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INTRODUCTION

1.1 Type and Purpose of the Draft Environmental Impact Report

The Rancho Del Oro Estates Draft Environmental Impact Report (Draft EIR) has been prepared in accordance with the California Environmental Quality Act of 1970, Pub. Res. Code §§ 21000-21178, as amended (CEQA) and the Guidelines for Implementation of the California Environmental Quality Act, Cal. Code Regs. Title 14, Sections 15000-15387 (CEQA Guidelines). Placer County is the lead agency for the environmental review of the Rancho Del Oro Estates project (proposed project) evaluated herein and has the principal responsibility for approving the 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 Draft 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. The EIR is an informational document that informs decision-makers and the general public of the potential significant environmental effects of a proposed project. An EIR must identify possible means to minimize the significant effects and describe a reasonable range of feasible alternatives to the project. Placer County, as lead agency for this project, is required to consider the information in the EIR along with any other available information in deciding whether to approve the project. The basic requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, alternatives, growth inducing impacts, and cumulative impacts.

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a *project-level* EIR pursuant to the CEQA Guidelines Section 15161. This type of analysis 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 Scope of the Draft EIR and Effects Found Not to Be Significant

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.

Pursuant to these guidelines, the scope of this Draft EIR addresses specific issues and concerns identified as potentially significant. These were determined based on the preparation of an Initial Study, review of comments received on the NOP, and review of testimony received at the scoping meeting.

The Initial Study prepared for the proposed project as a part of this Draft EIR includes a detailed environmental checklist addressing a range of technical environmental issues (See Appendix C). For each technical environmental issue, the Initial Study identifies the level of impact for the proposed project. The Initial Study identifies the environmental effects as either "no impact," "less-than-significant," "potentially significant unless mitigation incorporated," and "potentially significant."

Impacts identified in the Initial Study as potentially significant unless mitigated, less-than-significant, or nonexistent are presented below. All remaining issues identified in the Initial Study as potentially significant are discussed in the subsequent technical chapters of this Draft EIR.

- Visual Resources (I-1, I-2): The proposed project would not have an adverse effect on a scenic vista, as neither the project site nor any surrounding areas have been designated as a scenic vista. In addition, the project would not substantially damage scenic resources within a State scenic highway, as the project is not located within a scenic highway corridor.
- Agricultural Resources (II-2 through II-4): The project site is located in an area where rural residential agriculture parcels are currently located. Existing, as well as future, agricultural operations could adversely impact residences within the project site. Placer County has adopted a "Right to Farm" ordinance, which allows the existing and future agricultural operations to continue. However, as part of approval of the project, a condition of approval would be included that requires the project applicant to inform future residents that agricultural operations may take place on surrounding parcels. Approval of the project would not impact the ability of existing/future agricultural and/or farming operations to continue in a manner consistent with the underlying zoning regulations. In addition, while the current zoning for the project site allows for agricultural uses, the request to remove the agricultural zoning district would not, in and of itself, create impacts to other agricultural uses that exist in the project area. The proposed zoning for the project site

would not be dissimilar from existing zoning designations in the project area. Furthermore, the proposed project is limited to on-site development with few off-site improvements required and would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural uses. Mitigation measures have been included in the Initial Study that would reduce impacts to agricultural resources to a less-than-significant level.

- Air Quality (III-1, III-4, III-5): The project would not conflict with or obstruct implementation of the applicable air quality plan. In addition, the project would not expose sensitive receptors to substantial pollutant concentrations and the project would not create objectionable odors that affect a substantial number of people.
- *Biological Resources (IV-8):* At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan; therefore, the project would result in no impact to such plans.
- Cultural Resources (V-2, V-4 through V-6): While historical resources were identified on the project site, archaeological resources were not identified. However, because the majority of the 118-acre parcel would be disturbed by construction activities, including grading, unique archaeological resources could potentially be uncovered. To address this concern, as part of approval of the project, a standard condition of approval would be required to monitor the site during construction activities. In addition, the site is not currently used in such a way as to sustain unique ethnic cultural values; therefore, physical changes that could affect unique ethnic cultural values would not result with implementation of the project. Furthermore, the project would not restrict existing religious or sacred uses within the project area because the project site is not used for religious or sacred uses.

Although evidence of burial grounds does not exist within the project site boundary, the proposed project has the potential, due to site disturbance and grading required for the project, to disturb any human remains, including these interred outside of formal cemeteries that may exist on-site. To address this potential impact, mitigation measures have been included in the Initial Study that would reduce impacts related to cultural resources to a less-than-significant level.

• Hazardous Materials and Hazards (VII-1 through VII-6, VII-8): The project site is not currently included on a list compiled pursuant to Government Code Section 65962.5 and the site's current or prior uses would not create the potential for exposure of people to existing sources of potential health hazards. In addition, the project site is not located within the vicinity of a private airstrip and implementation of the project would not result in a safety hazard to people residing in the project area. Furthermore, the project would not emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school. A small pond is located on the project site and, unless properly designed and managed, ponds have the potential to create a significant health hazard by providing an environment conducive to

breeding mosquito disease vectors. However, mitigation measures have been included in the Initial Study that would reduce impacts related to health hazards to a less-thansignificant level.

- Hydrology and Water Quality (VIII-1, VIII-2, VIII-7, VIII-11): The project would not rely on groundwater wells as a potable water source. Potable water for the project would be treated water from San Juan Water District. Therefore, the project would not violate water quality standards with respect to potable water. In addition, the project would not utilize groundwater, and would not be located in an area where soils are conducive to groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies, interfere with groundwater recharge, or alter the direction or rate of flow of groundwater.
- Land Use (IX-1, IX-4 through IX-6, IX-8): Implementation of the project would not disrupt or divide the physical arrangement of an established community. In addition, the project would not be expected to cause economic or social changes, such as urban decay or deterioration, which would result in significant adverse physical changes to the environment. Because the proposed project site is located in an area where larger rural residential agriculture parcels are also located, existing, as well as future, agricultural operations could adversely impact residences within this project site. The County has adopted a "Right to Farm" ordinance, which allows these existing and future agricultural operations to continue in a manner consistent with the underlying zoning. Therefore, a condition of approval would be included for the proposed project, informing future residents that agricultural operations may take place on nearby parcels, and approval of the project would not impact the ability of existing/future agricultural and/or farming operations to continue in a manner consistent with the underlying zoning regulations.
- *Mineral Resources (X-1 and X-2):* Mineral resources site that would be of value to the region and the residents of the State are not known to be located within the boundaries of the project site. In addition, the proposed project site does not include a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan and, therefore, implementation of the project would not 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.
- Noise (XI-2 through XI-5): The project would not create a substantial permanent increase in ambient noise levels in the project vicinity. In addition, although construction of the project would increase ambient noise levels, and adjacent residents could be negatively impacted, the impact would be temporary. A condition of approval would be included for the proposed project that limits construction hours, keeping early mornings and evenings, as well Sundays, free of construction noise. Furthermore, the proposed project site is not located within the vicinity of a private airstrip and would not expose people residing or working in the project area to excessive noise levels.

- Population and Housing (XII-1 and XII-2): The proposed project would not be expected to induce substantial population growth in the area, as the surrounding area is currently developed with residential uses that are currently serviced by roads and existing infrastructure. In addition, the project site is currently undeveloped; therefore, the project would not displace existing housing.
- Recreation (XIV-1 and XIV-2): Although the project would create an increase in use of existing recreational facilities in the project area, any impacts to recreational facilities would be offset by the payment of in-lieu park fees, which are required by Placer County, and impacts related to recreation would be less-than-significant.
- Utilities and Service Systems (XVI-3, XVI-7, XVI-8): The proposed project would be served by the public sewer system and would not require or result in the construction of a new septic system. In addition, the project would be expected to comply with federal, State, and local statues and regulations related to solid waste. Furthermore, the project would be served by a landfill with sufficient permitted capacity; however, the project applicant would be required to provide an availability letter from the refuse disposal company regarding the company's willingness to serve the proposed project site.

Resources identified for study in this Draft EIR include:

- Land Use;
- Biological Resources;
- Cultural Resources;
- Visual Resources:
- Transportation and Circulation;
- Air Quality;
- Noise;
- Soils, Geology, and Seismicity;
- Hydrology and Water Quality;
- Public Services and Utilities; and
- Hazardous Materials and Hazards.

The evaluation of effects is presented on a resource-by-resource basis in Chapters 4 through 14 of the Draft EIR. Each chapter is divided into three sections: Environmental Setting, Regulatory Setting, and Impacts and Mitigation Measures.

The impact that has been determined to be significant in Chapters 4 through 14, and for which feasible mitigation is not available to reduce the impact to a less-than-significant level, is identified as *significant and unavoidable* in Chapter 16 of the Draft EIR.

1.3 DEFINITION OF BASELINE

According to the 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 can be compared. Normally, the baseline condition is the physical condition that exists when the NOP is published. The NOP for the proposed project was published on August 27, 2008. Therefore, conditions existing at that time are considered to be the baseline against which changes that would result from the proposed project are evaluated.

1.4 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).

Pursuant to the CEQA Guidelines, this EIR relies on the following three levels of impact significance: 1) Less-than-significant impact; 2) Potentially significant impact that can be reduced to a less-than-significant level with implementation of mitigation; and 3) Significant impact that cannot be mitigated to a level that is less-than-significant.

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 air quality 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 Draft 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 alternatives considered.

1.5 PROJECT BACKGROUND AND HISTORY

The 119.4-acre proposed project site is located in the community of Granite Bay (See Figure 3-1, Regional Location) and consists of one parcel located on the north side of Olive Ranch Road, 0.25 miles east of Cavitt-Stallman Road. The project site is bounded on the north by Miners Ravine, as well as a 61.8-acre undeveloped parcel on the north side of Miners Ravine, on the east and west by single-family agricultural properties, and on the south, across Olive Ranch Road, by single-family residential properties (See Figure 3-2, Project Location). The project is identified by Placer County Assessor's Parcel Number (APN) 046-090-012.

The proposed project, which is surrounded on three sides by existing or approved residential development, seeks to preserve natural resources to the extent feasible while helping to complete land use planning for the stretch of Olive Ranch Road in the western portion of the Granite Bay Community Plan (GBCP). The proposed project includes the development of 89 residential single-family lots and nine common area lots, Lots A through I, on a total of 119.4 acres (See Figure 3-3, Vesting Tentative Map, in Chapter 3, Project Description, of this EIR). All lots would be at least 42,000 square feet, or roughly one acre, in size, which would result in a project that would be compatible with surrounding development while providing for open space and avoidance of existing natural resources. Under the existing GBCP designation for the project site, using the GBCP density limitation factor, up to 99 lots could be developed at 0.83 units per acre. However, the underlying Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Combining Planned Development 0.83 dwelling units per acre (RS-AG-B-100 PD 0.83) zone district would allow up to 42 lots under the base zoning and up to 63 lots if the project site was developed as a Planned Development.

The Placer County General Plan (PCGP) and the GBCP currently designate the project site as Rural Low Density Residential (0.9 to 2.3 acres per unit) DL-0.83. The existing Placer County zoning designation for the proposed project site is RS-AG-B100 PD 0.83. The applicant is requesting a rezone that would remove the Agriculture and Planned Development Combining Districts, reduce the Combining Minimum Building Site (from 100,000 square feet to 42,000 square feet), and add the Density Limitation Combining District to the existing RS zoning, in order to create 89 single-family lots.

1.6 DEFINITION OF TERMS

The EIR identifies the significance of the proposed project's environmental impacts. The following are definitions of the terms used to denote these impacts:

- *No impact* means no change from existing conditions.
- Less-than-significant impact means no substantial adverse change in the physical environment (no mitigation needed).
- Potentially significant impact means a potential effect that may cause a substantial adverse change in the environment (mitigation is recommended because potentially significant impacts are treated in the same way as significant impacts in the CEQA process).
- Significant impact means a substantial adverse change in the physical environment (consideration of feasible mitigation is required).
- Significant and unavoidable impact means a substantial adverse change in the physical environment (feasible mitigation is not available).

• Residual Significance is the level of significance of the impact after implementation of all proposed and recommended mitigation measures.

The EIR includes mitigation measures intended to reduce identified impacts. As discussed in the CEQA Guidelines Section 15370, the mitigation measures include the following:

- Avoiding the impact altogether by not taking a certain action or parts of an action;
- Minimizing impacts by limiting the degree of magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating or restoring the impacted environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and/or
- Compensation for the impact by replacing or providing substitute resources or environments.

It should be noted that all of the technical terms used throughout the EIR are defined at their first usage.

1.7 PLACER COUNTY GENERAL PLAN GOALS AND POLICIES

The PCGP contains goals and policies related to the technical issue areas analyzed in Chapters 4 through 14 of the Rancho Del Oro Estates Draft EIR. The goals and policies contained in the PCGP are broad-based countywide guidelines that rely on the local community plans, such as the GBCP, for further implementation and clarification. As discussed above, the proposed project site is located within the western portion of the GBCP area. Therefore, each technical issue chapter discusses only the proposed project's consistency with GBCP goals and policies. However, it should be noted that the proposed project would also be consistent with all of the following PCGP goals and policies:

Land Use Element

General Land Use

- Goal 1.A To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.
 - Policy 1.A.2. The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
 - Policy 1.A.3. The County shall distinguish among urban, suburban, and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This

pattern shall promote the maintenance of separate and distinct communities.

Policy 1.A.4. The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.

Residential Land Use

- Goal 1.B To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.
 - Policy 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.
 - Policy 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.
 - Policy 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 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.
 - Policy 1.B.10. The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.

Agricultural Land Use

- 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.
 - 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 non-agricultural uses. 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.

Open Space, Habitat, and Wildlife Resources

- Goal 1.I To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment.
 - Policy 1.I.1. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.
 - Policy 1.I.2. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.

Visual and Scenic Resources

- Goal 1.K To protect 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.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 full 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 conversion practices and minimizes land alterations. Land alternations 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.
- Policy 1.K.5. The County shall require that new roads, parking and utilities be designed to minimize visual impacts. Unless limited by geological engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.

Transportation and Circulation Element

Streets and Highways

- 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.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 and the County's Highway Deficiencies Report. Exemptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exemptions.
 - Policy 3.A.3. The County shall require that roadway rights-of-ways 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 specified in Part I of this Policy Document (see page 29).

- Policy 3.A.4. On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. Access control restrictions for each class of roadway in the County are specified in Part I of this Policy Document (see page 29).
- Policy 3.A.6. The County shall require all new development to provide off-street parking, either on-site or in consolidated lots or structures.
- Policy 3.A.7. The County shall develop and manage its roadway system to the following minimum levels of service (LOS).
 - LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D".
 - LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D".

The County may allow exceptions to these levels of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.
- The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvements and its impact on community identity and character.
- Environmental impacts including air quality and noise impacts.
- Construction and right-of-way acquisition costs.
- The impacts of general safety.
- The impacts of the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.

 Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.

Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

- Policy 3A.12. 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. Such improvements may include a fair share of improvements that provide benefits to others.
- Policy 3.A.14. 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.

Transit

- 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.3 The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.

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

Public Facilities and Services Element

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.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.

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.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.

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.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.4. The County shall require that water supplies serving new development meet state water quality standards.
 - Policy 4.C.5 The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.
 - Policy 4.C.11. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.

Sewage Collection, Treatment, and Disposal

- Goal 4.D To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.
 - Policy 4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.
 - Policy 4.D.8. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the

requirements and standards of the County Division of Environmental Health.

Stormwater Drainage

- 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.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.5. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.
 - Policy 4.E.6. The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.
 - Policy 4.E.7. The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.
 - 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 the 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.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).
- Policy 4.E.16. The County shall strive to protect domestic water supply canal systems from contamination resulting from spillage or runoff.
- Policy 4.E.17. The County shall, wherever feasible, require that proponents of new projects encase, or otherwise protect from contamination, domestic water supply canals where they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multi-family developments.

Flood Protection

- 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 flood 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.13. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.
- Policy 4.F.14. 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's Land Development Manual.

Landfills, Transfer Stations, and Solid Waste Recycling

- Goal 4.G To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.
 - Policy 4.G.4. The County shall ensure that solid waste disposal facilities do not contaminate surface or groundwater in violation of state standards.
 - Policy 4.G.7. The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.

Law Enforcement

- Goal 4.H To provide adequate sheriff's 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 rural areas
 - Policy 4.H.3. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol,

and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service 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.

Schools

- Goal 4.J To provide for the educational needs of Placer County residents.
 - Policy 4.J.3. The County shall work cooperatively with school districts in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist school districts in locating appropriate sites for new schools.
 - Policy 5.C.4. The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the Countywide trail system pursuant to trails plans contained in the County's various community plans.

Recreational and Cultural Resources Element

Cultural Resources

- 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.1. The County shall assist the citizens of Placer County in becoming active guardians of their community's cultural resources.
 - 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 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 Countywide cultural resource data base, to be maintained by the Department 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 Historica 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 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 Nature Conservancy, and the Placer Land Trust.

Natural Resources Element

Water Resources

- Goal 6.A To protect and enhance the natural qualities of Placer County's 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 rare, 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, 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:

- a. Reasonable use of the property would otherwise be denied:
- b. The location is necessary to avoid or mitigate hazards to the public;
- c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
- d. 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.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.3. The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:
 - a. Avoid the disturbance of riparian vegetation;
 - b. Replace riparian vegetation (on-site, in-kind);
 - c. Restore another section of creek (in-kind); and/or
 - d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).
- 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 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 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 areas (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, nonnative 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 are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas; and
- f. Provide for long-term creek corridor 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.
- 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.
- Policy 6.A.8. Where the stream environment zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities.
- Policy 6.A.9. The County shall require that newly-created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools,

patios, and appurtenant structures), within areas that require protection.

- Policy 6.A.10. The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts:
 - a. Identifying and controlling sources of potential contamination;
 - b. Protecting important groundwater recharge areas;
 - c. Encouraging the use of surface water to supply major municipal and industrial consumptive demands;
 - d. Encouraging the use of treated wastewater for groundwater recharge; and
 - e. Supporting major consumptive use of groundwater aquifer(s) in the western part of the County only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area. [See also policies/programs under Goal 4.E.; Stormwater Drainage; and Goal 4. F., Flood Protection.]
- Policy 6.A.12. The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.

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 Game. 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 regulated and nonregulated 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 banking program that provides the opportunity to mitigate impacts to rare, threatened,

and endangered species and/or the habitat which supports these species in wetland and riparian areas.

- 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. 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 environment zones;
 - c. Any habitat for rare, 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 Riparian, vernal pool 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; and
- g. Important spawning areas for anadramous fish.
- 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, and wildlife.
- Policy 6.C.4. The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by California Department of Fish and Game officials, the U.S. Fish and Wildlife Service, and the Placer County Resource Conservation District.
- Policy 6.C.5. The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.
- Policy 6.C.6. The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. 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.8. The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the County, whenever possible.
- Policy 6.C.9. The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public

safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, 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.10. The County will use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific system.
- 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 rare, 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 decisionmaking body shall determine the feasibility of the identified mitigation measures. Significant ecological resource areas shall, at a minimum, include the following:
 - a. Wetland areas including vernal pools;
 - b. Stream environment zones;
 - c. Any habitat for rare, 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 Riparian, vernal pool 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; and
 - g. Important spawning areas for anadramous fish.
- 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 rare, threatened, or endangered plant and animal species.

- 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, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities.
- Policy 6.C.14. The County shall support the management efforts of the California Department of Fish and Game to maintain and enhance the productivity of important fish and game species (such as the Blue Canyon and Loyalton Truckee deer herds) by protecting identified critical habitat for these species from incompatible suburban, rural residential, or recreational development.

Air Quality – General

- Goal 6.F To protect and improve air quality in Placer County.
 - Policy 6.F.1. The County shall cooperate with other agencies to develop a consistent and effective approach to air quality planning and management.
 - Policy 6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.
 - Policy 6.F.3. The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.
 - Policy 6.F.4. The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.
 - Policy 6.F.5. The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and area-wide source programs and transportation control measures (TCM) programs. Project review shall also address energy efficient building and site designs and proper storage, use, and disposal of hazardous materials.

- Policy 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.

Health and Safety Element

Seismic and Geological Hazards

- Goal 8.A To minimize the loss of life, injury, and property damage due to seismic and geologic hazards.
 - Policy 8.A.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geologic or seismic hazards (i.e., ground shaking, landslides, liquefaction, critically expansive soils, avalanche).
 - Policy 8.A.2. The County shall require submission of a preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lots 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.
- Policy 8.A.4. The County shall ensure that areas of slope instability are adequately investigated and that any development in these areas incorporates appropriate design provisions to prevent landsliding.
- Policy 8.A.6. The County shall require the preparation of drainage plans for developments in hillside areas that direct runoff and drainage away from unstable slopes.
- Policy 8.A.7. In areas subject to severe groundshaking, the County shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants.
- Policy 8.A.9. The County shall require that the location and/or design of an new building, facilities, or other development in areas subject to earthquake activity minimize exposure to danger from fault rupture or creep.
- Policy 8.A.10. The County shall require that new structures permitted in areas of high liquefactions potential be sited, designed, and constructed to minimize the dangers from damage due to earthquake-induced liquefaction.
- Policy 8.A.11. The County shall limit developments in areas of steep or unstable slopes to minimize hazards caused by landslides or liquefaction.

Flood Protection

- Goal 8.B To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.
 - Policy 8.B.1. The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.
 - Policy 8.B.2. The County shall continue to participate in the Federal Flood Insurance Program.
 - Policy 8.B.3 The County shall require flood-proofing of structures in areas subject to flooding.

Fire Hazards

- Goal 8.C Fire Hazards To minimize the risk of the loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.
 - Policy 8.C.3. The County shall require that new development meets state, County, and local fire district standards for fire protection.

Hazardous Materials

- Goal 8.G Hazardous Materials To minimize the risk of the 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 wastes.
 - Policy 8.G.1. The County shall ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.

Noise Element

- 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 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.
 - Policy 9.A.2. The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive users.
 - Policy 9.A.3. The County shall continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).
 - Policy 9.A.4. Impulsive noise produced by blasting should not be subject to the criteria listed in Table 9-1. Single event impulsive noise levels produced by gunshots or blasting shall not exceed a peak linear overpressure of 122 dB, or a C-weighted Sound Exposure Level (SEL) of 98 dBC. The cumulative noise level from impulsive sounds such as gunshots and blasting shall not exceed 60 dB LC_{dn}

- or CNELC on any given day. These standards shall be applied at the property line of a receiving land use.
- Policy 9.A.6. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 9-1.
- 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, 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.
- 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 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.
- Policy 9.A.10. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9-1, 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. At the discretion of the County, the requirements for an acoustical analysis may be waived provided that all of the following conditions are satisfied:
 - a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;
 - b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources:
 - c. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation areas) does not exceed 6 5 dB L_{dn} (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or

- projected future noise exposure may not exceed 75 dB L_{dn} (or CNEL) prior to mitigation;
- d. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and
- e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Tables 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with the interior noise level standards, air conditioning or a mechanical ventilation system will be required.

1.8 Project Review and CEQA 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 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. Applicable agencies have 30 days to respond to the NOP, indicating, at a minimum, reasonable alternatives and mitigation measures they wish to have explored in the Draft EIR and whether the agency will be a responsible agency or a trustee agency for the project. An NOP (See Appendix A) was prepared for the proposed project and was circulated from September 25, 2008 to October 24, 2008. In addition, a public scoping meeting was held on October 15, 2008.

As soon as the Draft EIR is completed, a notice of completion is filed with the SCH and a public notice is published to inform interested parties that a Draft EIR is available for agency and/or public review. In addition, the notice provides information regarding the location of drafts and any public meetings or hearings that are scheduled. The Draft EIR is circulated for a period of 45 days, during which time reviewers may make comments. The lead agency must evaluate and respond to comments in writing, describing the disposition of any significant environmental issues raised and explaining in detail the reasons for not accepting any specific comments concerning major environmental issues. In addition, a public hearing will be held on the Draft EIR, and the comments received at the public hearing will also be responded to in writing. If comments received after public notice is given result in the addition of significant new information to an EIR, the revised EIR or affected chapters must be recirculated for an additional public review period with related comments and responses.

Once the lead agency is satisfied that the EIR has adequately addressed the pertinent issues in compliance with CEQA, a Final EIR will be prepared. The Final EIR is made available for

review by the public or commenting agencies. Before approving a project, the lead agency shall certify that the Final EIR has been completed in compliance with CEQA, and that the Final EIR has been presented to the decision-making body of the lead agency, which has reviewed and considered the EIR. The lead agency shall also certify that the Final EIR reflects the lead agency's independent judgment and analysis.

The findings of fact 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.

Based on these findings, the lead agency may also prepare a Statement of Overriding Considerations (Statement) as part of the project approval process. If the decision-making body elects to proceed with a project that would have unavoidable significant impacts, then a statement explaining the decision to balance the benefits of the project against unavoidable environmental impacts must be prepared.

Placer County received 31 comment letters during the open comment period on the Notice of Preparation (See Appendix A) for the proposed project. A copy of each letter is provided in Appendix B of this EIR. In addition, on October 15, 2008, a public scoping meeting at which the County received verbal comments on the NOP was held. The letters were authored by the following representatives of State and local agencies, as well as other interested parties:

State

- Deal, Nicholas <u>California Department of Transportation</u>, <u>District 3</u>
- Morgan, Scott <u>California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit</u>
- Sanchez, Katy Native American Heritage Commission
- Winner, Leona California Department of Toxic Substances Control

Local

- Harris, Sandy <u>Granite Bay Community Association</u>
- Morse, Mark City of Roseville
- Whitehead, Derrick South Placer Wastewater Authority

Private

- Adam, Stan and Barbara
- Boyd, Marci
- Brawn-Whitesides, Steve and Julie
- Burger, Robert
- Campbell, William
- Davis, Mary Jane
- DeMar, Kadie

- FitzGerald, Jim and Cathy
- Gerard, Paul W.
- Jones, Hampden and Cynde
- Kasel, Mark and Pam
- leonart@surewest.net
- Lomeli, Beth
- McKeand, Catherine M.
- Negri, Jane
- Parker, Trish
- Pitel, Julie
- Riga, John
- Smith, Robert A.
- Stinson, Mary Ann
- Stocker, Don
- Watts, Robert D.
- Williams, Rick and Susan
- Yee, Kim

The following list, categorized by issue, summarizes the concerns in these letters:

	T
Land Use	Concerns related to:
(c.f. Chapter 4)	• Density of the proposed project as compared to density under the current zoning for the site.
	 Clarification of surrounding land use designations.
	• Compatibility with surrounding land uses, especially those designated for agricultural uses.
Biological	Concerns related to:
Resources	• Impacts to existing on-site trees, including Blue Oaks.
(c.f. Chapter 5)	• Impacts to rare, endangered, candidate, sensitive, and special-status species within the project site.
	• Impacts to existing jurisdictional waters and wetlands.
	• Impacts to steelhead and salmon migration.
Cultural	Potential disturbance or destruction of cultural and/or historical
Resources	resources on the project site.
(<i>c.f.</i> Chapter 6)	
Visual	Concerns related to:
Resources (c.f. Chapter 7)	• Aesthetic impacts of the project to the existing surrounding neighborhoods, including the proposed construction of a soundwall.
	 Potential impact of new sources of light and glare.
	• Potential impact related to gating the subdivision associated with the proposed project.

Transportation and Circulation (c.f. Chapter 8) Air Quality (c.f. Chapter 9)	 Concerns related to: Increased traffic in the vicinity of the project site, including within existing residential neighborhoods, as a result of the proposed project. Widening of Olive Ranch Road. The proposed entrance points to the project site. Adequate emergency access to the project site. Concerns related to: Fugitive dust created by construction activities.
Hydrology and	Concerns related to:
Water Quality	• Increased stormwater runoff and potential flooding as a result of
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(c.f. Chapter 11)	grading associated with the proposed project.
	Provision of detention basins to accommodate increased
	stormwater runoff.
	Potential impacts to the City of Roseville Aquifer Storage and
	Recovery program.
	Potential impacts to the City of Roseville water treatment and
	distribution system.
	• Inclusion of Best Management Practices (BMPs) for water
	quality purposes.
	• Potential impacts to the creek located within the vicinity of the
	proposed project site.
Public Services	Concerns related to:
and Utilities	
	• Increase in wastewater generation above the capacity of the
(<i>c.f.</i> Chapter 12)	South Placer Wastewater Authority.
	• Availability of sufficient water supply for the proposed project.
	Provision of adequate park and trail uses for the proposed project
	and surrounding neighborhoods.
	Proposed improvements to Olive Ranch Road.
	• Potential impacts to existing recreational facilities, including
	City of Roseville facilities.
	Potential impacts to County library facilities.
Altomotives	
Alternatives	Concerns related to:
(<i>c.f.</i> Chapter 15)	Evaluation of a lower density alternative.
	• Evaluation of an alternative based on the existing zoning for the
	site.
	Evaluation of an alternative that includes greater connectivity to
	the existing surrounding neighborhoods.
Other CEQA	Concerns related to:
Sections	Analysis of cumulative air quality, noise, and traffic impacts.
$\overline{(c.f. \text{ Chapter 16})}$, , , , ,
(e.g. Chapter 10)	

Initial Study	Concerns related to:
	 Impacts of construction noise on neighboring residences.
	Potential impacts to the groundwater aquifer.
	Potential exposure of construction workers and future workers
	and residents to hazardous materials that could exist on the
	project site.

All of the above issues are addressed in the Rancho Del Oro Estates Draft EIR, in the relevant chapters identified in the first column.