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INTRODUCTION

1.1 Type and Purpose of the Draft Environmental Impact Report

The Timberline at Auburn 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, §§ 15000-15387 (CEQA Guidelines). Placer County is the lead agency for the environmental review of the Timberline at Auburn project (proposed project) evaluated herein and has the principal responsibility for approving the project. As required by Section 15121(a) of the CEQA Guidelines, this EIR will inform public agency decision-makers, and the public generally, of the significant environmental effects of the project, identify possible ways to minimize the significant adverse environmental effects, and 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.

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.

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 EIR is an informational document that apprises decision makers and the general public of the potential significant environmental effects of a proposed project. An EIR must describe a reasonable range of feasible alternatives to the project and identify possible means to minimize the significant effects. The lead agency, which is Placer County for this project, is required to consider the information in the EIR along with any other available information in deciding whether to approve or deny 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.

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." It should be noted that after preparation of the Initial Study, amendments to the CEQA Guidelines became effective, on March 18, 2010, including amendments to Appendix G requiring additional analysis of forest resources and greenhouse gases, and resulting in changes to the checklists questions for the section concerning transportation. However, revisions to the Initial Study are not necessary because the EIR analysis of on-site oak woodlands in Chapters 5, Biological Resources, a full evaluation of potential traffic impacts in Chapter 7, Transportation and Circulation, and analysis of greenhouse gases in Chapter 15, Cumulative Impacts and other CEQA Sections.

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-2):* 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-1, II-2, II-4): Although the ARD portion of the project site is considered Farmland of Local Importance, the parcel is not currently being farmed. The project includes development of a trail on the parcel and would not result in the loss of agricultural resources. In addition, agricultural operations are not located adjacent to the project site and the project would not conflict with any policies

regarding land use buffers for agricultural operations. Furthermore, the project would not involve any changes in the existing environment that result in conversion of farmland to non-agricultural uses.

- Biological Resources (IV-6, IV-8): Known native resident or migratory wildlife corridors do not exist within the vicinity of the proposed project. In addition, 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-1 through V-6):* The archaeological and historical investigation that was prepared for the 95 acre Timberline portion of the project site indicated that there are three areas of potential cultural resources effects, including a lithic scatter and bedrock mortars, building foundations, and a segment of the Combie Ophir Canal operated by the Nevada Irrigation District. The investigation further states that the sites are adequately recorded and do not meet the eligibility requirements for inclusion in the National Register of Historic Places, California Register of Historic Places, or for consideration as unique archeological resources. However, the following construction condition of approval would apply to the project: "If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a County approved archaeologist will be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the improvement plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site." This standard requirement would decrease impacts to a less-than-significant level, and mitigation measures would not be required.

The proposed project would not be located in an area of high sensitivity for known paleontological resources. The following construction condition of approval would apply to the project: "A note will be placed on the improvement plans that if paleontological resources are discovered on-site, the applicant will retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist will establish procedures for paleontological resource surveillance and will establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporarily halting or redirecting of grading, the paleontologist will report such findings to the project developer, and to the Placer County Department of Museums and Planning

Department. The paleontologist will determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds will be offered to a State designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State designated repository. Otherwise, the finds will be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources will be subject to approval by the Department of Museums. The paleontologist will submit a follow-up report to the Department of Museums and the Planning Department, which will include the period of inspection, an analysis of the fossils found, and present repository of fossils."

In addition, the proposed project is not expected to disturb any known human remains, including those interred outside of formal cemeteries. However, if human remains are discovered, the Placer County Coroner and Native American Heritage Commission must be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect would be provided on the project Improvement Plans. If necessary, following a review of any new find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. This standard requirement would decrease impacts to a less-than-significant level, and mitigation measures would not be required.

ARD Property

Since the preliminary investigation conducted for the Initial Study, the 24-acre ARD property was surveyed by PMC to identify the potential for any archaeological resources. The ARD Archaeological and Historical Investigations Report for the ARD Property was prepared in March 2008. The survey included archaeological and historical investigations, including a record search at the North Central Information Center, archival research, a sacred lands search conducted by the Native American Heritage Commission, consultation with the Native American community, and pedestrian surface survey of the site. The investigations identified two potential historical sites within the study area. However, PMC determined that sites did not appear to meet the eligibility criteria for inclusion in the National Register of Historic Places. The only physical improvements proposed to occur on the ARD property as part of the project include the construction of a pedestrian loop trail and created wetlands. During construction of these limited features on the ARD property, the same protective measures identified for construction operations on the 95-acre portion of the project site would be implemented. Therefore, construction activities on the ARD property would have a less-than-significant impact to cultural resources.

One-Acre Parcel Located in the Southeastern Portion of Site

Since the preliminary investigation conducted for the Initial Study, the one-acre parcel located in the southeastern portion of the site was surveyed PMC to identify the potential for any archaeological resources. The ARD Archaeological and Historical Investigations Report for the one-acre parcel was prepared in April 2008.² The survey included archaeological and historical investigations, including a record search at the North Central Information Center, archival research, a sacred lands search conducted by the Native American Heritage Commission, consultation with the Native American community, and pedestrian surface survey of the site. The investigations identified two prehistoric sites and three historic sites within 0.5-mile of the one-acre parcel. Although the investigations did not identify and historic sites on the one-acre parcel, a residence is located on the one-acre parcel, but is likely less than 50 year old. However, PMC determined that structure does not appear to meet the eligibility criteria for inclusion in the National Register of Historic Places and concluded that the project would have a less-than-significant impact to cultural resources on the one-acre parcel with implementation of the above discussed protective measures during construction.

- Hazardous Materials and Hazards (VII-4, VII-6-8, VII-9): 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 expose people or structures to a risk of wildland fires, as the project site is not located in a wildland area and is surrounded by urban uses. The project shall include a stormwater detention/drainage system and several large ponds. Unless properly designed and managed, drainage systems and 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-than-significant 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 Nevada Irrigation 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. The possibility exists that a residence was located on the project site in the past and the residence would most likely have been served by a water well and on-site sewage disposal system. The presence of either a water well or an on-site sewage disposal system could create impacts to groundwater quality. However, mitigation measures have been included in

the Initial Study that would reduce impacts to groundwater quality to a less-thansignificant level.

- Land Use (IX-1, IX-5, IX-6, IX-8): Implementation of the project would not physically divide an established community. In addition, the project site is currently undeveloped and does not contain agricultural or timber resources. Furthermore, the project would not disrupt or divide the physical arrangement of an established community. Although the project would contain commercial and office uses, the majority of these services would be expected to be supported by the proposed project's residents, and the additional commercial and office uses would not cause a significant economic or social change that would result in significant adverse physical changes to the environment such as urban decay or deterioration.
- Mineral Resources (X-1): With respect to mineral deposits formed by mechanical concentration, the project site and vicinity are classified as Mineral Resource Zone 1 (MRZ-1), meaning the project site does not have mineral resource significance. With respect to mineral deposits formed by hydrothermal processes, the project site and vicinity are classified as Mineral Resource Zone 3a (MRZ-3a), where copper, zinc and lode gold are likely to exist. With respect to aggregates and industrial mineral deposits, the project site and vicinity exist in an area of unknown mineral resource significance (MRZ-4) and aggregate operations or quarries are not located in the vicinity. None of these minerals have been identified as valuable to the region or residents of the State and the project would not have a significant impact related to the loss of these resources.
- *Noise (XI-5):* The project 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-2):* The project site is currently undeveloped; therefore, the proposed project would not displace existing housing.
- Recreation (XIV-1, XIV-2): The proposed project would include the construction of recreation amenities, including a trail system, mini-parks, and fitness centers on-site to serve project residents. Although the project would create an increase in use of the existing Auburn Recreation District Regional Park, any additional impacts to recreational facilities would be offset by the payment of in-lieu park fees, and impacts related to recreation would be less-than-significant.
- *Utilities and Service Systems (XVI-3):* 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.

Resources identified for study in this Draft EIR include:

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

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 Context, and Impacts and Mitigation Measures.

Impacts that are determined to be significant in Chapters 4 through 14, 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 15 of the Draft EIR presents a discussion and comprehensive list of all significant and unavoidable impacts identified in Chapters 4 through 14.

1.3 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 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 project is located in unincorporated Placer County, north of the Bell Road / Richardson Drive intersection. Interstate 80 and State Route (SR) 49 provide regional access to the project site. The proposed project site is located approximately 0.5 mile west of SR 49. A number of roadways terminate adjacent to the property boundaries. The existing pavement of Richardson Drive terminates along the southernmost portion of the project site, 200 feet north of the northern project boundary. Education Street and Quartz Road terminate close to the eastern boundary. Golden Eagle Drive terminates at the northern project boundary and Meadow Brook Drive terminates at the property's western boundary. The project site is composed of five parcels (Assessor's Parcel Numbers [APNs] 051-180-058, -059; 051-140-056, -057, and 051-211-016) totaling 119 acres and includes construction of trails and mitigation wetlands on the 24-acre Auburn Recreation Park District parcel to the northeast.

The Placer County General Plan (PCGP) and the Auburn/Bowman Community Plan (ABCP) currently designate 25 acres of the site as Open Space, 4.5 acres as Mixed Use, 18.3 acres as High Density Residential (10 to 25 dwelling units per acre), 3.5 acres as Low Density Residential (0.4 to 0.9 acres per unit), 43.7 acres as Medium Density Residential (five to 10 dwelling units per acre), and 24 acres Low Density Residential (0.4 to 0.9 acres per unit). The existing Placer County zoning for the site includes 43.7 acres of Residential Single Family with density limitation of five units per acre, 18.3 acres of Residential Multi-Family with density limitation of 15 units per acre, 3.5 acres of Residential Agriculture with minimum building site of 40,000 square feet, 3.5 acres of Office Professional and Residential Multi-Family combining Design Corridor, one acre of Office Professional Combining Design Corridor, 24 acres zoned Farm, and 25 acres of Open Space.

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:

- *Timberline at Auburn* is the proposed project, which is composed of a Continuing Care Retirement Community, a commercial center, and a trail network to be developed on the Auburn Recreation Park District parcel to the immediate northeast of the 95-acre developed portion of the site. The project would include up to 858 residential units, of which 780 would be located in the Continuing Care Retirement Community, and the remaining 78 units would be second story lofts above commercial and office spaces.
- *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 Timberline at Auburn 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 ABCP, for further implementation and clarification. As discussed above, the proposed project site is located within the western portion of the ABCP area. Therefore, each technical issue chapter discusses only the proposed project's consistency with ABCP 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.

Recreational Land Use

- Goal 1.G: To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.
 - Policy 1.G.2. The County shall strive to have new recreation areas located and designed to encourage and accommodate non-auto mobile access.
 - Policy 1.G.3. The County shall continue to require the development of new recreational facilities as new residential development occurs.

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.
- Goal 1.L To develop a system of scenic routes serving the needs of residents and visitors to Placer County and to preserve, enhance, and protect the scenic resources visible from these scenic routes.
 - Policy 1.L.3. The County shall protect and enhance scenic corridors through such means as design review, sign control, undergrounding utilities, scenic setbacks, density limitations, planned unit

- developments, grading and tree removal standards, open space easements, and land conservation contracts.
- Policy 1.L.5. The County shall encourage the development of trails, picnicking, observation points, parks, and roadside rests along scenic highways.
- Policy 1.L.7. The County shall encourage the use of bicycles as an alternative mode of travel for recreational purposes in scenic corridors.

Jobs-Housing Balance

- Goal 1.M To work toward a jobs-housing balance.
 - Policy 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.
 - Policy 1.M.2. The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.
 - Policy 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.

Development Form and Design

- Goal 1.O To promote and enhance the quality and aesthetics of development in Placer County.
 - Policy 1.O.1. 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. Roof lines 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.7. The County shall require that mixed-use areas include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments, and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.
- Policy 1.O.8. The County shall, where appropriate, require new development to provide activity pockets along public sidewalks as pedestrian amenities, including such features as benches, sitting ledges, and mini-parks.
- Policy 1.O.9. The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.

Housing Element

Special Needs

- Goal 2.E To meet the housing needs of special groups of County residents, including a growing senior population, large families, and the disabled.
 - Policy 2.E.1. The development of housing for seniors, including congregate care facilities, shall be encouraged.

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.
- Policy 3.A.4. On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized.
- 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.1. The County shall work with transit providers to plan and implement additional transit services within and to the County that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.
 - Policy 3.B.3 The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.

<u>Transportation Systems Management (TSM)</u>

- 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.

Non-Motorized Transportation

- Goal 3.D To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.
 - Policy 3.D.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County's major employment and housing areas and between its existing and planned bikeways.
 - Policy 3.D.2. The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multipurpose trails with those of neighboring jurisdictions.
 - Policy 3.D.3. The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).
 - Policy 3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.

- 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.6. The County shall support the development of parking areas near access to hiking and equestrian trails.
- 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.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.

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 4B.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.

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.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.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 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.
 - 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.

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.

Recreational and Cultural Resources Element

Public Recreation and Parks

- 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 5 acres of improved parkland and 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 should be used as a guide to the type of the facilities to be developed in achieving these standards.

Recreational Trails

- Goal 5.C To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.
 - 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.

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 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 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. 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.

Vegetation

Goal 6.D To preserve and protect the valuable vegetation resources of Placer County.

Policy 6.D.8. The County shall require that new development preserve natural woodlands to the maximum extent possible.

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.

Air Quality – Transportation and 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.4. The County shall consider instituting disincentives for single-occupant vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.
- Policy 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.
- Policy 6.G.7. The County shall require stationary-source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.

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.

Airport Hazards

- Goal 8.D: To minimize the risk of loss of life, injury, damage to property, and economic and social dislocation resulting from airport hazards.
 - Policy 8.D.1 The County shall ensure that new development around airports does not create safety hazards such as lights from direct or reflective sources, smoke, 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 in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.
 - Policy 8.D.3. The County shall ensure that development within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).

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.

- Policy 8.G.2. The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.
- Policy 8.G.3. 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.
- Policy 8.G.5. The County shall strictly regulate the storage of hazardous materials and wastes.
- Policy 8.G.6. The County shall require secondary containment and periodic examination for all storage of toxic materials.
- Policy 8.G.9. 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.G.10. The County shall require that any business that handles hazardous materials prepare a plan for emergency response to a release or threatened release of a hazardous material.

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 65 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 August 27, 2008 to September 25, 2008. A public scoping meeting was held on September 10, 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.

1.9 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

Placer County received 12 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. The letters were authored by the following representatives of State and local agencies, as well as other interested parties:

State

- Deal, Nicholas California Department of Transportation
- Hesnard, Sandy California Department of Transportation, Division of Aeronautics
- Morgan, Scott <u>California Governor's Office of Planning and Research, State</u> Clearinghouse and Planning Unit
- Schwab, P.G. Kim A. California Regional Water Quality Board, Central Valley Region
- Ward, Rick California Highway Patrol

Local

- Gann, Bill Nevada Irrigation District
- Tidman, Stan <u>Placer County Transportation Planning Agency</u>

Private

- Collins, John L.
- Mann, Thomas and Janice
- Schudel, Jay
- Smith, H.H.D., V. Dale
- Tupen, Jeff

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

	T =
Introduction	Concerns related to:
(c.f. Chapter 1)	Potential destruction or disturbance of on-site cultural resources.
Land Use	Concerns related to:
(c.f. Chapter 4)	 Consistency of the proposed project's land uses with the Auburn Municipal Airport. Consistency of the proposed assisted living facilities with the
	Placer County Airport Land Use Compatibility Plan (ALUCP). • Provision of an adequate open space buffer between existing
	residential development and the proposed project.
	• Inclusion of all surrounding residential uses in the land use analysis.
	• Consistency of the project with the Placer County General Plan and the Auburn/Bowman Community Plan.
	• Update of project site plan to clearly show the proposed 24-acre
	Auburn Recreation District lands.
	• The proposed project's impacts to the 24-acre Auburn Recreation District lands.
Biological	Concerns related to:
Resources	Impacts to existing oak woodlands on-site.
(c.f. Chapter 5)	Project compliance with the guidelines of the State Oak Woodland Conservation Act and the Placer County Oak Woodland Management Plan.
	• Impacts to rare, endangered, candidate, sensitive, and special-status species within the project site.
	• Impacts to existing jurisdictional waters and wetlands.
	Impacts to existing wildlife corridors.
Visual	Concerns related to:
Resources	• Light pollution due to new sources of outdoor light associated
(c.f. Chapter 6)	with the project.
Transportation	Concerns related to:
and Circulation	• Impacts related to having adequate California Highway Patrol
(c.f. Chapter 7)	personnel to serve the project.
	• Inclusion of all appropriate intersections in the vicinity of the

	project site for AM and PM peak hour analyses.
	Obtaining accurate Level of Service (LOS) results for State
	Route 49 from New Airport Road to Quartz Drive.
	• Increased traffic in the vicinity of the project site as a result of
	the proposed project.
	 Impacts associated with the proposed extension of Richardson
	Drive.
	 Provision of adequate parking for the proposed project.
	 Provision of adequate public transportation options.
Air Quality	Concerns related to:
(c.f. Chapter 8)	Air quality impacts related to the proposed on-site rock
(e.g. Chapter o)	crushing.
	 Global climate change impacts.
Noise	Concerns related to:
(c.f. Chapter 9)	 Noise associated with the proposed on-site lumber mill.
()P () /	 Noise associated with the proposed on-site rock crushing.
	 Increased noise levels from the potential increase in traffic
	associated with the project, as well increased noise levels due to
	operation of the project.
Hydrology and	Concerns related to:
Water Quality	 Provision of treated water service for the project.
(<i>c.f.</i> Chapter 11)	• Inclusion of Best Management Practices (BMPs) for water
	quality purposes.
Public Services	Concerns related to:
and Utilities	• Costs associated with the provision of adequate sewer services
$\overline{(c.f. \text{ Chapter } 12)}$	for the project.
	Adequate encasement of Nevada Irrigation District's Columbia
	East ditch through the project site.
	Provision of adequate new easements for Nevada Irrigation
	District's canal systems, spillways, and access roads.
	Maintenance of the existing Placer County trail system on the
	project site, including pedestrian connectivity to Regional Park.
	Availability of sufficient water supply for the proposed project.
Hazardous	Concerns related to:
Materials and	Airport-related noise and safety impacts.
<u>Hazards</u>	Potential exposure of people to mercury that could be present
(c.f. Chapter 13)	within the project site.
	Potential exposure of people to agricultural pesticides that could
	remain within the soils on the project site.
	Potential exposure of people to other hazardous materials that
	could exist on the project site.

Other CEQA	Concerns related to:
Sections	• Evaluation of the proposed project's impacts at buildout
(<i>c.f.</i> Chapter 15)	(completion of all four proposed phases).
	 Potential increase in population associated with the project.
	• Evaluation of a lower-density alternative that allows for
	preservation of some on-site oak woodlands.
	 Evaluation of alternative locations for the proposed project.
	 Cumulative impacts to groundwater in the project area.
	• Analysis of cumulative impacts for all the environmental issue
	areas included in the EIR.

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

Endnotes

¹ PMC. Archaeological and Historical Investigations for a Timberline at Auburn Wetland and Trails Project. March ${}^{2}\,\text{PMC.}\,Archaeological\,\,and\,\,Historical\,\,Investigations\,\,for\,\,a\,\,Residence\,\,at\,\,2342\,\,Bell\,\,Road.\,\,April\,\,10,\,2008.$