestry and Fire Resources, Fire Hazard Severity Zone Viewer, 2022.

Figure 18-2
Wildland-Urban Interface Zones in Project Vicinity



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.

With respect to the project region's topography and vegetation, the region's elevation and topography is varied, due to the presence of upland areas and floodplains, but overall, the Dry Creek-West Placer Community Plan (DCWPCP) area does not contain steep slopes or significant slopes, such as those in steep-walled canyons or mountainous valleys. The absence of steep and significant slopes limits wildfire risks related to topography in the project region.

While the Schellhous and Placer Greens parcels are predominantly undeveloped, many portions of the DCWPCP area are currently developed with a variety of scattered single-family homes and residential subdivisions. The DCWPCP area is an urbanizing area, which encompasses approximately 9,200 acres in the southwest portion of Placer County and is comprised of multiple specific plan areas, including the Riolo Vineyard Specific Plan (RVSP) and the Placer Vineyards Specific Plan (PVSP).

The site of the County-approved Brady Vineyard Subdivision Project is approximately 0.72-mile to the northeast of the Schellhous parcel, and the project is currently under construction. The RVSP, approximately 1.7 miles to the west of the project site, is currently under construction, and the PVSP, which is approximately 2.1 miles to the west of the project site, currently has portions under construction. Additionally, the Double S Ranch Project is located southeast of the Vineyard Road/Cook Riolo Road intersection, 0.52-mile to the northwest of the project site. Completion of the aforementioned development would remove available fuel sources from the project region, primarily consisting of grassland areas.

Beyond the boundaries of the DCWPCP, other existing development is located in the project vicinity, which further reduces the available fuel sources near the project site. The City of Roseville is located to the northeast and east of the project site and includes the Dry Creek Wastewater Treatment Plant (WWTP) site, which abuts the northeast corner of the Schellhous parcel. Various industrial and public/quasi-public uses are located to the east, and to the south of the Placer Greens parcel are Roseville Storage, an industrial truck storage facility, New America Express Truck & Trailer Repair, a semi-trailer truck service and repair business, and Copart, an auto auction company. The Placer Greens parcel is also located approximately 420 feet north of the boundary separating Placer County (to the north) and Sacramento County (to the south). Several single-family residential subdivisions are located immediately south of the county boundary line, including the East Antelope Legends, Carriage Oaks, Highland Hill, Antelope Meadows, Antelope Village, and Antelope Oaks neighborhoods, all of which are connected by way of various neighborhood streets.

With respect to the project site, the Schellhous parcel is predominantly undeveloped and the Placer Greens parcel is devoid of existing structures. Both parcels are comprised of undeveloped annual grassland, swales and streams associated with Dry Creek and its tributaries, riparian woodland vegetation, and trees that line the frontages of PFE Road and Antelope Road, which are adjacent to the project site. The existing vegetation within both parcels provides potential fuel for wildfire.

The northern portion of the Schellhous parcel consists of a segment of Dry Creek and the creek's riparian woodland corridor. Given the gently rolling terrain across the project site, slope would not affect on-site fire behavior, as compared to mountainous areas associated with the Sierra Nevada in the County's northeastern region.

In addition, areas to the north and west of the project site are comprised predominantly of scattered single-family residences and grassland/agricultural land, which provide potential fuel sources for wildfire.

Prevailing Winds

The predominant wind direction at the project site is from the south throughout the year.[1] Southerly winds are most dominant from mid-February to November. In addition, winds also occur from the west during the summer months. The southerly direction of prevailing winds suggests that, during the majority of the year, winds would generally facilitate the spread of fire towards the north of the project site, where the Dry Creek corridor is located. Additionally, a fire burning to the west of the project site could potentially move towards the project site.

Large Fire History

According to CAL FIRE, relatively few larger wildfires, defined as 10 acres or greater, have occurred within the region surrounding the project site over the past three years.[2]

- 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 Perry Fire burned nine acres in Placer County, near the intersection of Perry Ranch Road and Werner Road in the City of Auburn. Damages to structures or injuries to fire personnel and/or civilians were not reported.

[1] 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 February 2022.

[2] CAL FIRE. *Incidents Overview*. Available at: https://www.fire.ca.gov/incidents/. Accessed February 2022.

- 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.
- 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.
- In November 2019, the Foothills Fire burned 355 acres in Placer County, near the intersection of Foothills Boulevard and McAnally Drive in the City of Roseville, approximately 2.1 miles northeast of the project site. Damages to structures or injuries to fire personnel and/or civilians were not reported.
- In September 2019, the Baseline Fire burned 604 acres in Placer County, near the intersection of Baseline Road and County Acres Lane to the west of the City of Roseville, approximately 5.6 miles northwest 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 2019, the Dyer Fire burned 148 acres in Placer County, near the intersection of Watt Avenue and Dyer Lane to the west of the City of Roseville, approximately 3.3 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 2019, the Watt Fire burned 27 acres in Placer County, near the intersection of Watt Avenue and Baseline Road to the west of the City of Roseville, approximately 3.6 miles northwest 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 May 2019, the Sugar Fire burned 65 acres in Placer County, near the intersection of Sugar Pine Road and Big Reservoir Road to the northeast of the community of Foresthill. 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 region surrounding the project site over the

past three years. The fires, for the most part, were extinguished within the above stated goal of under 10 acres.

Fuel Treatment Efforts

Fuel treatment efforts have been ongoing within the project region. 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 are 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.[3]

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 require 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 new 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 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.[4]

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,

[3] 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.

[4] Placer County. *Chipper Program Available for Placer County Residents*. Available at: https://www.placer.ca.gov/483/_1122012. Accessed February 2022.

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.[5]

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.

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 adopted the High Fire-Threat District Map in 2018,[6] 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. The project site is not located within an area designated as Tier 1, 2, or 3 (see Figure 18-3).[7] As such, the site would not be regularly 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.

Fire Agencies and Resources

Several fire agencies provide fire protection services in the project region, including wildland fire and structural fire response. The Placer County Fire Department (PCFD), which has a Cooperative Fire Protection Agreement with CAL FIRE, provides wildland fire suppression at the project site. Both CAL FIRE and PCFD are discussed below.

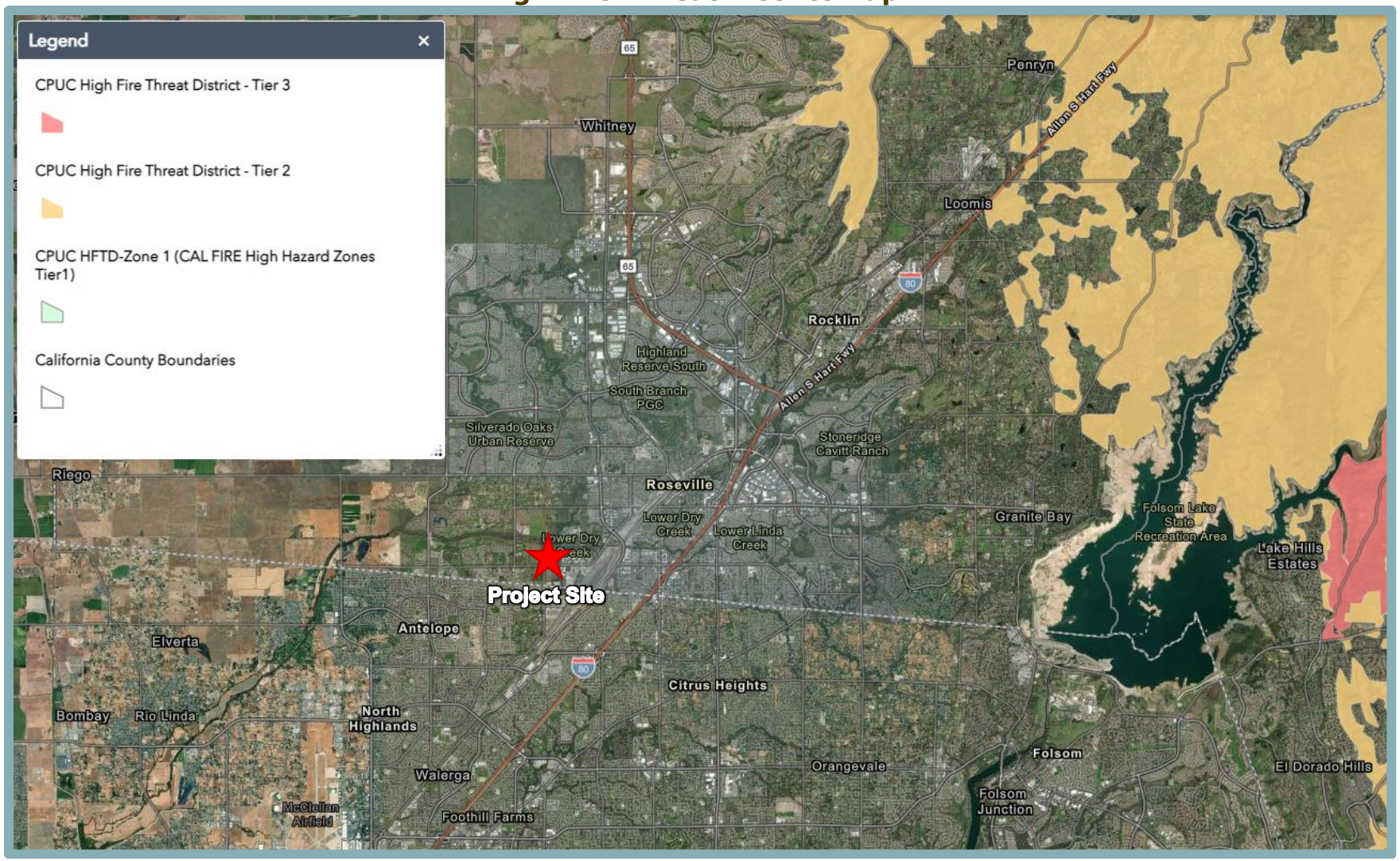
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5 Placer County Community Development Resource Agency. *Biomass and Wildfire Protection.* Available at: https://www.placer.ca.gov/2881/Biomass-Wildfire-Protection#:~:text=The%20Placer%20County%20Wildfire%20Protection,large%20component%20of%20that%20threat. Accessed April 2021.

6 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 February 2022.

7 Pioneer Community Energy. *Public Safety Power Shutoffs.* Available at: http://pioneercommunityenergy.ca.gov/need-to-know/psps-events/. Accessed April 2021.

Figure 18-3
High Fire-Threat District Map



Source: California Public Utilities Commission, CPUC High Fire Threat District (HFTD) Map, 2022.

California Department of Forestry and Fire Protection

Wildland fire protection is provided either by the State (through 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 PCFD for wildland fire response at the project site 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.

The nearest CAL FIRE station to the project site is Station No. 100, located at 8350 Cook Riolo Road, 0.82-mile northwest of the project site. The CAL FIRE station is jointly operated with the PCFD and provides services to the unincorporated areas of Placer County. Station 100 is a full-time staffed station. The full-time firefighters are augmented by seasonal and volunteer firefighters that support the emergency response capabilities of CAL FIRE and PCFD. CAL FIRE has mutual and/or automatic aid agreements, and, thus, may assist local fire agencies with structural fires and medical incidents under the closest resource concept. In addition, as is currently the case, incidents could occur where the City of Roseville Fire Department is called upon to provide mutual aid at or near the project area to send the closest available unit to an emergency incident, regardless of jurisdictional boundaries. In that spirit of cooperation to provide the fastest and highest level of service to the surrounding area, the Roseville Fire Department has signed onto a Closest Resource Agreement (CRA) with PCFD and other surrounding fire departments to provide mutual aid between all participating fire departments. As outlined in the CRA, Roseville can adjust the amount of reciprocal coverage by setting draw-down levels, or withdraw from the CRA entirely.

Placer County Fire Department

The project site is located within the service territory of the PCFD, whose services are administered by the County OES. 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 PCFD services. Within CSA 28, the project site is located within Zone 165, which covers approximately 19,800 acres. Zone 165 was established in September 2001, the point at which Placer County assumed responsibility for providing fire protection and emergency medical services (EMS) within the area.

As previously discussed, because the project site is located within an LRA, the PCFD is responsible for providing wildland fire suppression services to the project site. In combination with CAL FIRE, the PCFD integrates State and local firefighting resources, which includes services rendered through eight full-time stations and seven volunteer fire stations. PCFD services include fire protection, rescue, and emergency response services for approximately 475 square miles of unincorporated area in Placer County. Fire prevention and protection in areas of Placer County not served by independent fire protection districts or municipal fire departments are provided through a partnership with CAL FIRE and seven volunteer companies, all operated by CAL FIRE under the name PCFD. 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 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 69 personnel that respond to PCFD calls for service, including 42 permanent personnel assigned to serve PCFD stations full-time. As noted above, CAL FIRE Station No. 100, located 0.82-mile northwest of the project site at 8350 Cook Riolo Road, is the closest fire station to the project stie and is jointly operated with the PCFD.

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. For the purposes of fire apparatus access to the Schellhous parcel, a proposed 20-foot-wide emergency vehicle access (EVA) road would extend from PFE Road towards the north and connect to the western end of the proposed F Street to allow fire engines to access the project site. In addition, fire engines could access the project site by way of PFE Road and Antelope Road, as well as the newly constructed internal roadways within the Schellhous and Placer Greens parcels. PFE Road separates the Schellhous and Placer Greens parcels in an east-to-west direction. Antelope Road is adjacent to the western boundary of the Placer Greens parcel and would be extended from its existing terminus at PFE Road into the Schellhous parcel.

The existing roads that would serve as the primary evacuation routes during a wildfire event would include PFE Road and Antelope Road in the immediate project vicinity, as well as Cook Riolo Road, Walerga Road, Vineyard Road, and Interstate 80 in the surrounding area.

18.3 REGULATORY CONTEXT

The following sections provide a summary of the federal, State and local regulations pertaining to wildfire that are applicable to the proposed project.

Federal Regulations

The following federal environmental law is relevant to 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[8] 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. According to the Placer County CWPP, and as shown in Figure 18-2, the project site is not located within or in proximity to a WUI zone.

State Regulations

The following are the State environmental laws and policies relevant to wildfire.

[8] Placer County. *Placer County Community Wildfire Protection Plan*. December 2012.

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. 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 project site is not in or adjoining a WUI zone; therefore, the minimum fire safety standards set forth by PRC Section 4291 related to development in such areas would not 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.

The project site is not in a WUI zone; therefore, the standards set forth by CBC Chapter 7A related to development in such areas would not apply to the proposed project.

Local Regulations

The following local goals and policies related to 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.

Dry Creek-West Placer Community Plan

The relevant goals and policies from the DCWPCP related to 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.

Placer County Code

The following applicable codes related to 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.

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 2016,[9] 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.

[9] Placer County. *Local Hazard Mitigation Plan Update*. March 2016.

Placer County Local Hazard Mitigation Plan

The 2016 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.

A 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.[10] 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, 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)

[10] Placer County Office of Emergency Services. *Placer County and Placer Operational Area Emergency Operations Plan.* Adopted December 14, 2010.

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 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.[11]

18.4 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.

[11] 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.

Standards of Significance

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 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.

It should be noted that, per CEQA Guidelines Appendix G, the standards of significance listed above are only relevant when a project's location is within a SRA or Very High FHSZ. The project site is not located within land designated as either. Rather, the project site is located within a LRA and is identified by CAL FIRE as being within a Non-Very High FHSZ area. Nevertheless, to provide a conservative analysis, this chapter evaluates the potential impacts of the proposed project based on the standards listed above.

Method of Analysis

The impact analysis contained in this chapter 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.

18-1 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.

For the purposes of this analysis, the existing roads adjacent to the project site, PFE Road and Antelope Road, would serve as the primary evacuation routes during a wildfire event. In addition, Cook Riolo Road, Walerga Road, Vineyard Road, and Interstate 80, all of which are located within approximately two miles from the project site boundary, would also serve to assist in evacuating residents. As discussed above, a proposed 20-foot-wide EVA road would extend from PFE Road towards the north and connect to the western end of the proposed F Street to allow fire engines to access the project site.

The Circulation Plan Diagram in the County's General Plan (Figure 1-8 of the General Plan) depicts the circulation system for the unincorporated portions of the County, with roadways shown by means of a set of roadway classifications. Roadways are classified based on the linkages they provide and their function, both of which reflect their importance to land use patterns, travelers, and the public's general welfare. The County's roadway system classifies roadways into the following hierarchy: local streets, collector roadways, arterial roadways, thoroughfares, and expressways. In general, roadways higher in the hierarchy are meant to collect traffic from roads lower in the order.

As discussed in Chapter 16, Transportation, of this EIR, according to the Transportation Impact Analysis (TIA) prepared for the proposed project by KD Anderson & Associates, Inc., PFE Road is currently a two-lane, east-west rural collector that primarily serves to link the PFE Road/Watt Avenue intersection in the unincorporated County with Atkinson Street in the City of Roseville. Antelope Road is a two-lane, north-south rural collector that connects PFE Road to Sacramento County. As collectors, the roadways primarily serve to collect vehicles from local streets and route them to roads higher in the County's classification hierarchy. The currently narrow roadways could lead to substantial congestion in the event that all residents of the 597 proposed residences evacuated the area at the same time.

However, as detailed in the TIA, 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. 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. The fee was updated by Placer County in August 2021. The County's fee program and Capital Improvement Program (CIP) is divided into 11 districts, and the project site is included in the Dry Creek-West Placer Benefit District. Current roadway improvements planned in the project vicinity are shown in Table 18-1.

Table 18-1
Dry Creek-West Placer CIP Improvements

Street	Number of Lanes – Facility Classification	Location	Description
Cook Riolo Road	Two Lanes – Rural Collector	PFE Road to Baseline Road	Traffic-calming/safety measures
Antelope Road	Two Lanes – Rural Collector	Sacramento County line to PFE Road	Widen to four lanes
		At PFE Road	Traffic signal
PFE Road	Two Lanes – Rural Collector	Antelope Road to City of Roseville	Widen to four lanes
		Walerga Road to Cook-Riolo Road	Traffic-calming/control
		Watt Avenue to Walerga Road	Construct four lanes
Vineyard Road	Two Lanes – Rural Collector	Crowder Lane to Foothills Blvd	Safety measures
Walerga Road	Two Lanes from County Line to Seabiscuit Drive/Tiller Way – Rural Collector; Four Lanes North of Seabiscuit Drive/Tiller Way – Minor Arterial	Baseline Road to Sacramento County	Widen to six lanes
		At PFE Road	Traffic signal/intersection improvements

Source: KD Anderson & Associates, Inc., 2022.

Based on the planned CIP improvements shown in Table 18-1, project vicinity roadways, including PFE Road and Antelope Road, are scheduled for improvements that would allow for traffic volumes generated by buildout of the DCWPCP, including the proposed project, to be better accommodated. As part of the proposed project, the PFE Road entries to the project's East and South Villages are proposed at a new four-way signal east of Antelope Road. The PFE Road entry to the project's Central and West Villages is proposed at a signal to be installed at the northern extension of Antelope Road.

In addition to the installation of the two signalized intersections along PFE Road, a number of other off-site and frontage roadway improvements are proposed as part of the project, as follows:

- The westerly segment of PFE Road would include single through lanes in each eastbound and westbound direction with a center two-way left turn lane for neighboring property driveway access and acceleration lane egress.
- The easterly segment of PFE Road would include two through lanes in each eastbound and westbound direction with dedicated left and right turn lanes into the Village 1 and 4 entrances.
- North Antelope Road would include two through lanes in each northbound and southbound direction with dedicated left and right turn lanes into Village 4.
- North Antelope Road/PFE Road Intersection: The eastbound PFE Road approach would include a dedicated left turn into Village 3 and dedicated right turn onto southbound North Antelope Road. The westbound approach would include dual left turn lanes onto North Antelope Road, a single through lane to PFE Road and dedicated right turn into Village 3. The northbound approach

would include a single dedicated left, single shared left/through and dual right turn lanes onto PFE Road. The initial width of the west leg of PFE Road would include two receiving lanes for the northbound left and shared left-thru from North Antelope Road.

- From the East and South Village intersection, PFE Road would transition beyond Viking Place to the existing roadway configuration near the Roseville city limits.
- The proposed project would include improvements to the PFE Road/Cook Riolo Road intersection to install a 65-foot, free right-turn lane onto Cook Riolo Road from westbound PFE Road. The intersection improvements would include the installation of a median to separate the free right-turn lane from the westbound through lane along PFE Road. The final design of all improvements would be subject to approval by the County.

The aforementioned off-site improvements to PFE Road and Antelope Road, in conjunction with the planned CIP improvements listed above, would aid in the event that evacuation of the project site during a wildfire is necessary. Furthermore, during evacuation events, emergency responders would provide active traffic control at intersections, and may close roads, provide detours for through traffic, and/or actively manage available travel lanes to facilitate evacuation away from the emergency. Additionally, as discussed previously, the proposed 20-foot-wide EVA from PFE Road would allow fire engines to access the Schellhous parcel's F Street.

In the event of a wildfire, future residents of the proposed project would be provided sufficient warning through the Placer Alert system, 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.

During wildfire events, emergency responders would be able to access the project site to combat fires, which would serve to reduce the hazardous conditions that precipitate the need for evacuation of residents. As part of the proposed project, new internal roadways would be constructed within the Schellhous and Placer Greens parcels, which would connect to PFE Road and/or Antelope Road. The primary internal road, K Street, would provide access to both parcels by way of a looped path and would consist of a 50-foot-wide right-of-way (ROW). From K Street, additional roadways would provide access to the individual residential lots and would feature 40-foot-wide ROWs. Therefore, all internal roadways proposed as part of the project would be at least 40 feet in width, which is substantially wide enough to accommodate emergency vehicles. In addition, as discussed, a proposed 20-foot-wide EVA would allow fire engines to access F Street from PFE Road. Accordingly, the proposed project would provide adequate emergency access to the project site and would not be expected to conflict with any potential evacuation routes.

While the proposed project would include three gated entries from PFE Road and one from Antelope Road, as shown in Figure 3-7 in the Project Description chapter of this EIR, the proposed gated access points would be required to comply with the emergency vehicle access conditions established by Section 15.04.580 of the Placer County Code. Section 15.04.580 requires that emergency vehicles be provided access at gated entries through inclusion of an override switch and an approved emergency radio frequency gate opening device. Therefore, the proposed gated entries would not impair emergency vehicles from accessing the site in an emergency event. Emergency vehicles would be expected to primarily come from Station 100 at 8350 Cook Riolo Road. From the station, emergency vehicles would proceed southward along Cook Riolo Road, where they would then proceed eastward at the Cook Riolo Road/PFE Road intersection. From PFE Road, emergency vehicles would access the project site through the proposed gated entries. Given that Station 100 is 0.82-mile northwest of the project site, emergency vehicles would be anticipated to arrive on-site within a timely manner.

During project construction, temporary lane closures on PFE Road and Antelope Road could be required; however, as required by Mitigation Measure 16-1 in the Transportation chapter of this EIR, any temporary lane closures would be coordinated with County OES, the Placer County Engineering and Surveying Division, and local emergency services providers. Furthermore, complete closure of the roadways is not anticipated.

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.

18-2 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The project site is located within the DCWPCP area and contains swales and streams associated with Dry Creek and its tributaries and existing vegetation, including undeveloped annual grassland, riparian woodland vegetation, and trees that line the frontages of PFE Road and Antelope Road. The following discussions evaluate the potential impacts associated with the proposed project related to the exacerbation of wildfire risks due to factors such as on-site fuel sources, slope, and prevailing winds.

Wildfire Risks Due to Existing On-Site Fuel Sources

CEQA Guidelines Appendix G indicates that the extent and nature of on-site vegetation, which would serve as fuel for a wildfire, should be evaluated to determine the potential for a project to exacerbate wildfire risk. The project site is predominantly

undeveloped and currently consists of annual grassland, swales and streams associated with Dry Creek and its tributaries, riparian woodland vegetation, and trees. Areas surrounding the site also currently contain grassland and trees. Implementation of the proposed project would include site clearing activities, which would remove on-site vegetation and would create a buffer between the 79.7 acres of the site that would be retained as open space and the proposed residential development. Development of the site with residential uses would reduce the risk of wildland fire to surrounding areas, because site improvements, such as roadways, driveways, and irrigated landscaping, would reduce readily combustible vegetation. Additionally, wildfire risks would not be anticipated to be exacerbated during project operation, as residential uses typically do not involve operation components that would increase the risk of wildfire.

More specifically, the proposed project would reduce on-site fuel sources through the development of a total of 597 single-family lots across the majority of the 186-acre project site, the sum of which would remove the majority of on-site annual grassland. The proposed project 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. 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 sf and larger. In addition, the project would be subject to the applicable provisions set forth in Placer County Code Section 16.08.080, which contains requirements for subdivisions 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. Although the project site is not within a WUI or Very High or High FHSZ, Placer County Code Section 9.32.160 sets forth hazardous vegetation abatement standards for improved parcels with which the proposed project would be required to comply.[12] As part of compliance, the project would be required to maintain a 100-foot defensible space around all proposed structures. Furthermore, the PCFD enforces standards set forth in the CBC associated with the installation of residential fire sprinkler systems and the installation of Class A roofing materials within all residential units. Overall, both State and local requirements would significantly assist in reducing the threat of a wildfire spreading from undeveloped land to the proposed structures, as well as the potential of fire spreading from the site to surrounding areas.

Along the PFE Road and Antelope Road frontages, as well as the Schellhous parcel's western boundary, the proposed project would consist of landscape buffers, which would introduce new sources of vegetation. The buffers would vary in width and include canopy street trees and/or native screening shrubs (see Figure 4-10 through Figure 4-14 of the Aesthetics chapter of this EIR). However, as set forth in Placer County Code Section 15.75.040, the landscape buffers would include irrigation scheduling in accordance with the County's Water Efficient Landscape Ordinance, which would ensure the proposed vegetation is sufficiently watered to not result in excessively dry fuel sources. In addition, the majority of the landscape buffers along

[12] Woessner, Ryan, Fire Marshal, California Department of Forestry and Fire Protection, Placer County Fire Department. Personal Communication [email] with Nick Pappani, Vice President, Raney Planning & Management, Inc. March 14, 2022.

the project frontages (except in areas immediately adjacent to the on-site tributaries) would include six-foot-tall masonry walls, which, in addition to providing screening along PFE Road and Antelope Road, would further reduce the risk of fire spreading to adjacent areas.

The proposed project would include open grassy areas and recreational amenities along the project site's Dry Creek tributaries and open space corridor. Additionally, approximately 33 acres of the Schellhous parcel, along Dry Creek, is anticipated to be received by the PCCP Reserve System. The remaining open space on the Schellhous parcel, and 14 acres on the Placer Greens parcel, would be preserved as open space within the project site and maintained by the Creekview Ranch Homeowners' Association (HOA). Preservation of such areas as open space would maintain portions of the on-site fuel sources. The portion of the Schellhous parcel that would be received by the PCCP would be subject to a fire management component that would describe site-specific conditions and actions required to reduce existing fuel loads, minimize environmental effects and protect sensitive resources, and enhance and/or restore natural community characteristics in order to reduce the land's susceptibility to wildfire. PCCP fuel treatments would be aimed at preventing or impairing the spread of a fire and reducing fire severity. Several approaches could be used to reduce fuels, with the choice of approach influenced by environmental constraints, costs, and other social and ecological considerations. The PCCP fire management component would ensure that fuel sources within the 33 acres of the Schellhous parcel proposed for the PCCP Reserve System are reduced. However, without appropriate maintenance of the fuel sources in other open grassy areas within the Schellhous parcel, the potential exists for the project to exacerbate the risk of wildfire spreading to adjacent areas.

In addition, during project construction, equipment without appropriate spark arrestors could result in direct flame impingement on combustible materials, such as existing on-site vegetation or building construction supplies. As such, without proper measures to require that construction activities be equipped with CAL FIRE-approved spark arrestors, project construction could result in the ignition of on-site fuel sources.

Overall, development of the proposed project could exacerbate wildfire risks due to on-site vegetation and building construction supplies, thereby exposing residents in the project vicinity to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and a significant impact could occur.

Wildfire Risks Due to Slope

The DCWPCP area does not contain steep or significant slopes, which limits wildfire risks related to topography in the project region, and the predominant wind direction at the project site is from the south throughout the year, as well as from the west during the summer months. Within the project site, the Schellhous parcel's gently rolling terrain generally slopes downhill from south to north towards Dry Creek. The Placer Greens parcel is similarly characterized by gently rolling terrain.

Based on the existing topography of the project site, slope would not affect on-site fire behavior, as compared to the mountainous areas associated with the Sierra Nevada in the County's northeastern region. Therefore, the proposed project would not exacerbate wildfire risks due to slope, and a less-than-significant impact would occur.

Wildfire Risks Due to Prevailing Winds

With respect to prevailing winds at the project site, as previously discussed, winds from the south are most dominant from mid-February through November. In addition, some winds occur from the west during summer months. The predominant direction of prevailing winds suggests that, during the majority of the year, winds could be reasonably assumed to facilitate spread of fire towards the north of the site, where the Dry Creek corridor is located. Additionally, a fire burning to the west of the project site could potentially move towards the project site. However, as discussed above, the majority of on-site fuel sources would be removed as part of development of the proposed project, which would ensure the proposed project does not exacerbate the wildfire risk due to prevailing winds during project operation.

During project construction, equipment without appropriate spark arrestors could result in direct flame impingement on combustible materials. Without proper measures to require that construction activities be equipped with CAL FIRE-approved spark arrestors, project construction could result in the ignition of on-site fuel sources. Depending on the phasing of the proposed project, which is anticipated to occur over two to four phases, a portion of the proposed residences could be completed and inhabited as other areas of the project site are being constructed. As such, in the event that residences are constructed and occupied within the Schellhous parcel as construction is being completed within the Placer Greens parcel, ignition of on-site fuel sources could exacerbate fire risks and, due to prevailing winds, expose project occupants to pollutant concentrations from a wildfire. Thus, a significant impact could occur.

Conclusion

Based on the above, the proposed project could 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. Therefore, 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.

18-2 *In conjunction with the submittal of and prior to the approval of Improvement Plans, the applicant shall submit a Vegetation Management Plan (VMP) for review and approval by CAL FIRE, PCFD, and Placer County Community Development Resource Agency. The VMP shall identify roles, responsibilities, and financial resources to ensure successful implementation. The VMP shall be implemented by the project developer and maintained in perpetuity by the project's proposed homeowner's association and may include, but not necessarily be limited to, the following:*

- *Management of the Open Spaces During Project Construction or Adjacent Construction:*

- *Prior to construction activities, all Open Space boundaries shall be designated by placing high visibility construction fencing and/or silt fencing. Fencing shall be maintained in good condition until permanent post and cable fencing can be installed; and*
- *Prior to working within Open Space areas adjacent to wetlands, a qualified wetland biologist shall flag the wetland boundary and monitor construction activities to prevent encroachment into the wetland areas.*

- *Open Space Maintenance*

  - *Ongoing Fuel Load Management activities shall focus on areas close to homes or on borders, as approved by the County and include activities to mow annual grasses, remove dead and/or diseased trees, snags, and debris, limb live trees up to a height of 10 feet above ground where feasible, and remove understory fuels over one foot in height, where feasible. The use of goats shall be the preferred method of reducing vegetation materials; alternative methods, such as plastic string weed trimmers or other County-approved equipment may be acceptable, but shall be limited to the maximum extent feasible. Chipping of material shall be permitted. Chipped material shall be removed from the site unless otherwise approved by the County. Prescribed burning shall be prohibited and herbicide use shall not be allowed within the fuel load reduction area; and*
  - *Annual monitoring memos shall be submitted to the County and the Open Space Manager/HOA by June 30 of each year. The memos shall include, at a minimum, the following:*

    - *An assessment of dead vegetative matter (thatch) and management recommendations, if needed; and*
    - *An evaluation of general site conditions and recommendations for remedial fuel reduction actions to be included in the annual monitoring memo and shared with the Open Space Manager/HOA.*

18-3 Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Based on the analysis below, the impact is *less than significant*.

The proposed project would include installation of various infrastructure components, including roadways, an EVA, connection to fire water sources, power lines, an on-site sewer lift station, and other utilities. Additionally, three alternative locations have been proposed for the on-site lift station and each alternative location would convey wastewater by way of one of three off-site sewer pipeline alignment options (Options 1A, 1B, or 1C) (see Figure 3-8 of the Project Description chapter of this EIR). All potential physical environmental impacts that could result from implementation of the proposed project, including the off-site improvements, have been evaluated throughout the technical chapters of this EIR.

The proposed roadways would not exacerbate fire risks, as the Placer County Code requires a 10-foot vegetation clearance next to roadsides to reduce fire hazards. Additionally, pursuant to County standards and DCWPCP Policy 18, power lines and other utilities constructed for the proposed project would be undergrounded, which would reduce fire risks during operations. Through implementation of Mitigation Measure 18-2, a VMP would be established, requiring various provisions to ensure that regular maintenance of on-site open space areas is conducted, including the removal and reduction of hazardous fuels, which would reduce the potential for fire to occur within the project site and spread to adjacent areas. Furthermore, as discussed above under Impact 18-2, structures constructed as part of the proposed project would comply with all applicable standards set forth by the CBC and CFC, including the use of Class A roofing materials within all residential units and fire-intrusion design of roofing and vents. Therefore, the proposed infrastructure improvements associated with the project would not substantially exacerbate wildfire risk.

The proposed project would also be subject to the applicable provisions set forth in Placer County Code Section 16.08.080, which contains requirements for subdivisions 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. As mandated therein through Section 16.08.080(A)(1), the proposed project would be required to provide a pressurized hydrant system throughout the project site, subject to the approval by the Community Development Resource Agency Director. The fire hydrants within the project site would meet all applicable PCFD and CAL FIRE requirements. 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.

While the long-term maintenance of the proposed roadways, fuel breaks, emergency water supply connections, power lines, and other utilities would not exacerbate fire risks, the activities associated with the initial construction and placement of the utilities and infrastructure 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, the project contractor 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, as discussed above, the VMP set forth by Mitigation Measure 18-2 requires that equipment used for cutting of on-site vegetation be equipped with CAL FIRE-approved spark arrestors to prevent the escape of carbon or other flammable particles.

Compliance with the VMP would reduce the fire risk posed by vacant parcels or parcels under construction adjacent to structures.

Based upon the above, the proposed project would not 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. Therefore, the project would result in a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

18-4 Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Based on the analysis below, the impact is *less than significant*.

Wildfires alter landscapes and can result in post-event hazards triggered primarily by rainfall. Rainfall that is normally captured and stored by vegetation can run off almost instantly, causing creeks and drainage areas to flood much sooner during a storm and with more water than is expected under unburned conditions. Soils burned at moderate and high severity tend to have reduced infiltration capacity and are more easily eroded. The potential post-fire flooding, soil erosion, and debris flows can impact recreational areas, homes, structures, roads, and other infrastructure within, adjacent to, and downstream from burned areas.

Wildfire-related flooding and increased runoff may continue for several years in a burn area. However, post-fire debris flows do not typically occur beyond the second rainy season. Some of the largest debris-flow events happen during the first post-fire storm season. While multiple factors can affect debris-flow occurrence, post-fire debris flows generally are triggered by one of two processes: surface erosion caused by rainfall runoff; and landsliding caused by rainfall seeping into the ground. Surface erosion runoff processes are by far the most prevalent contributors to debris flows. Landsliding contributes less to fire-related debris flow, but prolonged heavy rains may increase soil moisture even after a wildfire.[13] The wetted soil can then fail, producing infiltration-triggered landslides. The landslides could be shallow or deep-seated (i.e., greater than 10 to 15 feet deep).

As previously discussed, the project site does not feature steep or significant slopes. As such, the proposed project would not be vulnerable to risks such as post-fire downslope or downstream flooding or landslides. Additionally, while the existing topography of the Schellhous parcel slopes gradually towards Dry Creek, through development of the proposed project, the majority of on-site fuel sources would be removed as part of site improvements, thereby reducing the potential for substantial fire-burned areas to occur on-site. The reduction in on-site areas highly vulnerable to

[13] U.S. Geological Survey. *Post-Fire Flooding and Debris Flow*. Available at: https://www.usgs.gov/centers/ca-water/science/post-fire-flooding-and-debris-flow?qt-science_center_objects=0#qt-science_center_objects. Accessed March 2022.

wildfires would similarly reduce the potential for post-fire runoff from the developed project site to transport substantial sediment to Dry Creek. Furthermore, given the developed nature of the area south of the project site, the potential for surface erosion caused by rainfall runoff to occur would be limited.

Based on the above, the proposed project would not 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, 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.

The cumulative setting for impacts related to wildfire encompasses buildout of the DCWPCP. For more details regarding the cumulative setting, refer to Chapter 20, Statutorily Required Sections, of this EIR.

18-5 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 the DCWPCP area. Future development within the DCWPCP 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. Planned development within the DCWPCP area includes the Brady Vineyard Subdivision Project, currently under construction approximately 0.72-mile to the northeast of the project site, the RVSP, currently under construction approximately 1.7 miles to the west of the project site, and the PVSP, portions of which are currently under construction approximately 2.1 miles to the west of the project site. All three areas are separated from the project site by intervening residential and agricultural uses. Similarly, the Double S Ranch Project, located along Vineyard Road to the northwest of the project site, is bordered by agricultural uses and rural single-family homes to the north, east, and west. Development of other approved projects, as well as the project site, would change the existing landscape of those specific locations from vacant or minimally developed land to more intensively developed residential areas with one- and two-story homes on various sized lots.

The DCWPCP area is not located within a SRA. As shown in Figure 18-1, the entirety of the DCWPCP area is located within a Non-Very High FHSZ. Additionally, all development facilitated by buildout of the DCWPCP would be subject to existing regulations and guidelines designed to prevent wildlife hazards. Similar to the

proposed project, development of other areas within the DCWPCP would be required to comply with Placer County Code Sections 15.04.700 and 15.04.710, which serve to adopt and amend, as applicable, the CFC. In addition, future subdivision projects would be subject to the applicable provisions set forth in Placer County Code Section 16.08.080, which contains requirements for subdivisions 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. Furthermore, the PCFD enforces standards set forth in the CBC associated with the installation of residential fire sprinkler systems and the installation of Class A roofing materials within all residential units. As such, all buildings would meet all fire code requirements, as set forth by 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. Finally, similar to the project site, parcels within the DCWPCP currently include fuel sources such as oak woodland, riparian vegetation, and annual grassland. However, development of said parcels would remove existing fuel sources, thereby reducing the cumulative risk of wildfire hazards. Compliance with State and local standards would minimize wildfire risks at each cumulative project location.

As set forth by Mitigation Measure 18-2, the proposed project would be required to implement a VMP that would include management of on-site open space areas during project construction and ongoing management of open space areas during project operation. The VMP requires, among other things, that during project construction and adjacent construction, open space areas be clearly delineated so that minimal damage occurs to natural habitats, and that during project operation, open space areas restrict public access and ongoing maintenance of such areas is completed, in part, through the grazing by goats or by way of County-approved equipment that uses spark arrestors.

Based on the above, the proposed project with implementation of the VMP required by Mitigation Measure 18-2, in combination with buildout of the DCWPCP area, would have a ***less-than-significant*** cumulative impact related to exacerbating wildfire risk.

Mitigation Measure(s)

None required.

19. Effects Not Found to be Significant

19. EFFECTS NOT FOUND TO BE SIGNIFICANT

19.1 INTRODUCTION

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines requires that an EIR briefly describe why various environmental effects were determined not to be significant and therefore were not discussed in detail in the EIR. The Effects Not Found to be Significant chapter of this EIR summarizes environmental issues that were determined not to be significant with implementation of the proposed project. The reasons for the conclusion of non-significance are provided for each issue area, as applicable, below.

19.2 AESTHETICS

Consistent with Appendix G of the CEQA Guidelines, the proposed project was determined to have no impact with regard to the following issue area:

- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway.

Officially designated State Scenic Highways are not located in Placer County. Therefore, the proposed project would not substantially damage any scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a State Scenic Highway.

19.3 AGRICULTURE AND FORESTRY RESOURCES

Consistent with Appendix G of the CEQA Guidelines, the proposed project was determined to have no impact with regard to the following issue areas:

- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));
- Result in the loss of forest land or conversion of forest land to non-forest use; and
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

The project site is not considered forest land (as defined in Public Resources Code section 12220[g]) or timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland, nor result in the loss of forest land or conversion of forest land to non-forest use, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

19.4 GEOLOGY AND SOILS

Consistent with Appendix G of the CEQA Guidelines and in accordance with Placer County, the proposed project was determined to have no impact with regard to the following issue areas:

- Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; and/or
- 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.

The existing sewer pipeline system within unincorporated areas of Placer County in the project vicinity are located within Placer County Service Area 28, Zone 173, and are owned and maintained by Placer County. The project would include annexation into the Service Area 28, Zone 173 for sanitary sewer service; therefore, the project site would have access to the existing sewer infrastructure following LAFCo's approval of the annexation. The proposed project also includes construction of a sewer lift station and force main to serve the southeast DCWPCP area. The new sewer improvement would be consistent with the County's General Sewer Master Plan and the South Placer Regional Wastewater and Recycle Water Systems Evaluation. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, no impact regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. Because the project site does not contain any steep slopes and is not located at or near any active or potentially active faults, the risk of landslide and/or ground failure on the site would not be substantial. Therefore, the proposed project would not expose people or property to geologic or geomorphological hazards, such as avalanches, earthquakes, landslides, mudslides, seismic-related ground failure or similar hazards.

19.5 HAZARDS AND HAZARDOUS MATERIALS

Consistent with Appendix G of the CEQA Guidelines, the proposed project was determined to have no impact with regard to the following issue areas:

- 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 create a significant hazard to the public or the environment; and
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area.

The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and impacts related to such would not occur. Therefore, the proposed project would not create a significant hazard to the public or the environment associated with being located on such site.

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. The nearest airport relative to the project site is the

McClellan Airport, which is located approximately 7.25 miles to the southwest of the site. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area associated with an airport or airstrip.

19.6 LAND USE AND PLANNING/POPULATION AND HOUSING

Consistent with Appendix G of the CEQA Guidelines, the proposed project was determined to have no impact with regard to the following issue areas:

- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration; and/or
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

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 develop a residential subdivision within the DCWPCP area, which is primarily characterized by existing residential, agricultural, and industrial land uses, as well as vacant land. The proposed project would not develop retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity. Therefore, the proposed 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.

What remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, is located in the northern portion of the Schellhous parcel. The proposed project would include the demolition of the existing on-site residence. While Schellhous residence is currently occupied by tenants, the residence represents a very small fraction of the existing housing market in surrounding area, and new housing could be found within the existing supply. 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.

19.7 MINERAL RESOURCES

Consistent with Appendix G of the CEQA Guidelines, the proposed project was determined to have no impact with regard to the following issue areas:

- 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; and/or
- Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

According to the Mineral Resource Determination performed by RCH Group,[1] as well as the Department of Conservation's *Mineral Land Classification of Placer County*, [2] documented mines or prospects do not exist on the project site or in the project vicinity. Neither the Placer County General Plan nor the DCWPCP identify any substantial mineral resources within the project vicinity. Furthermore, the project site is not designated or zoned for any mineral resources.

[1] California Department of Conservation, Division of Mines and Geology. *Mineral Land Classification of Placer County, California*. 1995.
[2] RCH Group. *Mineral Resource Determination*. October 1, 2015.

Therefore, development of 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.

19.8 NOISE

Consistent with Appendix G of the CEQA Guidelines, the proposed project was determined to have no impact with regard to the following issue area:

- 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.

The proposed project is not located within the vicinity of a private airstrip, an airport land use plan, or two miles of a public airport or public use airport. The nearest airport relative to the project site is the McClellan Airport, which is located approximately 7.25 miles to the southwest of the site. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with airports.

20. Statutorily Required Sections

20. STATUTORILY REQUIRED SECTIONS

20.1 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 caused by the proposed project.

20.2 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

As discussed in Chapter 13, Land Use and Planning/Population and Housing, of this EIR, the proposed 597-unit single-family development would increase the available housing within the DCWPCP area, which would be expected to increase population in the area. Using the 3.1 persons/household average household size for the DCWPCP area, the project would house an estimated 1,851 residents. In addition, the potential construction of up to 60 ADUs would result in 115 additional residents within the project site, for a total of 1,966 residents. Under the existing land use designations for the site, particularly the 47.8-acre Low Density Residential (LDR) and the 14.4-acre High Density Residential (HDR) portions of the Schellhous parcel, a theoretical maximum total of approximately 240 residential units could be built on the project site, resulting in a population of approximately 745 residents. Thus, the proposed project would result in an increase of approximately 1,222 residents beyond what is currently anticipated for the site based on the existing land use designations. 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 DCWPCP, SACOG, and Placer County growth estimates for the project area. Furthermore, the infrastructure included in the proposed project, including the proposed sewer lift station, would be sized to accommodate only the development that had been previously planned for the project area.

While construction of the proposed project would result in increased construction employment opportunities, which could potentially result in increased permanent population and demand for housing in the vicinity of the project site, employment patterns of construction workers is such that 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. Although the project would 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. Consequently, discussed in further detail under Impacts 13-4 and 13-6 within the Land Use and Planning/Population and Housing chapter of this EIR, the proposed project would result in population growth of the DCWPCP area, but such growth would be within the buildout projections for the DCWPCP area, and within growth projections for unincorporated areas within Placer County. 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.

As discussed in Chapter 15, Public Services and Utilities, of this EIR, the County's existing water main infrastructure is anticipated to be sufficiently sized to accommodate the increased demand from the proposed project, and the project would not require the construction of new or expanded water conveyance infrastructure. Water conveyance infrastructure needed for the proposed project would be constructed on-site, and would be financed by the project applicant. Consequently, the construction of on-site water infrastructure would not be anticipated to result in elimination of obstacles to population growth.

The proposed lift station and associated pipelines would serve the DCWPCP sub-sheds identified in the project sewer study. All other infrastructure improvements would be designed to serve the project only. The lift station would be implemented within the Schellhous parcel, with gravity lines from adjacent parcels connecting through the proposed project to the lift station. Three alternative locations have been proposed for the lift station and are located at the northeast, northwest, and

southeast corners of the Schellhous parcel, respectively (see Figure 3-8 of the Project Description chapter of this EIR). Each alternative location would convey wastewater by way of one of three off-site sewer pipeline alignment options (Options 1A, 1B, or 1C) (see Figure 3-8 of the Project Description chapter of this EIR).

Given that all sewer improvements would be consistent with the County's General Sewer Master Plan and the South Placer Regional Wastewater and Recycled Water Systems Evaluation, the proposed infrastructure improvements would not allow for or encourage growth where such growth was not previously planned. Rather, the proposed project would include development as envisioned in the DCWPCP, which would meet the needs of future planned development within the immediate project area, and the induced growth need not be reconsidered (cf. *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 CA4th 859).[1] This evaluation relies on the DCWPCP EIR analysis pursuant to CEQA Guidelines Section 15130, subdivision (b)(1)(B). Therefore, the proposed project would not eliminate obstacles to growth that was not previously anticipated for the area.

In addition, as discussed in Chapter 3, Project Description, of this EIR, the proposed project would include a number off-site improvements to PFE Road and Antelope Road, including the widening of PFE Road and Antelope Road with dedicated left- and right-turn lanes into the project site and a free right-turn lane onto Cook Riolo Road from PFE Road.

Although implementation of the aforementioned improvements may be considered to eliminate obstacles to growth, such improvements are essential to support the proposed project, and the improvements would not eliminate obstacles to growth in a manner that would 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 discussed in Chapter 15, Public Services and Utilities, of this EIR, increased demands for public services, including fire and police protection services, attributable to the proposed project would not necessitate the construction of new or expanded facilities that could cause significant environmental impacts. In addition, as discussed in Chapter 15, Public Services and Utilities, of this EIR, it is anticipated that wastewater generated by the proposed project could be accommodated by existing wastewater treatment facilities and infrastructure at the Dry Creek Wastewater Treatment Plant (WWTP), and with the installation of the proposed on-site lift station and on-/off-site force main, adequate transmission capacity exists for the project's sanitary sewer flows. In addition, existing water supply infrastructure exists to accommodate the domestic and fire flow demands associated with the proposed project.

The landfill that would serve the proposed project has adequate capacity to manage the solid waste generated as result of the project. Furthermore, mitigation measures set forth in Chapter 12, Hydrology and Water Quality, of this EIR would ensure that the proposed project would not create or contribute runoff water that would exceed the capacity of the County's stormwater drainage systems. Therefore, 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.

[1] Placer County. *Countywide General Plan EIR* [pg. 3-18 and 3-19]. July 1994.

Encourage or Facilitate other Activities That Could Significantly Affect the Environment

This EIR provides a comprehensive assessment of the potential for environmental impact associated with implementation of the proposed project. Please refer to Chapters 4 through 18 of this EIR, which comprehensively address the potential for impacts from urban development on the project site.

20.3 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 section is based upon a summary of projections contained in the DCWPCP, as well as other reasonably foreseeable projects within the project region. Such projects include, but are not limited to, the Placer Vineyards Specific Plan, Riolo Vineyards Specific Plan, Brady Vineyard Subdivision, and the Double S Ranch project. Limited situations exist where geographic setting differs between project chapter analysis within a particular region. Examples include hydrology, for which the cumulative geographic setting is generally limited to the 828.47-acre Dry Creek Antelope North Road Tributary watershed. Another example is air quality, for which the cumulative geographic setting is the Sacramento Valley Air Basin (SVAB). 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.

20.4 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 likely result in, or contribute to, the following significant irreversible environmental changes:

- Conversion of predominantly vacant land to a fully built-out residential community, 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.

20.5 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 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. The significant and unavoidable impacts of the proposed project are summarized below.

In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality. (Impact 4-2)

Implementation of the proposed project would result in a significant impact related to the change of the existing public viewsheds of the site from predominantly undeveloped, rural landscapes to a single-family residential development. Mitigation Measure 4-2 requires the project applicant to submit a Final Landscape Plan, which would be subject to review and approval by Placer County, that delineates requirements for the project frontages. As such, the proposed project would be consistent with County Design Guidelines. However, even with the implementation of Mitigation Measure 4-2, the proposed project's change in existing public viewsheds of the site would be considered to substantially degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, a significant and unavoidable impact would occur.

Long-term changes in visual character associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP. (Impact 4-4)

Cumulative buildout in the geographic area would result in a substantial change in visual character of the project region and, thus, a significant cumulative impact would occur. As discussed under Impact 4-2, overall, the proposed project would be consistent with the Placer County Design Guidelines, the specific design guidelines contained in the DCWPCP, and upon approval of a Variance to Placer County Code Section 17.52.040, the County's approved development standards for the project site, which would ensure that the proposed project incorporates natural building materials, colors, and landscaping. Nonetheless, given that the project site is predominantly undeveloped and affords views from PFE Road and Antelope Road of rural landscape, comprised of rolling grassland and riparian vegetation, the existing visual character of the project site would be significantly altered. Therefore, the project's incremental contribution to the significant impact would be cumulatively considerable.

21. Alternatives Analysis

21. ALTERNATIVES ANALYSIS

21.1 INTRODUCTION

The Alternatives Analysis chapter of the EIR includes consideration and discussion of a range of reasonable alternatives to the proposed project, as required per 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.

21.2 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 the County's General Plan and Dry Creek-West Placer Community Plan (DCWPCP), which designate the proposed project area for future development;
2. Provide a well-designed residential community with neighborhood identity in close proximity to jobs and services in Placer and Sacramento Counties;
3. Create a high-quality neighborhood environment containing a mix of residential, open-space, and recreational land uses;
4. Provide for medium residential densities, including alley-loaded product for additional affordable housing options, in areas presently planned for urban growth and development with accessible infrastructure, consistent with current area-wide infrastructure plans and growth policies;
5. Provide for variable lot sizes, generally transitioning from smaller on the east to larger on the west, and increased lot coverage to promote the efficient use of land, energy and water resources within a residential community;
6. Design a project that minimizes encroachment into the existing 100-year floodplain on the site while balancing the housing needs and densities and the character of the local community;

7. Minimize the potential for land use incompatibilities of existing industrial use designation with adjacent and nearby residential communities;
8. Reduce growth pressures on outlying areas of Placer County by efficiently utilizing the project site to accommodate residential growth and development;
9. Plan for medium-density residential development in distinct and logically-phased "villages" to take advantage of the proximity of the project site to region-serving arterials, and to better support opportunities for transit;
10. Provide for a cohesive plan of development that maximizes internal connectivity within the project site and to the Dry Creek Greenway regional plan for pedestrian and bicycle travel;
11. Provide a comprehensively planned project that protects sensitive environmental habitat and resources, including existing riparian and oak woodland habitat on the project site, within permanent greenbelt areas;
12. Provide a planned infrastructure system with all public facilities and services necessary to meet the needs of development of the project site and adjacent lands; and
13. Provide a sufficient number of residential units within the project site to support necessary improvements to local and regional public service facilities.

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 significance level of impacts identified in the EIR are presented below.

Less Than Significant or No Impact

As discussed in each respective section of this EIR, the proposed project would result in no impact or a less-than-significant impact related to the following topics associated with the resource area indicated, and mitigation would not be required:

- ***Aesthetics.*** The EIR determined that a less-than-significant impact would occur related to the proposed project having a substantial adverse effect on a scenic vista.

- ***Agricultural Resources.*** The EIR determined that the proposed project would result in less-than-significant impacts for all issues related to agricultural resources, including the proposed project's incremental contribution to the significant cumulative impact.

- ***Air Quality and Greenhouse Gas Emissions.*** The EIR determined that impacts related to the proposed project exposing sensitive receptors to substantial pollutant concentrations and resulting in other emissions (such as those leading to odors) adversely affecting a substantial number of people would be less-than-significant. The EIR also determined that the proposed project would result in a less than cumulatively considerable impact related to the generation of criteria pollutants and greenhouse gas (GHG) emissions.

- ***Biological Resources.*** The EIR determined that implementation of the proposed project would result in a less-than-significant impact related to interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeding the use of native wildlife nursery sites. In addition, the proposed project's incremental contribution to the cumulative loss of

habitat for special-status species was determined to be less than cumulatively considerable.

- ***Cultural Resources.*** The EIR determined that impacts related to the cumulative loss of cultural resources would be less than significant.

- ***Energy.*** The EIR determined that the proposed project would result in less-than-significant impacts for all issues related to energy, including cumulative energy impacts.

- ***Geology and Soils.*** The EIR determined that impacts related to earthquake fault rupture, strong seismic ground shaking, and seismic-related ground failure, including liquefaction, and landslides, would be less than significant. In addition, cumulative increases in the potential for geological related impacts and hazards would be less than significant.

- ***Hazards and Hazardous Materials.*** The EIR determined that the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, or interfere with or impair implementation of an adopted emergency response plan or emergency evacuation plan, and related impacts would be less than significant. In addition, the EIR determined that impacts related to the cumulative exposure to potential hazards, including wildfire, and increases in the transport, storage, and use of hazardous materials would be less than significant.

- ***Hydrology and Water Quality.*** The EIR determined that impacts related to substantially decreasing groundwater supplies or interfering with groundwater recharge such that the project would impede sustainable groundwater management of the basin, as well as the proposed project's incremental contribution to the significant cumulative impact related to water quality and drainage, would be less than significant.

- ***Land Use and Planning/Population and Housing.*** The EIR determined that the proposed project would result in no impact or less-than-significant impacts for all issues related to land use and planning and population and housing, including cumulative impacts.

- ***Noise.*** The EIR determined that the proposed project would result in less-than-significant impacts for all issues related to noise, including the project's incremental contribution to cumulative traffic noise.

- ***Public Services and Utilities.*** The EIR determined that all impacts related to fire protection services, law enforcement services, school services, parks and recreational facilities, and other public facilities, including roads, or other government services would be less than significant. The EIR also concluded that sufficient water supplies are available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years; the proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; and 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, or conflict with federal, State, and

local management and reduction statutes and regulations related to solid waste. As such, impacts were determined to be less than significant. All cumulative impacts were also determined to 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, including transit, roadway bicycle, and pedestrian facilities, during operations would be less-than-significant. In addition, a less-than-significant impact would occur with regard to a substantial increase in hazards due to a geometric design feature or incompatible uses, and emergency access and access to nearby uses. Furthermore, the EIR determined that the proposed project would not result in vehicle miles traveled (VMT) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines Section 15064.3, subdivision (b), and a less-than-significant impact would occur.

- ***Tribal Cultural Resources.*** The EIR determined that impacts related to the cumulative loss of tribal cultural resources would be less-than-significant.

- ***Wildfire.*** The EIR determined that a less-than-significant impact would occur related to the substantial impairment of an adopted emergency response plan or emergency evacuation plan. In addition, the EIR determined that a less-than-significant impact would occur related to requiring 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. Furthermore, impacts related to exposing 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 were determined to be less than significant. Cumulative impacts related to an increase in wildfire risk attributable to the proposed project in combination with cumulative development were also determined to be less than significant.

As stated above, reasonable alternatives to the project must be capable of reducing the magnitude of, or avoiding, identified significant environmental impacts of the proposed project. Because the proposed project would not result in significant impacts related to the resource areas listed above, a comparison of potential impacts associated with the aforementioned resource areas as a result of project alternatives versus the proposed project is not provided in this chapter. Rather, this chapter focuses on those resource areas and specific impacts listed below that have been identified for the proposed project as requiring mitigation to reduce significant impacts to less than significant, or have been found to remain significant and unavoidable.

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:

- ***Aesthetics.*** The EIR determined that because the types of lighting and the specific locations have not yet been determined, implementation of the proposed project could increase the amount of light and glare generated on-site, which could be visible from the surrounding residential development and roadways in the project vicinity. The EIR determined that the proposed project's contribution to the significant cumulative impact

related to light and glare associated with cumulative development of the DCWPCP area would be cumulatively considerable. However, the EIR requires mitigation in order to ensure that the project specific impact is reduced to a less-than-significant level, and the project's incremental contribution to the significant cumulative impact is less than cumulatively considerable.

- ***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 and operation. 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, branchiopods, valley elderberry longhorn beetle, salmonids, western spadefoot, western pond turtle, roosting bats, Swainson's hawk, burrowing owl, and nesting songbirds and raptors protected under the Migratory Bird Treaty Act (MBTA). 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 aquatic resources. Given that the proposed project would involve the removal of trees protected by the County's Tree Preservation Ordinance, the project could 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 historical resource and/or 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.

- ***Geology and Soils.*** The EIR determined that implementation of the proposed project could result in short-term construction related impacts associated with soil erosion and the loss of topsoil, as well as impacts related to unstable geologic units/soils, including expansive soils, destruction of unique paleontological resources, disruptions, displacements, compaction, or overcrowding of the on-site soils, and/or a substantial change in topography or ground surface relief features. However, the EIR requires mitigation in order to ensure that the aforementioned impacts are reduced to less-than-significant levels.

- ***Hazards and Hazardous Materials.*** The EIR determined that the proposed project could create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials, or reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the

environment. However, the EIR requires mitigation in order to ensure that the aforementioned impacts are reduced to less-than-significant levels.

- ***Hydrology and Water Quality.*** The EIR determined that implementation of the proposed project could result in potential construction and operational impacts related to water quality; substantial alteration of the drainage patterns of the site or area in a manner which would result in substantial erosion or siltation on- or off-site; an increase in stormwater runoff rates during operation of the proposed project; the creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows; as well as the placement of housing or improvements in a flood hazard area and release of pollutants due to project inundation. However, the EIR requires mitigation in order to ensure that impacts related to hydrology and water quality are reduced to less-than-significant levels.

- ***Public Services and Utilities.*** The EIR determined that implementation of the proposed project could require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, and a significant impact could occur. However, the EIR requires mitigation in order to ensure that the aforementioned impact is reduced to a less-than-significant level.

- ***Transportation.*** The EIR determined that implementation of the proposed project would result in a significant impact related to conflicting with a program, plan, ordinance, or policy, addressing the circulation system during construction activities. However, the EIR requires mitigation in order to ensure that the aforementioned impact is reduced to a less-than-significant level.

- ***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.

- ***Wildfire.*** The EIR determined that implementation of the project could result in a significant impact related to exacerbating wildfire risks, and thereby exposing project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. However, the EIR requires mitigation 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:

- ***Aesthetics.*** The EIR determined that the proposed project would result in a significant and unavoidable impact related to substantially degrading the existing visual character or quality of public views of the site and its surroundings. In addition, the proposed project's contribution to the long-term changes in visual character associated with cumulative development of the proposed project in combination with future buildout of the DCWPCP was determined to be cumulatively considerable and significant and unavoidable.

21.3 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 alternative was 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 an off-site location was considered as an alternative to the proposed project. The County's Geographic Information System (GIS) database was consulted to provide information regarding vacant properties in the DCWPCP of sufficient size to accommodate the proposed project. The locations of such properties are illustrated in Figure 21-1 below. In considering sites potentially available for future development, the objectives of the proposed project were used to assess the suitability of available sites. It should be noted that Site 2, shown on the map, has been dismissed from further analysis, as a Small Lot Vesting Tentative Subdivision Map, including a total of 225 single-family lots, has been approved by the County for the parcel.

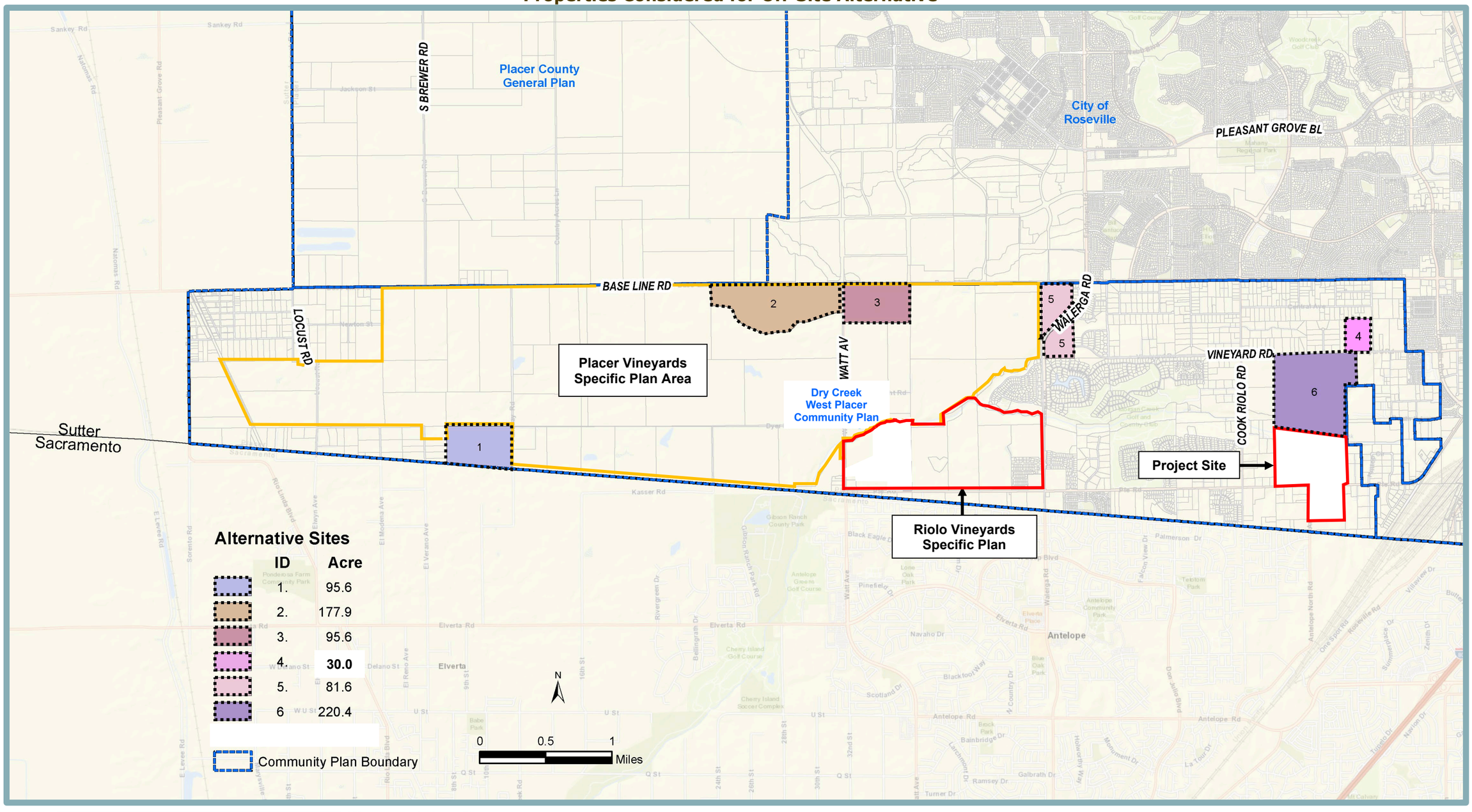
Site 1 (95.6 acres) is located outside of a Specific Plan area. However, while the parcel includes sufficient acreage to accommodate single-family residential units, the parcel is significantly smaller than the project site, and, therefore, would not be able to accommodate a similar number of units as the proposed project. In addition, access to the property is limited, as compared to the proposed project. The primary access road, Palladay Road, is a very narrow roadway that transitions to an unmaintained dirt road along the parcel's eastern boundary. Furthermore, Parcel 1 is made up of agricultural land interspersed with sensitive drainage features. As such, biological and agricultural resources impacts would be expected to increase compared to the proposed project.

Site 3 (95.6 acres) is located within the Placer Vineyards Specific Plan area. A small lot map has not yet been approved for Parcel 3; however, a conceptual lot plan including a mix of medium- and high-density residential units has been prepared for the site. According to the Placer Vineyards Specific Plan EIR, Parcel 3 contains extensive seasonal wetland features.[1] As such, impacts related to biological resources associated with construction of a residential subdivision on Parcel 3 would likely be greater compared to the proposed project. In addition, while the parcel includes sufficient acreage to accommodate single-family residential units, the parcel is significantly smaller than the project site, and, therefore, would not be able to accommodate a similar number of units as the proposed project. Furthermore, development of an off-site alternative within Parcel 3 would require payment of fees through the Placer Vineyards Specific Plan Fee Program, as well as various other fees imposed on development within the planning area. Such fees could reduce the economic feasibility of the proposed project.

Site 4 (30.0 acres) is currently vacant and undeveloped. However, the property is currently zoned Farm-Development Reserve (F-DR) and is designated as Agricultural Land per the DCWPCP Environmental Resources Element. Thus, the parcel has been previously anticipated for agricultural uses. Development of the parcel would result in greater impacts related to agricultural resources compared to the proposed project. In addition, given that the parcel is not located adjacent to the City of Roseville city limits, as is the case for the project site, development of the parcel with a residential subdivision would not be considered as definitive of an extension of existing growth patterns.

[1] Placer County. *Revised Draft Environmental Impact Report, Volume I, for Placer Vineyards Specific Plan, Placer County, California* [Figure 4.4-1]. March 2006.

Figure 21-1
Properties Considered for Off-Site Alternative



Furthermore, Site 4 is significantly smaller than the project site and the other parcels considered for the Off-Site Alternative, and would not be able to accommodate a similar number of units as the proposed project.

Site 5 (81.6 acres) consists of two undeveloped properties located north and south of Walerga Road. The southern property (33.6 acres) is covered in annual grassland and various sensitive aquatic habitats. As such, development of the proposed project on this off-site property would not be expected to reduce impacts to biological resources. In addition, the property owner is currently under contract with a representative to process entitlements through the County for potential non-residential uses (private high school) and residential uses on the parcel. Furthermore, while the parcel includes sufficient acreage to accommodate single-family residential units, the parcel is significantly smaller than the project site, and, therefore, would not be able to accommodate a similar number of units as the proposed project.

Site 6 (220.4 acres), for which a formal development application has been submitted to the County for residential development, is located adjacent to the project site to the north. The Site is transected by a riparian drainage, similar to the project site, which would limit the developable area of the site. Impacts related to biological resources would likely be similar with buildout of the proposed project on Site 6 to what is anticipated for the proposed project. Furthermore, Site 6 is bordered by existing industrial uses to the east and rural residential development to the west, similar to the project site. Accordingly, potential conflicts related to incompatible uses would be similar with buildout of the project on Site 6 compared to the project site. The Dry Creek Wastewater Treatment Plant is located directly adjacent to the eastern boundary of Site 6, which could result in potential conflicts related to exposure of future residents to odors; however, such an effect would not be considered an impact of the project on the environment and, thus, would not be considered a CEQA issue.

It is also important to consider that the project site is located in an area served by existing regional infrastructure and arterial roadways, and is located adjacent to existing urban development in the City of Roseville, as well as existing and planned urban areas within Placer County. Development of the proposed project at one of the aforementioned off-site locations within Placer County would be anticipated to require the extension of additional infrastructure and public services compared to the project site, and would not likely represent an efficient use of existing public investments. In addition, an off-site alternative would require an expansion of urban uses into areas within Placer County that are designated under the General Plan for agricultural use or to areas less suitable for development compared to the project site due to environmental or habitat constraints.

Overall, off-site alternatives 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.

Alternatives Considered in this EIR

The following alternatives are considered and evaluated in this section:

- No Project (No Build) Alternative;
- Buildout Pursuant to Existing Community Plan Alternative;
- Planned Development Rezone Alternative; and
- Reduced Density Alternative.

See Table 21-6 for a comparison of the environmental impacts resulting from the considered alternatives and the proposed project.

It should be noted that the proposed project could potentially include the construction of up to 60 additional on-site ADUs in order to meet the County's affordable housing requirements, resulting in a total of 657 units. Similarly, the Buildout Pursuant to Existing Community Plan Alternative, Planned Development Rezone Alternative, and Reduced Density Alternative analyzed herein could potentially require construction of additional on-site affordable housing. Similar to the proposed project, it is assumed that any ADUs would be accommodated on the single-family lots, such that the total number of lots would remain unchanged, as would the overall disturbance area associated with the project. Given that the exact affordable housing requirements for the proposed project and the project alternatives cannot be determined at this time, inclusion of additional affordable housing units on-site for any of the project alternatives considered is not evaluated within this analysis.

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 project site would remain, and the site would not be developed. As described in this EIR, the project site consists primarily of undeveloped annual grassland interspersed with swales and streams, and mature riparian woodland. In addition, what remains of a small homestead, which is comprised of the Schellhous residence and several associated sheds, is located in the northern portion of the project site, with the remnants of an orchard located just west of the homestead. The No Project (No Build) Alternative would not meet any of the project objectives and would not meet the overall intent of the DCWPCP's land use designation for this site.

Aesthetics

The EIR determined that the proposed project would result in a significant and unavoidable impact related to substantially degrading the existing visual character or quality of public views of the site and its surroundings. In addition, the EIR determined that without implementation of Mitigation Measure 4-3, the proposed project could increase the amount of light and glare generated on-site, which could be visible from the surrounding residential development and roadways in the



project vicinity. The No Project (No Build) Alternative would consist of the continuation of the existing conditions of the project site. Because the No Project (No Build) Alternative would not introduce any new structures or buildings on the site, the Alternative would not degrade the existing visual character or quality of public views of the site and its surroundings, and the creation of new sources of light or glare would not occur. Thus, impacts related to Aesthetics would not occur under the No Project (No Build) Alternative.

Air Quality and Greenhouse Gas Emissions

Because the No Project (No Build) Alternative would not involve development of the project site, construction and operational activities would not occur under the alternative. Therefore, the Alternative would not result in construction or operational emissions, and would not generate ROG, NO_x, or PM_{10} emissions in exceedance of the PCAPCD's significance thresholds. 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 6-1 and 6-2 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, construction activities, including ground disturbance, would not occur on the project site. As such, the Alternative would not have the potential to impact special-status plants, branchiopods, valley elderberry longhorn beetle, salmonids, western spadefoot, western pond turtle, roosting bats, Swainson's hawk, burrowing owl, and other 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. Mitigation Measures 8-1, 8-2(a) through 8-2(c), 8-3, and 8-4 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.

Geology and Soils

Because the No Project (No Build) Alternative would not include grading or other ground-disturbing activities, substantial soil erosion or loss of topsoil would not occur, and the Alternative would not result in significant disruptions, displacements, compaction, or overcrowding of the on-site soils, or a substantial change in topography or ground surface relief features. In addition, the Alternative would not have the potential to destroy a unique paleontological resource or site or unique geologic feature. Thus, Mitigation Measures 10-2(a), 10-2(b), 10-4, and 10-5 would not be required. Because development would not occur, Mitigation Measure 10-3 requiring preparation of a final geotechnical engineering report, would not be necessary. Overall, no impacts related to Geology and Soils would occur under the No Project (No Build) Alternative.

Hazards and Hazardous Materials

The No Project (No Build) Alternative would not include any construction activities, and, thus, would not indirectly impact Dry Creek through frac-out as part of implementing either Options 1A or 1B of the off-site sewer pipeline alignment. Therefore, Mitigation Measure 11-1 would not be required. In addition, because the current conditions of the project site would remain under the No Project (No Build) Alternative, the Alternative would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment related to asbestos-containing building materials, lead based paint (LBP) materials, lead contamination of soil, two on-site inactive wells, and the existing PG&E gas pipeline. As such, Mitigation Measures 11-2(a) through 11-2(d) would not be required. Overall, no impacts related to Hazards and Hazardous Materials would occur under the No Project (No Build) Alternative.

Hydrology and Water Quality

The No Project (No Build) Alternative would not include any ground disturbance or otherwise alter existing site conditions and, thus, would not have the potential to result in construction or operational impacts related to water quality, changes in drainage patterns, placement of housing or improvements in a flood hazard area, release of pollutants due to project inundation, or increases in stormwater runoff rates. Thus, Mitigation Measures 12-1, 12-2(a) through 12-2(e), 12-4(a) through 12-4(e), and 12-5 would not be required. Overall, no impacts related to Hydrology and Water Quality would occur under the No Project (No Build) Alternative.

Public Services and Utilities

Because the No Project (No Build) Alternative would not result in additional development on-site, an increase in demand for public services and utilities would not occur. Additionally, under the Alternative, the widening of Antelope Road and PFE Road along the project frontage would not occur. As such, electric utilities would not be required to be undergrounded by SMUD at the frontage of PFE Road and Antelope Road along the Placer Greens parcel, or along the south side of PFE Road west of Antelope Road, and Mitigation Measure 15-6 would not be required. Overall, no impacts related to Public Services and Utilities would 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 16-1 related to preparation of a construction signing and traffic control plan 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 17-1(a) through 17-1(d) 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.

Wildfire

Habitable structures would not be constructed on-site under the No Project (No Build) Alternative. As a result, the Alternative would not have the potential to exacerbate wildfire risks or expose

project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, because residents would not occupy the project site, Mitigation Measure 8-2 would not be required. Overall, the impacts identified for the proposed project related to Wildfire would not occur under the No Project (No Build) Alternative.

Buildout Pursuant to Existing Community Plan Alternative

The Buildout Pursuant to Existing Community Plan Alternative would consist of buildout of the project site according to the current DCWPCP land use designations as shown in Figure 21-2. Table 21-1 provides a summary of the land uses that would be developed under the Buildout Pursuant to Existing Community Plan Alternative as compared to the proposed project.

Table 21-1
Land Use Comparison – Buildout Pursuant to Existing Community Plan Alternative

Land Use	Proposed Project (Acres)	Alternative (Acres)
High Density Residential	--	11.7
Medium Density Residential	107.3	--
Low Density Residential	--	34.8
Commercial	--	14.0 (152,460 sf)
Industrial	2.2	52.9 (921,730 sf)
Greenbelt and Open Space	76.5	69.0
Streets	--[1]	3.6
Total Acreage	**186.0**	**186.0**
Total Dwelling Units	**597**	**206**

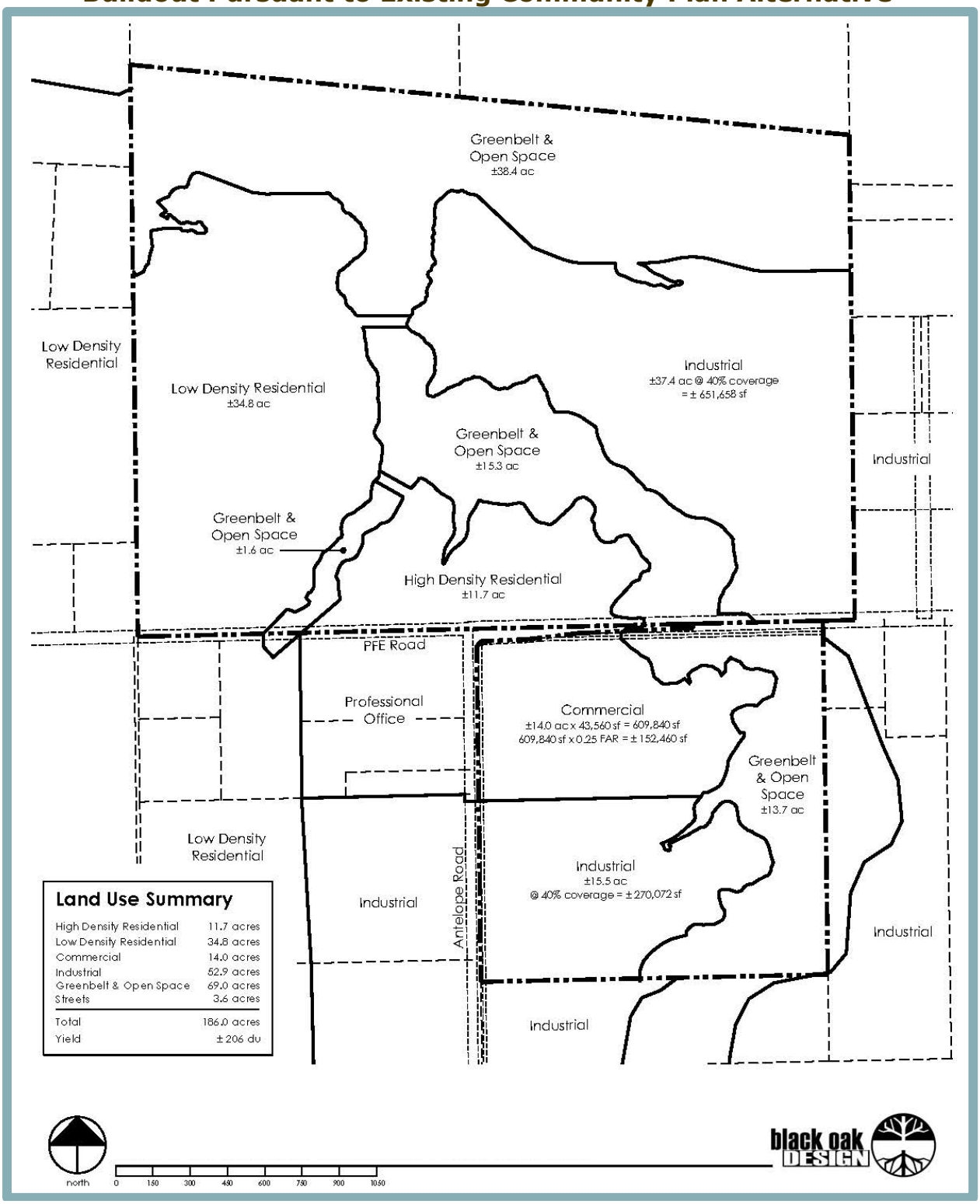
Note: sf = square feet

[1] The proposed project includes internal loop roads and other internal roadways, the acreage of which is included with the 107.3 acres of Medium Density Residential and would represent only a small fraction of the total 107.3 acres (presented as gross acreage).

As shown in the table, in comparison to the proposed project, the Buildout Pursuant to Existing Community Plan Alternative would result in the development of 391 fewer residential units than the proposed project and would include 152,460 square feet (sf) of commercial uses and 921,460 sf of industrial uses. The amount of greenbelt and open space area would be reduced under the Alternative by 7.5 acres in comparison to the proposed project; and it is reasonably assumed that this would translate into an overall greater disturbance area. Off-site improvements required under the proposed project, including widening portions of PFE Road and Antelope Road, and sewer system improvements, would still occur under the Buildout Pursuant to Existing Community Plan Alternative.

Because the Buildout Pursuant to Existing Community Plan Alternative would include development of the project site with uses consistent with the County's General Plan and DCWPCP, Project Objective #1 would be met. In addition, because the Buildout Pursuant to Existing Community Plan Alternative would include the development of 206 residential units, most of the remaining project objectives would be fully or partially met. However, the development of portions of the project site with commercial and industrial uses would conflict with current land use trends in the area. More specifically, new industrial development could result in land use conflicts (e.g., noise conflicts) with the existing residential uses to the south and west.

Figure 21-2
Buildout Pursuant to Existing Community Plan Alternative



Aesthetics

The Buildout Pursuant to Existing Community Plan Alternative would convert the project site's existing undeveloped land to urban uses. While the Alternative would result in the development of approximately 391 fewer residential units than the proposed project, the Alternative would include the development of both commercial and industrial uses on-site, which are not included in development of the proposed project. Given that the project site is predominantly undeveloped and affords views from PFE Road and Antelope Road of rural landscape, comprised primarily of rolling grassland and clusters of oak woodlands, the existing visual character of the parcels would be significantly altered under the Buildout Pursuant to Existing Community Plan Alternative. Therefore, similar to the proposed project, the Alternative would substantially degrade the existing visual character or quality of public views of the site and its surroundings and Mitigation Measure 4-2 would still be required. However, the changes in visual character or quality associated with buildout pursuant to the DCWPCP have already been contemplated in the DCWPCP and its associated EIR.

In addition, similar to the proposed project, development under the Buildout Pursuant to Existing Community Plan Alternative would introduce new sources of light and glare to the project site where none currently exist, including along the project site frontages at PFE Road and Antelope Road. Such sources would include, but would not be limited to, streetlights within internal street systems, vehicle headlights, exterior lighting fixtures, interior light spilling through windows, and light reflected off of windows. As discussed above, while the Alternative would result in the development approximately 391 fewer residential units than the proposed project, the Alternative would include the development of both commercial and industrial uses on-site, which are not included in the development of the proposed project. Therefore, the Alternative would be considered to result in a greater intensity of light and glare as compared to the proposed project. All on-site lighting would be required to comply with Section 17.54.070(i) of the Placer County Code. In addition, the Buildout Pursuant to Existing Community Plan Alternative would be subject to compliance with the applicable sections of the *Placer County Design Guidelines* related to light pollution, including, but not limited to, shielding of fixtures such that direct rays do not pass onto residential property lines. However, because the types of lighting and the specific locations are not known for the Buildout Pursuant to Existing Community Plan Alternative, Mitigation Measure 4-3 would still be required.

Overall, impacts related to Aesthetics would be similar or slightly greater under the Buildout Pursuant to Existing Community Plan Alternative as compared to the proposed project. While the Alternative and the proposed project would both alter the visual character or quality of the site and surrounding area, pursuant to CEQA Guidelines Section 15168, because the aesthetic effects associated with Buildout Pursuant to Existing Community Plan Alternative would be within the scope of what the DCWPCP anticipated and analyzed for the site, additional environmental review related to aesthetics would not be required. Thus, the project-specific and cumulative significant and unavoidable impacts related to substantially degrading the existing visual character or quality of public views of the site and its surroundings would not be considered to occur under the Alternative.

Air Quality and Greenhouse Gas Emissions

Under the Buildout Pursuant to Existing Community Plan Alternative, a total of 117 acres of the project site would be developed with residential, commercial, and industrial uses, as well as associated improvements. A total of 69 acres of the project site would remain as greenbelt and open space areas. While the Alternative would result in the development of approximately 391

fewer residential units than the proposed project, the Alternative would include the development of both commercial and industrial uses on-site, which are not included in development of the proposed project. In addition, the Alternative would develop approximately 117 acres of the site, which would result in an increased disturbance area of approximately 7.5 acres as compared to the proposed project. While the comparison of disturbance area does not account for the entire difference in emissions from building construction, given that the majority of construction emissions are associated with heavy equipment use during site preparation and grading, construction emissions of criteria pollutants would be slightly increased compared to the proposed project. Therefore, construction emissions of NO_X would still exceed PCAPCD's 82.0 pounds per day (lbs/day) threshold, and Mitigation Measure 6-1 would still be required. The Buildout Pursuant to Existing Community Plan Alternative would result in greater impacts related to construction emissions as compared to the proposed project.

With regard to operational emissions, CalEEMod, version 2020.4.0, software was used to estimate the Buildout Pursuant to Existing Community Plan Alternative's criteria air pollutant emissions. As shown in Table 21-2, the unmitigated operational emissions of criteria air pollutants associated with the Buildout Pursuant to Existing Community Plan Alternative would be less than the proposed project for ROG, NO_X, and PM_{10}. However, emissions of ROG and NO_X related to operations of the Buildout Pursuant to Existing Community Plan Alternative would still be above the PCACPD's threshold of significance. Consequently, Mitigation Measure 6-2 would still be required to reduce operational emissions below the PCACPD's threshold of significance. Therefore, the Buildout Pursuant to Existing Community Plan Alternative would result in similar impacts related to operational emissions as compared to the proposed project.

Because the Buildout Pursuant to Existing Community Plan Alternative would result in greater impacts related to construction emissions, and similar impacts related to operational emissions, the Alternative's overall impacts to Air Quality and Greenhouse Gas Emissions would be greater as compared to the proposed project.

Table 21-2
Maximum Unmitigated Operational Emissions (lbs/day)

Pollutant	Proposed Project	Buildout Pursuant to Existing Community Plan Alternative	PCAPCD Significance Threshold
ROG	1,053.93	372.16	55
NO_X	43.46	37.65	55
PM_{10}	202.04	93.42	82

Source: CalEEMod, June 2022.

Biological Resources

Similar to the proposed project, the Buildout Pursuant to Existing Community Plan Alternative would include ground-disturbing activities on the project site and, thus, would have the potential to impact special-status plants, branchiopods, valley elderberry longhorn beetle, salmonids, western spadefoot, western pond turtle, roosting bats, Swainson's hawk, burrowing owl, and other special-status birds and birds protected under the MBTA. The Buildout Pursuant to Existing Community Plan Alternative would result in a greater disturbance area as compared to the proposed project (an increase of approximately 7.5 acres). Thus, the Alternative could result in the removal of a greater number of trees than the proposed project and would still have the potential to conflict with the County's Tree Preservation Ordinance. In addition, the Alternative

would have the potential to directly impact seasonal wetlands, seasonal wetland swale, vernal pool, ephemeral drainage, intermittent drainages, roadside ditch, and Dry Creek habitat within the project site. As such, Mitigation Measures 7-1, 7-2, 7-3, 7-4(a) through 7-4(c), 7-5, 7-6(a) through 7-6(b), 7-7, 7-8(a) through 7-8(c), 7-9(a) through 7-9(c), 7-10(a) through 7-10(e), 7-11(a) through 7-11(e), 7-12(a) through 7-12(j), 7-14(a) through 7-14(g), and 7-15 would still be required under the Alternative. Therefore, overall impacts to Biological Resources could be greater under the Alternative compared to the proposed project.

Cultural Resources

While the Buildout Pursuant to Existing Community Plan Alternative would result in the development of approximately 391 fewer residential units than the proposed project, the Alternative would include the development of both commercial and industrial uses on-site, which are not included in the development of the proposed project. Similar to the proposed project, the Buildout Pursuant to Existing Community Plan Alternative would result in off-site disturbance as a result of roadway and sewer improvements necessary to accommodate new development. In addition, as noted above, the Buildout Pursuant to Existing Community Plan Alternative would result in a slightly increased overall disturbance area within the project site relative to the proposed project. Consequently, Mitigation Measures 8-1, 8-2(a) through 8-2(c), 8-3, and 8-4 would still be required, and the potential for the Buildout Pursuant to Existing Community Plan Alternative to result in disturbance or destruction of historical resources, archaeological resources, and human remains could be slightly increased. Overall, potential impacts related to Cultural Resources would be greater under the Buildout Pursuant to Existing Community Plan Alternative compared to the proposed project.

Geology and Soils

As noted above, the Buildout Pursuant to Existing Community Plan Alternative would include a greater overall area of disturbance compared to the proposed project. Consequently, the potential for grading and other ground-disturbing activities to result in substantial soil erosion or loss of topsoil, significant disruptions, displacements, compaction or overcrowding of the soil, or substantial change in topography or ground surface relief features would be increased. Similarly, the Alternative would have an increased potential to encounter and destroy a unique paleontological resource or site or unique geologic feature. As such, Mitigation Measures 10-2(a), 10-2(b), 10-4, and 10-5 would still be required. In addition, Mitigation Measure 10-3 requiring preparation of a final geotechnical engineering report to ensure adequate structural support of the proposed improvements would still be required. Overall, impacts related to Geology and Soils could be greater under the Buildout Pursuant to Existing Community Plan Alternative compared to the proposed project.

Hazards and Hazardous Materials

As discussed above, the Buildout Pursuant to Existing Community Plan Alternative would require the same off-site improvements, including sewer system and roadway improvements, as the proposed project. Therefore, similar to the proposed project, the Buildout Pursuant to Existing Community Plan Alternative could indirectly impact Dry Creek through frac-out as part of implementing either Options 1A or 1B of the off-site sewer pipeline alignment, and Mitigation Measure 11-1 would still be required.

In addition, because the overall disturbance area for the Buildout Pursuant to Existing Community Plan Alternative would be slightly increased as compared to the proposed project, all recognized environmental conditions (RECs) identified on the project site would still occur under the

Alternative. Thus, similar to the proposed project, the Buildout Pursuant to Existing Community Plan Alternative could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment related to asbestos-containing building materials, LBP materials, lead contamination of soil, two on-site inactive wells, and the existing PG&E gas pipeline. As such, Mitigation Measures 11-2(a) through 11-2(d) would still be required under the Alternative. Furthermore, because the Alternative would result in the development of industrial uses on-site, the potential exists for said industrial uses to include the routine use and transport of hazardous materials associated with on-site industrial operations, which would not be present under the conditions of the proposed project. Overall, impacts related to Hazards and Hazardous Materials under the Buildout Pursuant to Existing Community Plan Alternative would be slightly greater than the proposed project.

Hydrology and Water Quality

Given that the Buildout Pursuant to Existing Community Plan Alternative would include a slightly larger overall area of disturbance compared to the proposed project, the potential for the Alternative to result in construction impacts related to water quality would be increased. In addition, because a larger portion of the site would be developed with impervious surfaces, the potential for changes in drainage patterns and increases in stormwater runoff rates would be increased compared to the proposed project. Furthermore, whereas the proposed project includes all residential uses that would have landscaped front and rear yards, the Alternative would include fewer residential units and would include commercial and industrial uses. Commercial and industrial uses are typically assumed to contain more impervious surfaces than residential uses, given the incorporation of paved parking areas and limited landscaping in comparison to residential uses. Therefore, a reasonable assumption can be made that the land use mix under the Alternative would result in increased impervious surfaces. Finally, similar to the proposed project, the Alternative would include placement of improvements within a flood hazard zone.

Based on the above, Mitigation Measures 12-1, 12-2(a) through 12-2(e), 12-4(a) through 12-4(e), and 12-5 would still be required under the Alternative. Overall, impacts related to Hydrology and Water Quality under the Buildout Pursuant to Existing Community Plan Alternative could be greater compared to the proposed project.

Public Services and Utilities

Because the Buildout Pursuant to Existing Community Plan Alternative would result in additional development on-site, an increase in demand for public services and utilities, similar to the proposed project, would occur. Additionally, off-site improvements required under the proposed project, including widening portions of PFE Road and Antelope Road would still occur under the Alternative. As such, electric utilities would be required to be undergrounded by SMUD at the frontage of PFE Road and Antelope Road along the Placer Greens parcel, and along the south side of PFE Road west of Antelope Road, and Mitigation Measure 15-6 would be required. Overall, development of the Buildout Pursuant to Existing Community Plan Alternative would result in similar impacts related to Public Services and Utilities compared to the proposed project.

Transportation

Similar to the proposed project, the Buildout Pursuant to Existing Community Plan Alternative would add construction vehicle traffic to area roadways, thereby potentially conflicting with existing traffic patterns. As such, Mitigation Measure 16-1 related to preparation of a construction signing and traffic control plan would still be required. In addition, the Buildout Pursuant to Existing



Community Plan Alternative, would result in the development of 7.5 more acres than what would be developed as compared to the proposed project. Therefore, the overall intensity of construction traffic, and associated impacts, could be increased. Overall, development of the Buildout Pursuant to Existing Community Plan Alternative would result in greater impacts related to Transportation compared to the proposed project.

Tribal Cultural Resources

As noted above, the Buildout Pursuant to Existing Community Plan Alternative would result in a slightly increased overall disturbance area within the project site relative to the proposed project. The potential for the Buildout Pursuant to Existing Community Plan Alternative to result in disturbance or destruction of tribal cultural resources would be slightly increased. In addition, similar to the proposed project, the Buildout Pursuant to Existing Community Plan Alternative would result in off-site disturbance as a result of roadway and sewer improvements necessary to accommodate new development. Consequently, Mitigation Measures 17-1(a) through 17-1(d) would still be required. Overall, potential impacts related to Tribal Cultural Resources would be greater under the Buildout Pursuant to Existing Community Plan Alternative compared to the proposed project.

Wildfire

Under the Buildout Pursuant to Existing Community Plan Alternative, a total of 117 acres of the project site would be developed with residential, commercial, and industrial uses, as well as associated improvements. The Alternative would result in the development of 7.5 more acres, as compared to the proposed project, which would increase the amount of on-site impervious surfaces, thereby decreasing the potential on-site fuel for wildfire. However, the Alternative would still include the introduction of landscaping within the site, which could provide additional on-site fuel sources. In addition, similar to the proposed project, the Alternative would include open grassy areas and recreational amenities along the project site's Dry Creek tributaries and open space corridor. As such, without appropriate maintenance of the fuel sources in the open grassy areas within the Schellhous parcel, the potential exists for the Alternative to exacerbate the risk of wildfire spreading to adjacent areas.

Furthermore, during construction, equipment without appropriate spark arrestors could result in direct flame impingement on combustible materials, such as existing on-site vegetation or building construction supplies. As such, without proper measures to require that construction activities be equipped with CAL FIRE-approved spark arrestors, project construction could result in the ignition of on-site fuel sources. As a result, implementation of the Alternative could result in a significant impact related to exposing occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, Mitigation Measure 8-2 would still be required.

Overall, the impacts identified for the proposed project related to Wildfire would be similar under the Buildout Pursuant to Existing Community Plan Alternative.

Planned Development Rezone Alternative

The land use descriptions included in the DCWPCP provide additional written statements regarding the purpose or intent of the designations included in the Plan, as each designation has been applied to various properties within the Plan area. Regarding the use of a density transfer, Table 4, Proposed Plan Summary, of the Community Development Element chapter of the DCWPCP states that the density ranges listed "result from […] density transfer off of the Greenbelt

and Open Space areas." In addition, the Rural-Low Density Residential (RLDR) description included in the DCWPCP includes the following:

> A large portion of the land in the RLDR district borders on Dry Creek (or its tributaries) and its associated woodlands. Due to other goals and policies of this Plan (see the Open Space and other elements) these areas along the waterways are to be preserved. As a tool to ensure that these goals are met, several undeveloped areas within the RLDR district include a land use intensity factor (-LUI) as a combining zone. This combining zone permits the property to be developed as a "planned unit development" (PUD) and in this case can result in density being transferred from otherwise undevelopable property (floodplain, riparian areas, woodlands, etc.) to adjoining land found to be suitable for development.

While the proposed project does not include a PUD approach, a PUD (since renamed PD in the County Zoning Ordinance) would be allowed at the project site due to the Greenbelt and Open Space areas located on-site. Therefore, the Planned Development Rezone Alternative would consist of buildout of the project site according to the current DCWPCP land use designations at an increased residential density, as allowed by the DCWPCP (see Figure 21-3). The Planned Development Rezone Alternative would require a rezone of the residential and open space portions of the project site to include a Planned Development (-PD) combining district, as defined by Section 17.52.120 of the Placer County Code, to allow for an increased density on-site. Table 21-3 provides a summary of the land uses that would be developed under the Planned Development Rezone Alternative as compared to the proposed project.

Table 21-3
Land Use Comparison – Planned Development Rezone Alternative

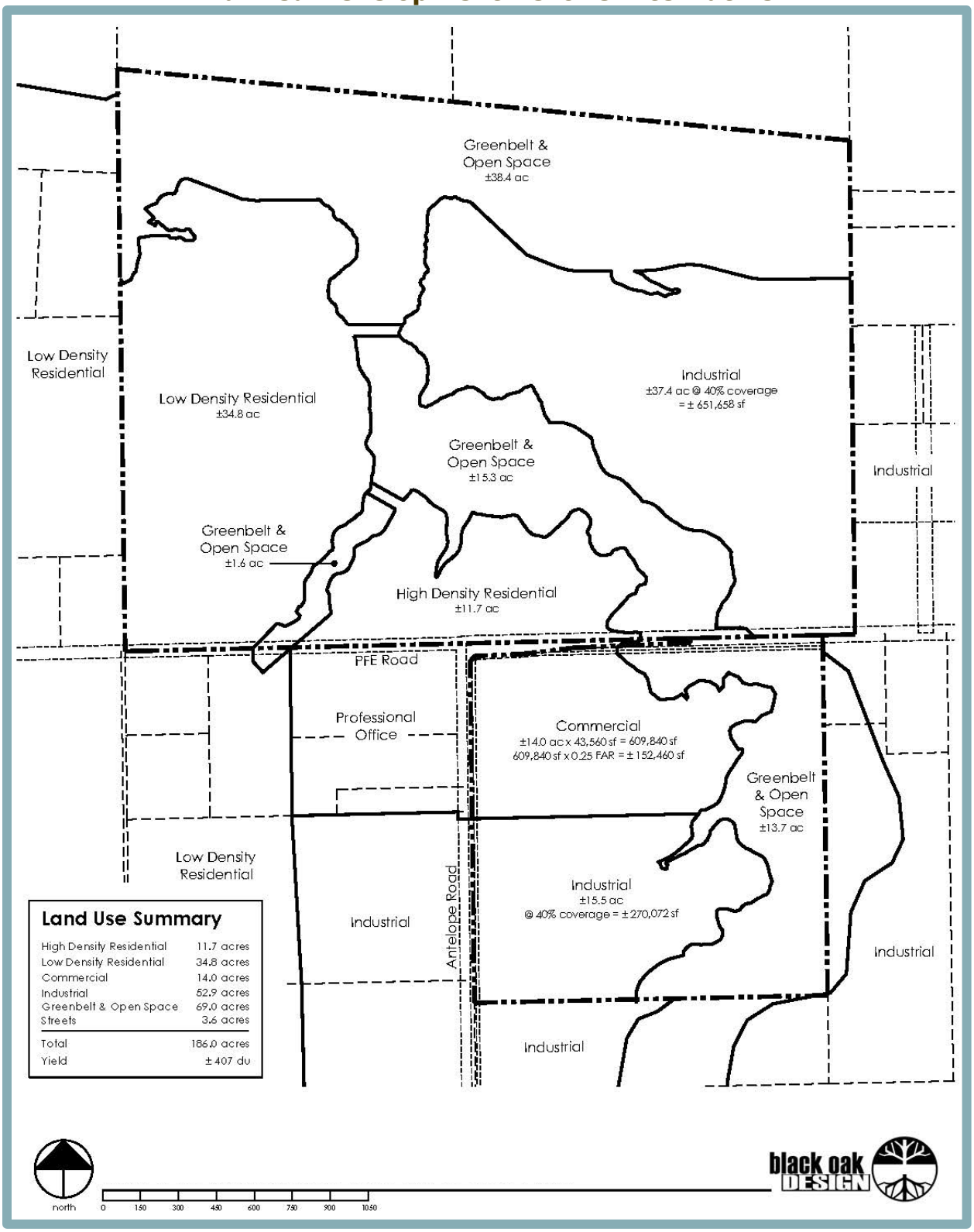
Land Use	Proposed Project (Acres)	Alternative (Acres)
High Density Residential	--	11.7
Medium Density Residential	107.3	--
Low Density Residential	--	34.8
Commercial	--	14.0 (152,460 sf)
Industrial	2.2	52.9 (921,730 sf)
Greenbelt and Open Space	76.5	69.0
Streets	--[1]	3.6
Total Acreage	**186.0**	**186.0**
Total Dwelling Units	**597**	**407**

Note: sf = square feet

[1] The proposed project includes internal loop roads and other internal roadways, the acreage of which is included with the 107.3 acres of Medium Density Residential and would represent only a small fraction of the total 107.3 acres (presented as gross acreage).

As shown in the table, the Planned Development Rezone Alternative would result in the development of 190 fewer residential units than the proposed project and would include 152,460 sf of commercial uses and 921,730 sf of industrial uses. The amount of greenbelt and open space area would be reduced under the Alternative by 7.5 acres in comparison to the proposed project. Off-site improvements required under the proposed project, including widening portions of PFE Road and Antelope Road, and sewer system improvements, would still occur under the Planned Development Rezone Alternative.

Figure 21-3
Planned Development Rezone Alternative



Because the Planned Development Rezone Alternative would include development of the project site with uses consistent with the County's General Plan and DCWPCP, Project Objective #1 would be met. In addition, because the Planned Development Rezone Alternative would include the development of 407 residential units, most of the remaining project objectives would be fully or partially met. However, the development of portions of the project site with commercial and industrial uses would conflict with current land use trends in the area. More specifically, new industrial development could result in land use conflicts (e.g., noise conflicts) with the existing residential uses to the south and west.

Aesthetics

Similar to the proposed project, development of the Planned Development Rezone Alternative would convert the project site's existing undeveloped land to urban development. While the Alternative would result in the development of approximately 190 fewer residential units than the proposed project, the Planned Development Rezone Alternative would result in the development of both commercial and industrial uses on-site, which would not be developed under project conditions. Given that the project site is predominantly undeveloped and affords views from PFE Road and Antelope Road of rural landscape, comprised primarily of rolling grassland and clusters of oak woodlands, the existing visual character of the parcels would be significantly altered under the Planned Development Rezone Alternative. Therefore, similar to the proposed project, the Alternative would substantially degrade the existing visual character or quality of public views of the site and its surroundings, and Mitigation Measure 4-2 would still be required. While implementation of Mitigation Measure 4-2 would reduce the aforementioned impact, because the Planned Development Rezone Alternative would still convert the project site's existing undeveloped land to urban uses, which would significantly alter the existing visual character of the site, the impact would be considered to remain significant and unavoidable.

In addition, similar to the proposed project, development under the Planned Development Rezone Alternative would introduce new sources of light and glare to the project site where none currently exist, including along the project site frontages at PFE Road and Antelope Road. Such sources would include, but would not be limited to, streetlights within internal street systems, vehicle headlights, exterior lighting fixtures, interior light spilling through windows, and light reflected off of windows. As discussed above, while the Alternative would result in the development approximately 190 fewer residential units than the proposed project, the Alternative would include the development of both commercial and industrial uses on-site, which are not included in the development of the proposed project. Therefore, the Alternative would be considered to result in a greater intensity of light and glare as compared to the proposed project. All on-site lighting would be required to comply with Section 17.54.070(i) of the Placer County Code. In addition, the Planned Development Rezone Alternative would be subject to compliance with the applicable sections of the *Placer County Design Guidelines* related to light pollution, including, but not limited to, shielding of fixtures such that direct rays do not pass onto residential property lines. However, because the types of lighting and the specific locations are not known for the Planned Development Rezone Alternative, Mitigation Measure 4-3 would still be required.

Overall, impacts related to Aesthetics would be slightly greater under the Planned Development Rezone Alternative as compared to the proposed project. Therefore, the project-specific and cumulative significant and unavoidable impacts related to substantially degrading the existing visual character or quality of public views of the site and its surroundings would still occur under the Alternative.

Air Quality and Greenhouse Gas Emissions

Under the Planned Development Rezone Alternative, a total of 117 acres of the project site would be developed with residential, commercial, and industrial uses, as well as associated improvements, and a total of 69 acres of the project site would remain as greenbelt and open space areas. While the Alternative would result in the development of approximately 190 fewer residential units than the proposed project, the Alternative would include the development of both commercial and industrial uses on-site, which are not included under the proposed project. In addition, the Alternative would result in an increased disturbance area of approximately 7.5 acres as compared to the proposed project. While the comparison of disturbance area does not account for the entire difference in emissions from building construction, given that the majority of construction emissions are associated with heavy equipment use during site preparation and grading, construction emissions of criteria pollutants would be slightly increased compared to the proposed project. Therefore, construction emissions of NO_X would still exceed PCAPCD's 82.0 pounds per day (lbs/day) threshold, and Mitigation Measure 6-1 would still be required. The Planned Development Rezone Alternative would result in greater impacts related to construction emissions as compared to the proposed project.

With regard to operational emissions, CalEEMod, version 2020.4.0, software was used to estimate the Planned Development Rezone Alternative's criteria air pollutant emissions. As shown in Table 21-4, the unmitigated operational emissions of criteria air pollutants associated with the Planned Development Rezone Alternative would be less than the proposed project for ROG, and PM_{10}, and would be slightly greater for NO_x. However, emissions of ROG and PM_{10} related to operations of the Planned Development Rezone Alternative would still be above the PCACPD's thresholds of significance. Consequently, Mitigation Measure 6-2 would still be required for the alternative. However, even with implementation of Mitigation Measure 6-2 the Alternative's operational emissions of ROG would still be above the PCACPD's threshold of significance. Therefore, unlike the proposed project, the Planned Development Rezone Alternative would result in a significant and unavoidable impact related to operational emissions of ROG. As a result, the Planned Development Rezone Alternative would result in greater impacts related to operational emissions as compared to the proposed project.

Table 21-4
Maximum Unmitigated Operational Emissions (lbs/day)

Pollutant	Proposed Project	Planned Development Rezone Alternative	PCAPCD Significance Threshold
ROG	1,053.93	695.46	55
NO_X	43.46	52.74	55
PM_{10}	202.04	158.54	82

Source: CalEEMod, June 2022.

Overall, the Planned Development Rezone Alternative would result in greater impacts related to Air Quality and Greenhouse Gas Emissions as compared to the proposed project.

Biological Resources

Similar to the proposed project, the Planned Development Rezone Alternative would include ground-disturbing activities on the project site and, thus, would have the potential to impact special-status plants, branchiopods, valley elderberry longhorn beetle, salmonids, western spadefoot, western pond turtle, roosting bats, Swainson's hawk, burrowing owl, and other special-

status birds and birds protected under the MBTA. The Planned Development Rezone Alternative would result in a greater disturbance area as compared to the proposed project (an increase of approximately 7.5 acres). Thus, the Alternative could result in the removal of a greater number of trees than the proposed project and would still have the potential to conflict with the County's Tree Preservation Ordinance. In addition, the Alternative would have the potential to directly impact seasonal wetlands, seasonal wetland swale, vernal pool, ephemeral drainage, intermittent drainages, roadside ditch, and Dry Creek habitat within the project site. As such, Mitigation Measures 7-1, 7-2, 7-3, 7-4(a) through 7-4(c), 7-5, 7-6(a) through 7-6(b), 7-7, 7-8(a) through 7-8(c), 7-9(a) through 7-9(c), 7-10(a) through 7-10(e), 7-11(a) through 7-11(e), 7-12(a) through 7-12(j), 7-14(a) through 7-14(g), and 7-15 would still be required under the Alternative. Therefore, overall impacts to Biological Resources could be greater under the Alternative compared to the proposed project.

Cultural Resources

As noted above, the Planned Development Rezone Alternative would result in a slightly increased overall disturbance area within the project site relative to the proposed project. In addition, similar to the proposed project, the Planned Development Rezone Alternative would result in off-site disturbance as a result of roadway and sewer improvements necessary to accommodate new development. Consequently, the potential for the Planned Development Rezone Alternative to result in disturbance or destruction of historical resources, archaeological resources, and human remains could be slightly increased. Mitigation Measures 8-1, 8-2(a) through 8-2(c), 8-3, and 8-4 would still be required. Overall, potential impacts related to Cultural Resources would be greater under the Planned Development Rezone Alternative compared to the proposed project.

Geology and Soils

As noted above, the Planned Development Rezone Alternative would include a greater overall area of disturbance compared to the proposed project. Consequently, the potential for grading and other ground-disturbing activities to result in substantial soil erosion or loss of topsoil, significant disruptions, displacements, compaction or overcrowding of the soil, or substantial change in topography or ground surface relief features would be increased. Similarly, the Alternative would have an increased potential to encounter and destroy a unique paleontological resource or site or unique geologic feature. As such, Mitigation Measures 10-2(a), 10-2(b), 10-4, and 10-5 would still be required. In addition, Mitigation Measure 10-3 requiring preparation of a final geotechnical engineering report to ensure adequate structural support of the proposed improvements would still be required. Overall, impacts related to Geology and Soils could be greater under the Planned Development Rezone Alternative compared to the proposed project.

Hazards and Hazardous Materials

As discussed above, the off-site improvements required under the proposed project would also occur under the Planned Development Rezone Alternative. Therefore, similar to the proposed project, the Planned Development Rezone Alternative could indirectly impact Dry Creek through frac-out as part of implementing either Options 1A or 1B of the off-site sewer pipeline alignment, and Mitigation Measure 11-1 would still be required.

In addition, because the overall disturbance area for the Planned Development Rezone Alternative would be slightly increased as compared to the proposed project, the Alternative would still result impacts related to all RECs identified on the project site. Thus, similar to the proposed project, the Planned Development Rezone Alternative could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving

the likely release of hazardous materials into the environment related to asbestos-containing building materials, LBP materials, lead contamination of soil, two on-site inactive wells, and the existing PG&E gas pipeline. As such, Mitigation Measures 11-2(a) through 11-2(d) would still be required under the Alternative. Furthermore, because the Alternative would result in the development of industrial uses on-site, the potential exists for said industrial uses to include the routine use and transport of hazardous materials associated with on-site industrial operations, which would not be present under the conditions of the proposed project. Overall, impacts related to Hazards and Hazardous Materials under the Planned Development Rezone Alternative would be slightly greater than the proposed project.

Hydrology and Water Quality

Similar to the proposed project, land disturbance would occur during construction activities associated with the Planned Development Rezone Alternative. However, given that the Planned Development Rezone Alternative would include a slightly larger overall area of disturbance compared to the proposed project, the potential for the Alternative to result in construction impacts related to erosion and water quality would be increased. In addition, because a larger portion of the site would be developed with impervious surfaces, the potential for operational water quality issues, changes in drainage patterns, and increases in stormwater runoff rates would be greater compared to the proposed project. Furthermore, whereas the proposed project includes all residential uses that would have landscaped front and rear yards, the Alternative would also include commercial and industrial uses, which are typically assumed to contain more impervious surfaces than residential uses, given the limited landscaping that would be developed as part of each land use type. Therefore, a reasonable assumption can be made that the land use mix under the Alternative would result in increased impervious surfaces. Finally, similar to the proposed project, the Alternative would include placement of improvements within a flood hazard zone. Therefore, Mitigation Measures 12-1, 12-2(a) through 12-2(e), 12-4(a) through 12-4(e), and 12-5 would still be required. Overall, impacts related to Hydrology and Water Quality under the Planned Development Rezone Alternative would be greater compared to the proposed project.

Public Services and Utilities

Because the Planned Development Rezone Alternative would result in additional development on-site, an increase in demand for public services and utilities, similar to the proposed project, would occur. Additionally, off-site improvements required under the proposed project, including widening portions of PFE Road and Antelope Road would still occur under the Alternative. As such, electric utilities would be required to be undergrounded by SMUD at the frontage of PFE Road and Antelope Road along the Placer Greens Parcel, and along the south side of PFE Road west of Antelope Road, and Mitigation Measure 15-6 would be required. Overall, development of the Planned Development Rezone Alternative would result in similar impacts related to Public Services and Utilities compared to the proposed project.

Transportation

Similar to the proposed project, the Planned Development Rezone Alternative would add construction vehicle traffic to area roadways, thereby potentially conflicting with existing traffic patterns. As such, Mitigation Measure 16-1 related to preparation of a construction signing and traffic control plan would still be required. In addition, the Planned Development Rezone Alternative would result in the development of 7.5 acres more than what would be developed as compared to the proposed project. Therefore, the overall intensity of construction traffic, and associated impacts, could be increased. Overall, development of the Planned Development

Rezone Alternative would result in greater impacts related to Transportation compared to the proposed project.

Tribal Cultural Resources

The Planned Development Rezone Alternative would result in a slightly increased overall disturbance area within the project site relative to the proposed project, and would also include the construction of off-site roadway and sewer improvements, similar to the proposed project. Consequently, the potential for the Planned Development Rezone Alternative to result in disturbance or destruction of tribal cultural resources would be slightly increased. Mitigation Measures 17-1(a) through 17-1(d) would still be required. Overall, potential impacts related to Tribal Cultural Resources would be greater under the Planned Development Rezone Alternative compared to the proposed project.

Wildfire

Under the Planned Development Rezone Alternative, a total of 117 acres of the project site would be developed with residential, commercial, and industrial uses, as well as associated improvements. The Alternative would result in the development of 7.5 more acres as compared to the proposed project, which would increase the amount of on-site impervious surfaces, thereby decreasing the potential on-site fuel for wildfire. However, the Alternative would still include the introduction of landscaping within the site, which could provide additional on-site fuel sources. In addition, similar to the proposed project, the Alternative would include open grassy areas and recreational amenities along the project site's Dry Creek tributaries and open space corridor. As such, without appropriate maintenance of the fuel sources in the open grassy areas within the Schellhous parcel, the potential exists for the Alternative to exacerbate the risk of wildfire spreading to adjacent areas.

Furthermore, during construction, equipment without appropriate spark arrestors could result in direct flame impingement on combustible materials, such as existing on-site vegetation or building construction supplies. As such, without proper measures to require that construction activities be equipped with CAL FIRE-approved spark arrestors, project construction could result in the ignition of on-site fuel sources. As a result, implementation of the Alternative could result in a significant impact related to exposing occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, Mitigation Measure 8-2 would be required.

Overall, the impacts identified for the proposed project related to Wildfire would be similar under the Planned Development Rezone Alternative.

Reduced Density Alternative

The Reduced Density Alternative would consist of buildout of the project site as shown in Figure 21-4. Table 21-5 provides a summary of the land uses that would be developed under the Reduced Density Alternative as compared to the proposed project. A Community Plan map amendment and rezone would be required for the Reduced Density Alternative, similar to the proposed project. The project site would be changed to Low Density Residential (LDR) allowing for 1 to 2 units/acre. As shown in Figure 21-4 and Table 21-5, an increase of 1.1-acres of open space would be preserved under the Reduced Density Alternative as compared to the proposed project. In addition, the Alternative would result in 233 fewer single-family residential units than the proposed project.

Figure 21-4
Reduced Density Alternative

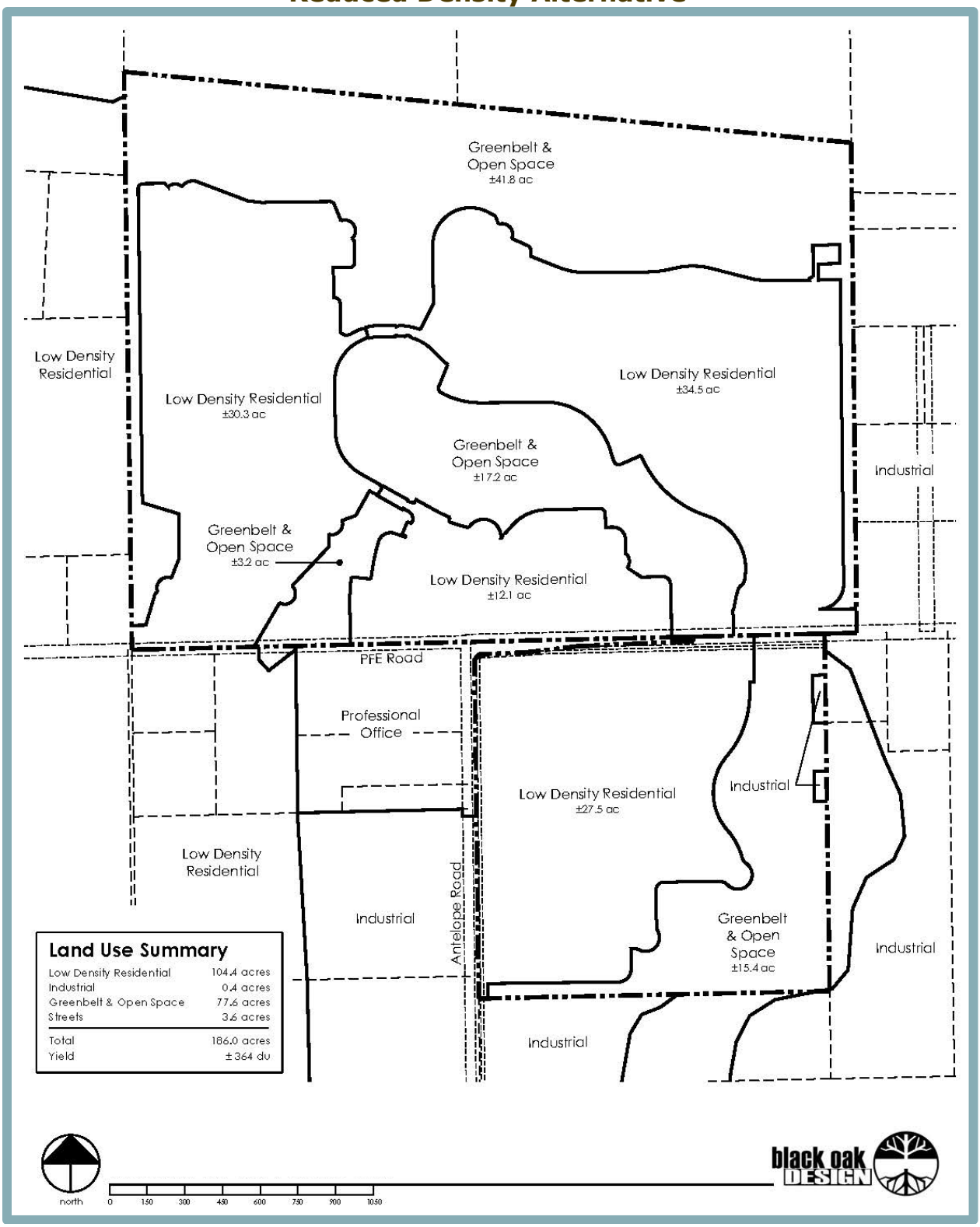


Table 21-5
Land Use Comparison – Reduced Density Alternative

Land Use	Proposed Project (Acres)	Alternative (Acres)
Medium Density Residential	107.3	--
Low Density Residential	--	104.4
Industrial	2.2	0.4
Greenbelt and Open Space	76.5	77.6
Streets	--[1]	3.6
Total Acreage	**186.0**	**186.0**
Total Dwelling Units	**597**	**364**

[1] The proposed project includes internal loop roads and other internal roadways, the acreage of which is included with the 107.3 acres of Medium Density Residential and would represent only a small fraction of the total 107.3 acres (presented as gross acreage).

The Reduced Density Alternative would require roadway improvements to PFE Road and Antelope Road, similar to the proposed project, in order to accommodate increased traffic volumes and provide access to the developed areas of the site. In addition, the Reduced Density Alternative would include off-site sewer improvements similar to the improvements considered for the proposed project. The Reduced Density Alternative would generally meet most of the project objectives; however, because a fewer number of residential units would be constructed at a lower density across the project site, Project Objectives #4, #5, and #9 would only be partially met.

Aesthetics

Similar to the proposed project, the Reduced Density Alternative would include development of the project site with residential uses. However, the Alternative would result in the development approximately 233 less units than the proposed project. Due to the reduced density of residential uses that would be developed on-site, the Alternative would inherently include larger lot sizes, which could soften the aesthetic effect as compared to the proposed project. Nonetheless, given that the project site is predominantly undeveloped and affords views from PFE Road and Antelope Road of rural landscape, comprised primarily of rolling grassland and clusters of oak woodlands, the existing visual character of the site would still be significantly altered under the Reduced Density Alternative. Therefore, the Alternative would still be considered to substantially degrade the existing visual character or quality of public views of the site and its surroundings and Mitigation Measure 4-2 would still be required. While implementation of Mitigation Measure 4-2 would reduce the aforementioned impact, the impact would still be considered significant and unavoidable under the Reduced Density Alternative, because the existing visual character of the site would still be significantly altered.

In addition, development under the Reduced Density Alternative would introduce new sources of light and glare to the project site where none currently exist, including along the project site frontages at PFE Road and Antelope Road. Such sources would include, but would not be limited to, streetlights within internal street systems, vehicle headlights, exterior lighting fixtures, interior light spilling through windows, and light reflected off of windows. All on-site lighting would be required to comply with Section 17.54.070(i) of the Placer County Code. In addition, the Reduced Density Alternative would be subject to compliance with the applicable sections of the *Placer County Design Guidelines* related to light pollution, including, but not limited to, shielding of fixtures such that direct rays do not pass onto residential property lines. However, because the types of lighting and the specific locations are not known for the Reduced Density Alternative, Mitigation Measure 4-3 would still be required.

Overall, impacts related to Aesthetics would be similar under the Reduced Density Alternative as compared to the proposed project, and the project-specific and cumulative significant and unavoidable impacts related to substantially degrading the existing visual character or quality of public views of the site and its surroundings would still occur under the Alternative.

Air Quality and Greenhouse Gas Emissions

Under the Reduced Density Alternative, a total of 364 single-family units would be developed on-site, which would be 233 fewer units than the proposed project. In addition, the Reduced Density Alternative would increase the amount of greenbelt and open space areas to be preserved on site by approximately 0.9-acre as compared to the proposed project. As such, construction emissions of criteria pollutants would be slightly decreased compared to the proposed project. Although construction emissions would be slightly decreased, construction of the Alternative would still be anticipated to result in emissions of NO_X above the applicable PCAPCD threshold, and Mitigation Measure 6-1 would continue to be required.

With regard to operational emissions, because the Reduced Density Alternative would result in the development of 233 fewer units as compared to the proposed project, emissions associated with vehicle trips, as well as area and energy sources, would decrease from that of the proposed project. Therefore, the unmitigated operational emissions of criteria air pollutants associated with the Reduced Density Alternative would be slightly less than the proposed project for ROG, NO_X, and PM_{10}. However, similar to the proposed project, operational ROG and PM_{10} emissions under the Alternative would still be expected to exceed the PCAPCD's thresholds of significance. Thus, Mitigation Measure 6-2 would still be required to reduce the Alternative's operational emissions below the PCAPCD's thresholds.

Nonetheless, factoring in the Alternative's reduced density, which would result in a reduction of air pollutants generated through construction and operation of the residences, as well as from associated VMT, the Alternative's impacts related to Air Quality and Greenhouse Gas Emissions would be fewer than the proposed project.

Biological Resources

Similar to the proposed project, the Reduced Density Alternative would include ground-disturbing activities on the project site and, thus, would have the potential to impact special-status plants, branchiopods, valley elderberry longhorn beetle, salmonids, western spadefoot, western pond turtle, roosting bats, Swainson's hawk, burrowing owl, and other special-status birds and birds protected under the MBTA. The Alternative would result in a slightly decreased disturbance area (approximately 1.1-acres) as compared to the proposed project, which would result in a lesser potential to affect the aforementioned species. Similarly, the Alternative would likely involve the removal of a decreased number of trees as the proposed project, but would still have the potential to conflict with the County's Tree Preservation Ordinance. In addition, the Alternative would have the potential to directly impact seasonal wetlands, seasonal wetland swale, vernal pool, ephemeral drainage, intermittent drainage, roadside ditch, and Dry Creek habitat within the project site. As such, Mitigation Measures 7-1, 7-2, 7-3, 7-4(a) through 7-4(c), 7-5, 7-6(a) through 7-6(b), 7-7, 7-8(a) through 7-8(c), 7-9(a) through 7-9(c), 7-10(a) through 7-10(e), 7-11(a) through 7-11(e), 7-12(a) through 7-12(j), 7-14(a) through 7-14(g), and 7-15 would still be required under the Alternative. Overall, impacts related to Biological Resources would be fewer under the Alternative compared to the proposed project.

Cultural Resources

Similar to the proposed project, the Reduced Density Alternative would result in off-site disturbance as a result of roadway and sewer improvements necessary to accommodate new development. However, as noted above, the Reduced Density Alternative would result in a slightly decreased overall disturbance area within the project site relative to the proposed project. Nonetheless, Mitigation Measures 8-1, 8-2(a) through 8-2(c), 8-3, and 8-4 would still be required, and the potential for the Reduced Density Alternative to result in disturbance or destruction of archaeological resources and human remains would still occur under the Alternative. Overall, potential impacts related to Cultural Resources could be fewer under the Reduced Density Alternative compared to the proposed project.

Geology and Soils

As noted above, the Reduced Density Alternative would include a slightly smaller overall area of disturbance compared to the proposed project. Consequently, the potential for grading and other ground-disturbing activities to result in substantial soil erosion or loss of topsoil, significant disruptions, displacements, compaction or overcrowding of the soil, or substantial change in topography or ground surface relief features would be decreased. Similarly, the Alternative would have a slightly decreased potential to encounter and destroy a unique paleontological resource or site or unique geologic feature. Nonetheless, Mitigation Measures 10-2(a), 10-2(b), 10-4, and 10-5 would still be required. In addition, Mitigation Measure 10-3 requiring preparation of a final geotechnical engineering report to ensure adequate structural support of the proposed improvements would still be required. Overall, impacts related to Geology and Soils would be fewer under the Reduced Density Alternative compared to the proposed project.

Hazards and Hazardous Materials

As discussed above, off-site improvements required under the Reduced Density Alternative, including sewer system improvements, would be similar to the proposed project. Therefore, the Reduced Density Alternative could indirectly impact Dry Creek through frac-out as part of implementing either Options 1A or 1B of the off-site sewer pipeline alignment, and Mitigation Measure 11-1 would still be required.

In addition, although the overall disturbance area for the Reduced Density Alternative would be slightly decreased as compared to the proposed project, the Alternative would still result in impacts related to all RECs identified on the project site. Thus, the Reduced Density Alternative would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment related to asbestos-containing building materials, LBP materials, lead contamination of soil, two on-site inactive wells, and the existing PG&E gas pipeline. As such, Mitigation Measures 11-2(a) through 11-2(d) would still be required. Overall, impacts related to Hazards and Hazardous Materials under the Reduced Density Alternative would be similar to the proposed project.

Hydrology and Water Quality

Given that the Reduced Density Alternative would include a slightly smaller overall area of disturbance compared to the proposed project, the potential for the Alternative to result in construction or operational impacts related to water quality would be decreased. In addition, because a smaller portion of the site would be developed with impervious surfaces, the potential for changes in drainage patterns and increases in stormwater runoff rates would be reduced

compared to the proposed project. However, the Alternative would still include placement of limited improvements within a flood hazard zone.

Based on the above, Mitigation Measures 12-1, 12-2(a) through 12-2(e), 12-4(a) through 12-4(e), and 12-5 would still be required. Overall, impacts related to Hydrology and Water Quality under the Reduced Density Alternative would be fewer compared to the proposed project.

Public Services and Utilities

Because the Reduced Density Alternative would result in additional development on-site, an increase in demand for public services and utilities, similar to the proposed project, would occur. Additionally, off-site improvements required under the proposed project, including widening portions of PFE Road and Antelope Road would still occur under the Alternative. As such, electric utilities would be required to be undergrounded by SMUD at the frontage of PFE Road and Antelope Road along the Placer Greens Parcel, and along the south side of PFE Road west of Antelope Road, and Mitigation Measure 15-6 would be required. Overall, development of the Reduced Density Alternative would result in similar impacts related to Public Services and Utilities compared to the proposed project.

Transportation

Similar to the proposed project, the Reduced Density Alternative would add construction vehicle traffic to area roadways, thereby potentially conflicting with existing traffic patterns. As such, Mitigation Measure 16-1 related to preparation of a construction signing and traffic control plan would still be required. However, because the Alternative would involve construction of 233 fewer units as compared to the proposed project, the overall intensity of construction traffic associated impacts would likely be reduced. Therefore, development of the Reduced Density Alternative would result in fewer impacts related to Transportation compared to the proposed project.

Tribal Cultural Resources

As noted above, the Reduced Density Alternative would result in a slightly decreased overall disturbance area within the project site relative to the proposed project. However, similar to the proposed project, the Reduced Density Alternative would result in off-site disturbance as a result of roadway and sewer improvements necessary to accommodate new development. Therefore, the potential for the Reduced Density Alternative to result in disturbance or destruction of tribal cultural resources would still occur under the Alternative. Given that the Alternative would still result in ground disturbance within the project site and off-site improvement areas, Mitigation Measures 17-1(a) through 17-1(d) would still be required. Nonetheless, due to the slightly decreased disturbance area of the Alternative, potential impacts related to Tribal Cultural Resources could be fewer under the Reduced Density Alternative compared to the proposed project.

Wildfire

Under the Reduced Density Alternative, a total of 108.4 acres of the project site would be developed with residential uses and associated improvements. The Alternative would result in the development of approximately 1.1 less acres as compared to the proposed project, which would decrease the amount of on-site impervious surfaces, thereby increasing the potential on-site fuel for wildfire. In addition, the Alternative would still include the introduction of landscaping within the site, which could provide additional on-site fuel sources. However, the Alternative would result in the development of 233 fewer units than the proposed project; therefore, decreasing the amount of project occupants that could be exposed to wildfire. Nonetheless, similar to the proposed



project, the Alternative would include open grassy areas and recreational amenities along the project site's Dry Creek tributaries and open space corridor. As such, without appropriate maintenance of the fuel sources in the open grassy areas within the Schellhous parcel, the potential exists for the Alternative to exacerbate the risk of wildfire spreading to adjacent areas.

Furthermore, during construction, equipment without appropriate spark arrestors could result in direct flame impingement on combustible materials, such as existing on-site vegetation or building construction supplies. As such, without proper measures to require that construction activities be equipped with CAL FIRE-approved spark arrestors, project construction could result in the ignition of on-site fuel sources. As a result, implementation of the Alternative could result in a significant impact related to exposing occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, Mitigation Measure 8-2 would be required.

Overall, the impacts identified for the proposed project related to Wildfire would be similar under the Reduced Density Alternative.

21.4 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 project site is assumed to remain in its current condition under the alternative. Consequently, many of the impacts resulting from the proposed project would not occur under the Alternative, as shown in Table 21-6 below.

The No Project (No Build) Alternative would not meet any of the project objectives and would not meet the overall DCWPCP's anticipated buildout of the project site. Because the Buildout Pursuant to Existing Community Plan Alternative and the Planned Development Rezone Alternative would include development of the project site with uses consistent with the County's General Plan and DCWPCP, Objective #1 would be met by both Alternatives. In addition, because the Alternatives would include the development of residential uses on-site, most of the remaining project objectives would be fully or partially met. However, the development of portions of the project site with commercial and industrial uses in both Alternatives would conflict with current land use trends in the area. More specifically, new industrial development could result in land use conflicts with the existing residential uses to the south and west. The Reduced Density Alternative would generally meet most of the project objectives; however, because a reduced number of residential units would be constructed at a lower density across the project site, Objective #4, Objective #5, and Objective #9 would only be partly met.

As discussed throughout this chapter and shown in Table 21-6, both the Buildout Pursuant to Existing Community Plan Alternative and the Planned Development Rezone Alternative would result in greater impacts than the proposed project related to nine of the 11 issue areas for which project impacts were identified. Both the Alternatives would result in similar impacts as the proposed project for the remaining two issue areas. The Reduced Density Alternative would result

in fewer impacts than the proposed project related to seven of the 11 issue areas, and would result in similar impacts as the proposed project for the remaining four issue areas for which project impacts were identified. However, under the Buildout Pursuant to Existing Community Plan Alternative, the Planned Development Rezone Alternative, and the Reduced Density Alternative, the significant and unavoidable impacts related to aesthetics, which were identified for the proposed project, would still occur.

Based on the above, because the Reduced Density Alternative would result in fewer impacts than the proposed project related to seven of the 11 issue areas, and would result in similar impacts as the proposed project for the remaining four issue areas for which project impacts were identified, the Alternative would be considered the Environmentally Superior Alternative. However, as discussed above, the significant and unavoidable impacts related to aesthetics that were identified for the proposed project would still occur under the Reduced Density Alternative. As such, the number of significant and unavoidable impacts overall would be the same under the Reduced Density Alternative and the proposed project.

Table 21-6
Comparison of Environmental Impacts for Project Alternatives

Resource Area	Proposed Project	No Project (No Build) Alternative	Buildout Pursuant to Existing Community Plan Alternative	Planned Development Rezone Alternative	Reduced Density Alternative
Aesthetics	Significant and Unavoidable	None	Greater	Greater*	Similar*
Air Quality and Greenhouse Gas Emissions	Less-Than-Significant with Mitigation	None	Greater	Greater	Fewer
Biological Resources	Less-Than-Significant with Mitigation	None	Greater	Greater	Fewer
Cultural Resources	Less-Than-Significant with Mitigation	None	Greater	Greater	Fewer
Geology and Soils	Less-Than-Significant with Mitigation	None	Greater	Greater	Fewer
Hazards and Hazardous Materials	Less-Than-Significant with Mitigation	None	Greater	Greater	Similar
Hydrology and Water Quality	Less-Than-Significant with Mitigation	None	Greater	Greater	Fewer
Public Services and Utilities	Less-Than-Significant with Mitigation	None	Similar	Similar	Similar
Transportation	Less-Than-Significant with Mitigation	None	Greater	Greater	Fewer
Tribal Cultural Resources	Less-Than-Significant with Mitigation	None	Greater	Greater	Fewer
Wildfire	Less-Than-Significant with Mitigation	None	Similar	Similar	Similar
	Total Greater:	**0**	**9**	**9**	**0**
	Total Fewer:	**10**	**0**	**0**	**7**
	Total Similar:	**0**	**2**	**2**	**4**

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.

22. REFERENCES

22. REFERENCES

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