### MITIGATION MONITORING AND REPORTING PLAN

### INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a Mitigated Negative Declaration (MND) or specified environmental findings related to Environmental Impact Reports (EIRs).

The following is the Mitigation Monitoring and Reporting Plan (MMRP) for the Timberline at Auburn project. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the EIR for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

### MITIGATION MONITORING AND REPORTING PLAN

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

The Timberline at Auburn EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA as a measure which:

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

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

Monitoring and documenting the implementation of mitigation measures will be coordinated by Placer County. The table below identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. Placer County will be responsible for ensuring compliance.

During construction of the project, the County will assign an inspector who will be responsible for field monitoring of mitigation measure compliance. The inspector will report to the County Planning Department and will be thoroughly familiar with permit conditions and the MMRP. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. In order to track the status of mitigation measure implementation, field-monitoring activities will be documented on compliance monitoring report worksheets. The time commitment of the inspector will vary depending on the intensity and location of construction. Aided by the table, the inspector will be responsible for the following activities:

- On-site, day-to-day monitoring of construction activities;
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures;
- Ensuring contractor knowledge of and compliance with the MMRP;
- Verifying the accuracy and adequacy of contract wording;
- Having the authority to require correction of activities that violate mitigation measures, securing compliance with the MMRP;
- Acting in the role of contact for property owners or any other affected persons who
  wish to register observations of violations of project permit conditions or mitigation.
  Upon receiving any complaints, the inspector shall immediately contact the
  construction representative. The inspector shall be responsible for verifying any such
  observations and for developing any necessary corrective actions in consultation with
  the construction representative and Placer County;
- Obtaining assistance as necessary from technical experts in order to develop sitespecific procedures for implementing the mitigation measures; and
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

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

	MITIGATION MONITORING AND REPORTING PLAN TIMBERLINE AT AUBURN									
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off					
		4. Land Use								
4-3	Compatibility with the Placer County Airport Land Use Compatibility Plan.	4-3 The applicant shall inform and notify prospective buyers and renters of residential properties in writing, prior to purchase or signing of lease agreement, about existing and on-going aircraft overflights in the form of a disclosure statement. The notifications shall disclose that the Timberline at Auburn site is within an overflight zone, which may result in periodic noise from aircraft. The language and format of such notification shall be reviewed and approved by the County Attorney prior to recording any final map(s). Each disclosure statement shall be acknowledged with the signature of each prospective residential property owner/renter.	County Attorney	Prior to purchase or signing of lease agreement						
		5. Biological Resources								
5-1	Impacts to special-status plants.	5-1 Prior to Grading Plan approval for each phase of the project, focused surveys shall be performed by a qualified botanist in order to determine the presence or absence of the following special-status plant species: Butte County fritillary, big-scale balsamroot, Brandegee's clarkia, and oval-leaved viburnum. The surveys shall be conducted on-site as well as in off-site improvement areas (off-site sewer alignment, Bell Road / New Airport Road intersection, and Bell Road / First Street intersection), as applicable for each phase, during the identification periods (bloom periods) for all of the special-status plant species listed above. The general bloom periods of each species are as follows: big-scale balsamroot blooms from March to June; Brandegee's clarkia blooms from April to May; Butte County fritillary blooms from March to May; and oval-leaved viburnum blooms from May to June. If any of the special-status plant species are found, a mitigation plan shall be prepared in consultation with the appropriate agencies. The plan shall detail the various mitigation approaches to ensure no net loss of special-status	•	Prior to Grading Plan approval for each phase of the project						

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Impact Number	Impact		Mitigation Managema	Monitoring	Implementation Schedule	Sign- off
Number	Impact		Mitigation Measure	Agency	Schedule	011
			plants. Mitigation could include, but would not necessarily be limited to,			
			avoidance of the plant species, salvage of plant materials where possible,			
			acquisition of credits at an approved mitigation bank, or acquisition and			
	_		preservation of property that supports the plant species.	_		
5-2	Impacts to	5-2(a)	Prior to Grading Plan approval for each phase of the project, pre-	County	Prior to Grading	
	western		construction burrowing owl surveys shall be conducted on the project site	_	Plan approval	
	burrowing owl.		and within 250 feet of the boundary of each phase by a qualified biologist	Department	for each phase of	
			no more than 30 days prior to initiation of construction activities for each		the project	
			phase. The surveys shall also be conducted in off-site improvement areas	California		
			(off-site sewer alignment, Bell Road / New Airport Road intersection, and	Department of		
			Bell Road / First Street intersection). Presence or signs of burrowing			
			owls and all potentially occupied burrows shall be recorded and	(CDFG)		
			monitored according to CDFG and California Burrowing Owl			
			Consortium guidelines. If burrowing owls are not detected by sign or			
			direct observation, further mitigation is not necessary. If burrowing owls			
			are detected, the project applicant shall implement Mitigation Measure 5-			
			2(b).			
		5-2(b)	Prior to initiation of any construction activities, during the non-breeding	County	Prior to initiation	
			season (September 1 through January 31) a non-disturbance buffer of	•	of any	
			160 feet, and during the nesting season (February 1 to August 31) a non-	Department	construction	
			disturbance buffer of 250 feet shall be established around each burrow		activities	
			with an active nest until the young have fledged and are able to exit the	CDFG		
			burrow, as determined by a qualified biologist. In the case of occupied			
			burrows without active nesting, active burrows after the young have			
			fledged, or if development commences after the breeding season, passive			
			relocation, which involves installing a one-way door at the burrow			
			entrance to encourage the owls to move from the occupied burrow of the			

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Impact Number	Impact		Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
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			owls, shall be performed. The CDFG shall be consulted for current			
			guidelines and methods for passive relocation of any owls found on the			
			site.			
5-3	Impacts to	5-3(a)	Prior to Grading Plan approval for each phase of the project, if	County	Prior to Grading	
	raptors and		construction is expected to occur during the raptor nesting season	Planning	Plan approval for	
	migratory birds.		(February 1 to August 31), a pre-construction raptor survey shall be	Department	each phase of the	
			performed to determine if active raptor nests are present within the	_	project	
			boundaries of each phase, or within 500 feet of said boundaries,			
			including any off-site impact areas associated with each phase. The			
			survey shall be conducted on-site as well as in off-site improvement areas			
			(off-site sewer alignment, Bell Road / New Airport Road intersection, and			
			Bell Road / First Street intersection). The survey shall be conducted by a			
			qualified biologist not more than 30 days prior to the onset of			
			construction activities for each phase. If active raptor nests are not found			
			on or within 500 feet of the phase area, further mitigation is not			
			necessary. In addition, if construction activities are proposed to occur			
			during the non-breeding season (September 1 to January 31), a survey is			
			not required and further studies are not necessary. However, if active			
			raptor nests are found on or within 500 feet of the phase area, the project			
			applicant shall implement Mitigation Measure 5-3(b).			
		5-3(b)	Construction activities shall not occur within 500 feet of the active raptor	County	If raptor nests are	
			nests until the young have fledged or until the biologist has determined	Planning	found, during	
			that the nest is not active any longer.	Department	construction	
			, 0		activities	
		5-3(c)	Prior to Grading Plan approval for each project phase, if any vegetation	County	Prior to Grading	
		3-3(0)				
			removal is expected to occur as a result of the project during the typical	r iaiiiiiig	Plan approval for	

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Number	Impact	Mitigation Measure	Agency	Schedule	off
		avian nesting season (February 1 to August 31), a pre-construction	Department	each project	
		survey shall be performed to determine if active migratory bird nests are	_	phase	
		present on or within 500 feet of the phase area. The survey shall be			
		conducted on-site as well as in off-site improvement areas (off-site			
		sewer alignment, Bell Road / New Airport Road intersection, and			
		Bell Road / First Street intersection). The survey shall be conducted by			
		a qualified biologist not more than two weeks prior to the onset of			
		vegetation removal. If active migratory bird nests are found, disturbance			
		or removal of the nest shall be avoided until the young have fledged and			
		the nest is not active any longer.			
		the nest is not detire any longer.			
		It should be noted that extensive buffers, such as those recommended for			
		nesting raptors, are not necessary for nesting avian species protected			
		solely by the Migratory Bird Treaty Act. However, depending on the bird			
		species, site conditions, and the proposed construction activities near an			
		active nest, a small buffer could be prescribed, as determined by the			
		biologist. Alternatively, vegetation removal could be scheduled to avoid			
		all potential impacts. Vegetation removal conducted between September 1			
		and January 31 will prevent impacts to nesting birds or unfledged young.			
5-4	Impacts to	5-4(a) Prior to Grading Plan approval for each phase of the project, pre-	County	Prior to Grading	
	special-status bat	construction surveys of all potential special-status bat roosting habitat	Planning	Plan approval for	
	species.	locations on-site shall be conducted by a qualified biologist no more than	Department	each phase of the	
		30 days prior to initiation of construction activities associated with each		project	
		phase. The survey shall be conducted on-site as well as in off-site	CDFG		
		improvement areas (off-site sewer alignment, Bell Road / New Airport			
		Road intersection, and Bell Road / First Street intersection). Any			
		presence and/or signs of the hoary bat, western red bat, Yuma myotis,			
		Townsend's big-eared bat, or the pallid bat shall be recorded and			

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
		monitored according to CDFG guidelines. If bat species are not detected by sign or direct observation, further mitigation is not necessary. If any of the special-status bat species are detected, the project applicant shall be responsible for implementing Mitigation Measure 5-4(b).	•		
		y .		If roosting and/or nursing sites are found, during construction activities during the nursery season (April 1 through August 31)	
5-5	Impacts to oak woodland communities and significant trees.	5-5(a) To mitigate oak woodland losses within the development footprint, the project shall provide mitigation at a 1:1 ratio by either of the following methods: (1) preserve in perpetuity 22.86 acres of oak woodland in Placer County, or (2) make an in-lieu fee payment to the Placer County Tree Preservation Fund equivalent to the fair market value of a conservation easement on 22.86 acres of oak woodland property in Placer County, with such fair market value established via an appraisal within 120 days of the time of approval of the tentative subdivision up for the project, or (3) a combination of these two mitigation methods. Any in-lieu payment shall be paid at the time of recordation of the first final subdivision map on the property. Such in-lieu funds shall include both a conservation component and an in-perpetuity management component. These funds will be used by the County to purchase	Placer County Tree Preservation Fund	Prior to Grading Plan approval for each project phase	

Impact Number	Impact		Mitigation Measure			Monitoring Agency	Implementation Schedule	Sign- off
	•	changes in that result woodland consistent v	on easements for other oak the project are required dur in changes in the impact a acreage to be mitigated so with this Mitigation Measure 5	ing the Grading Plan processing the amount of such hall be revised accorates.	ocess n oak dingly	V I		
		(other than	ificant Tree (24 inches dbh or those identified by the arboris the following methods:		itigated	Tree Preservation Fund	Prior to Grading Plan approval	
		pay am cha pro figu	or to Grading Plan approvement to the Placer County ount of \$36,000 for impacts unges in the project are requests that result in changes in the shall be revised according asure 5-5(b); or	Tree Preservation Fund to Significant Trees on-suired during the Grading the Grading	in the site. If g Plan ees, this	County Planning Department		
		dev box (25	(2) For the 11 Significant Trees to be removed because of project development, the project shall include planting of on-site 24-inch box trees and 15-gallon trees (cumulatively 25%), 5-gallon trees (25 percent) and D-pots (50 percent) at the ratios outlined in Table 5-3 below:					
		Duono	Table 5-3	instina Dating				
		Propo	sed Significant Oak Tree Mit Replacement Value/	Percent of Total	1			
		Condition	Inch of Impact	Mitigation				

Impact Number	Impact			Mitigation Measure			Monitoring Agency	Implementation Schedule	Sign- off
14uiiinei	Ппраст		24-inch box	1/3			Agency	Schedule	UII
			15-gallon	1/3	25% Cumulative				
			5-gallon	2/1	25%				
			D-pot	5/1	50%				
		5-5(c)	specify planted replace site. and is the December of the Policy of the Section of th	ation tree planting shall of ied on the project site. The deat with replacement oak woo Mitigation tree planting shanspected and approved by RC prior to acceptance of its an alternate deadline cement trees if weather or detion of this requirement.  I and intersections of Bell Airport Road, the plans sethods, for review and The list of tree protection is function of off-site improvement include, but not limited to, to pplicant shall hire an Interruction, and tree removal	ese planting areas on-site trees, will also ser dland values lost on the all be installed by the apan authorized representation its discretion, the DR for installation of mit other circumstances prevented in the province of the province of the province of the plant and shall include a list of approval by the Plant approval by the Plant approval be implements. The list of tree protes the following:  """ attional Society of Arboric and on-site during all given in the series of the plant and series of the protes of the prot	e, once ve as project plicant tive of neering C may igation ent the Sewer Bell tree ming ented ection culture rading,	County Planning Department	Prior to Grading Plan approval	

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
		evaluate all proposed improvements that may affect each native			
		tree to be preserved, make recommendations on these proposed			
		improvements, and oversee construction of these improvements			
		during site development to ensure that the appropriate trees are			
		removed or preserved in compliance with the tree removal permit			
		and approved Improvement Plans.			
		• The applicant shall install a four-foot tall, brightly colored			
		(yellow or orange), synthetic mesh material fence around all oak			
		trees to be preserved that are greater than six inches dbh (or 10			
		inches dbh aggregate for multi-trunked trees). The fencing shall			
		delineate an area that is at least the radius of which is equal to			
		the largest radius of the protected tree's drip line plus one foot.			
		The fence shall be installed prior to any site preparation or			
		construction equipment being moved onsite or any site			
		preparation or construction activities taking place. Development			
		of this site, including grading, shall not be allowed until this			
		condition is satisfied. Any encroachment within the areas listed			
		below, including within driplines of trees to be saved, must first			
		be approved by a designated representative of the Development			
		Review Committee (DRC). Grading, clearing, or storage of			
		equipment or machinery may not occur until a representative of			
		the DRC has inspected and approved all temporary construction			
		fencing. This includes both onsite and offsite improvements. Trees			
		shall be preserved where feasible. This may include the use of			
		retaining walls, planter islands, or other techniques commonly associated with tree preservation. The Grading/Improvement			
		Plans shall indicate the location of the fencing and include a note			
		Fians shall indicate the tocation of the fencing and include a note			

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	Monitoring	Implementation	Sign-
Mitigation Measure	Agency	Schedule	off
describing the fencing requirements consistent with this mitigation measure.			
• The project applicant shall implement the following guidelines before and during grading and construction for protection of all oak trees to be preserved:			
<ul> <li>Plans and specifications shall clearly state protection procedures for oak trees on the project site. The specifications shall also include a provision for remedies if oak trees are damaged;</li> <li>Before construction commences, those oak trees within 25 feet of construction sites shall be pruned and the soil aerated and fertilized;</li> <li>Vehicles, construction equipment, mobile offices, or materials shall not be parked, stored, or operated within the driplines of oak trees to be preserved;</li> <li>Cuts and fills around trees shall be avoided where feasible.</li> <li>Soil surface removal greater than one foot shall not occur within the driplines of oak trees to be preserved. Cuts shall not occur within five feet of their trunks;</li> <li>Earthen fill greater than one foot deep shall not be placed within the driplines of oak trees to be preserved, and fill shall not be placed within five feet of their trunks;</li> <li>Underground utility line trenching shall not be placed within the driplines of oak trees to be preserved where feasible</li> </ul>			
	describing the fencing requirements consistent with this mitigation measure.  • The project applicant shall implement the following guidelines before and during grading and construction for protection of all oak trees to be preserved:  • Plans and specifications shall clearly state protection procedures for oak trees on the project site. The specifications shall also include a provision for remedies if oak trees are damaged;  • Before construction commences, those oak trees within 25 feet of construction sites shall be pruned and the soil aerated and fertilized;  • Vehicles, construction equipment, mobile offices, or materials shall not be parked, stored, or operated within the driplines of oak trees to be preserved;  • Cuts and fills around trees shall be avoided where feasible.  • Soil surface removal greater than one foot shall not occur within the driplines of oak trees to be preserved. Cuts shall not occur within five feet of their trunks;  • Earthen fill greater than one foot deep shall not be placed within the driplines of oak trees to be preserved, and fill shall not be placed within five feet of their trunks;	Mitigation Measure  describing the fencing requirements consistent with this mitigation measure.  • The project applicant shall implement the following guidelines before and during grading and construction for protection of all oak trees to be preserved:  • Plans and specifications shall clearly state protection procedures for oak trees on the project site. The specifications shall also include a provision for remedies if oak trees are damaged;  • Before construction commences, those oak trees within 25 feet of construction sites shall be pruned and the soil aerated and fertilized;  • Vehicles, construction equipment, mobile offices, or materials shall not be parked, stored, or operated within the driplines of oak trees to be preserved;  • Cuts and fills around trees shall be avoided where feasible.  • Soil surface removal greater than one foot shall not occur within the driplines of oak trees to be preserved. Cuts shall not occur within five feet of their trunks;  • Earthen fill greater than one foot deep shall not be placed within the driplines of oak trees to be preserved, and fill shall not be placed within five feet of their trunks;  • Underground utility line trenching shall not be placed within the driplines of oak trees to be preserved where feasible without first obtaining approval from a designated	Mitigation Measure  describing the fencing requirements consistent with this mitigation measure.  • The project applicant shall implement the following guidelines before and during grading and construction for protection of all oak trees to be preserved:  • Plans and specifications shall clearly state protection procedures for oak trees on the project site. The specifications shall also include a provision for remedies if oak trees are damaged;  • Before construction commences, those oak trees within 25 feet of construction sites shall be pruned and the soil aerated and fertilized;  • Vehicles, construction equipment, mobile offices, or materials shall not be parked, stored, or operated within the driplines of oak trees to be preserved;  • Cuts and fills around trees shall be avoided where feasible.  • Soil surface removal greater than one foot shall not occur within the driplines of oak trees to be preserved. Cuts shall not occur within the driplines of oak trees to be preserved, and fill shall not be placed within five feet of their trunks;  • Underground utility line trenching shall not be placed within the driplines of oak trees to be preserved where feasible without first obtaining approval from a designated

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
		underground utilities within the driplines of oak trees, boring or drilling rather than trenching shall be used;  Paving shall not be placed in the vicinity of oak trees to be preserved (at a minimum, within the dripline of any oak tree) without first obtaining approval from a designated representative of the DRC; and  Irrigation lines or sprinklers shall not be allowed within the dripline of native oak trees.	<u> </u>		
5-6	Impacts to jurisdictional wetlands or other waters of the U.S.	5-6(a) To the extent feasible, the project shall be designed and constructed to avoid and minimize adverse effects to waters of the United States or jurisdictional waters of the State of California within the project area and adhere to the USACE regulations and guidelines.  5-6(b) Prior to Grading Plan approval for each phase of the project, a Section 404 permit for fill of jurisdictional wetlands shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE "no-net-loss" policy and the USACE	Planning Department  United States Army Corps of Engineers (USACE)  Regional Water Quality	Prior to Grading Plan approval for each phase of the project	
		5-6(c) Implement Mitigation Measure 10-2(c).	See Mitigation Measure 10-	See Mitigation Measure 10-2(c)	

Impact Number	Impact		TIMBERLINE AT AUBURN  Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
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			7. Transportation and Circulation			•
7-1	Impacts to traffic flow from construction traffic associated with development of the project site.	7-1	Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer.	and Surveying Department and	Prior to Improvement Plan approval for each phase	
7-2	Impacts to study intersections under the Existing Plus Project Phase 1 Conditions.	Intersection 7-2(a)	Construct the following improvements at the intersection of Bell Road and Richardson Drive with the phase of development that will generate a project total of 123 PM peak hour vehicle trips or more:  • Signalize the intersection and widen the southbound and westbound approaches as noted below to accommodate the projected 95th percentile queue lengths:  • Widen the westbound (Bell Road) approach to include an exclusive right-turn lane; with this improvement the westbound approach will include one left-turn lane, one through lane and one right-turn lane.  • Widen the southbound (Richardson Drive) approach to include an additional left-turn lane; with this improvement the southbound approach will include one left-turn lane, and one shared through-left-right-turn lane.	Department of Public Works  County Engineering and Surveying Department	During the phase of development that generates a project total of 123 PM peak hour trips or more.	

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
		• Install a one lane modern roundabout.  The improvements to be constructed shall be shown on the Improvement Plans to the satisfaction of the ESD and DPW and shall meet all current and applicable engineering standards.  Intersection #4) Bell Road/First Street  7-2(b) Construct a traffic signal at the intersection of Bell Road and First Street with the phase of development that will generate a project total of 240 PM peak hour vehicle trips or more. The traffic signal shall be shown on the Improvement Plans to the satisfaction of the Department of Public Works and the Engineering and Surveying Department and shall meet all current and applicable engineering standards. Additional improvements to First Street shall be required to accommodate intersection geometrics, conformance to existing improvements, and curb, gutter, and 8-foot wide sidewalks.	County Department of Public Works  County Engineering and Surveying Department	During the phase of development that generates a project total of 240 PM peak hour vehicle trips or more	
		Intersection #16) New Airport Road/Bell Road			
		7-2(c) Improve the intersection of Bell Road and New Airport Road to the following standard with the phase of development that will generate a project total of 106 PM peak hour vehicle trips or more:	County Department of Public Works	During the phase of development that generates a project total of	
		• Widen the New Airport southbound approach to include one left turn lane, one through lane, and one right turn lane.	County Engineering and Surveying	106 PM peak hour vehicle trips or more	

		_	TIMBERLINE AT AUBURN	1		
Impact				Monitoring	Implementation	Sign-
Number	Impact		Mitigation Measure	Agency	Schedule	off
		Intersection 7-2(d)	The improvements shall be shown on the Improvement Plans to the satisfaction of the DPW and ESD and shall meet all current and applicable engineering standards. Additional widening may be required to accommodate auxiliary lanes, intersection geometrics, bicycle lanes, or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 9. 0, but said section shall not be less than 3" AC/8" Class 2 AB, unless otherwise approved by DPW and the Engineering and Surveying Department. (Ref Section 4, LDM).  on #18) Bell Road/I-80 WB Ramps  This project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn/Bowman), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any building permits for the project:  • County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code  The current total combined estimated fee is \$2,570,234 (\$4,705 per DUE). The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs for each phase.	County Department of Public Works	Prior to issuance of any building permits	

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
Trumber	Impuer	Intersection #19) Bell Road/I-80 EB Ramps	rigency	Schoude	011
		7-2(e) Implement Mitigation Measure 7-2(d).	See Mitigation Measure 7-2(d)	See Mitigation Measure 7-2(d)	
		7-2(f) Prior to Improvement Plan approval for each phase, the applicant shall submit to the ESD and DPW for review and approval, an accounting of trips prepared by a Registered Civil Engineer identifying the number of PM peak hour vehicle trips that the proposed phase will generate along with the total number of PM peak hour trips generated by all phases of the project with approved Improvement Plan approvals. Upon approval of Improvement Plans for the phase that generates a project total of more than 240 PM peak hour trips, this accounting of trips shall not be required for the development of the remainder of the project phases.	County Department of Public Works  County Engineering and Surveying Department	Prior to Improvement Plan approval for each phase	
7-3	Impacts to study intersections under the Short Term Plus Project Phase 1 Conditions.	Intersection #2) Bell Road/Richardson Drive  7-3(a) Implement Mitigation Measure 7-2(a). Once implemented, either of the two improvements recommended for Intersection #2 would reduce the impact to the Bell Road/Richardson Drive intersection to a less-than-significant level.	See Mitigation Measure 7-2(a)	See Mitigation Measure 7-2(a)	
		Intersection #4) Bell Road/First Street  7-3(b) Implement Mitigation Measure 7-2(b). Once implemented, the required improvement for Intersection #4 would reduce the impact to the Bell Road/First Street intersection to a less-than-significant level.		See Mitigation Measure 7-2(b)	

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Impact				Monitoring	Implementation	_
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		,	v Airport Road/Bell Road	Car MCCardan	Car Militaria	
		improver lower th This ap	nt Mitigation Measure 7-2(c). Once implemented, the required ments to New Airport Road/Bell Road (Intersection #16) would e "Plus Project" v/c ratio to less than the "No Project" v/c ratio. proach to mitigating the project's impact is consistent with a provided by the ESD.	Measure 7-2(c)	See Mitigation Measure 7-2(c)	
		Intersection #18) Beli	Road/I-80 WB Ramps			
		intersect shall pay	nt Mitigation Measure 7-2(d). The Bell Road/I-80 WB Ramps ion is included within the CCIP; therefore, the project applicant with the CCIP fee, which shall reduce the project's impact to a less-nificant level per Policy 6 of the ABCP.	See Mitigation Measure 7-2(d)	See Mitigation Measure 7-2(d)	
		Intersection #19) Bell	Road/I-80 EB Ramps			
		intersect shall pa	nt Mitigation Measure 7-2(e). The Bell Road/I-80 EB Ramps ion is included within the CCIP; therefore, the project applicant y the CCIP fee, which shall reduce the project's impact to a less-nificant level per Policy 6 of the ABCP.	See Mitigation Measure 7-2(e)	See Mitigation Measure 7-2(e)	
7-5	Impacts to arterial operations under the Short Term Plus Project Phase 1 Conditions.	7-5 Impleme	nt Mitigation Measure 7-2(d).	See Mitigation Measure 7-2(d)	See Mitigation Measure 7-2(d)	
7-6	Impacts to lane	7-6(a) Impleme	nt Mitigation Measure 7-2(d).	See Mitigation	See Mitigation	

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	queuing under	7-6(b)	Implement Mitigation Measure 7-2(d).	Measure 7-2(d)	Measure 7-2(d)	
	the Short Term					
	Plus Project					
	Phase 1					
	Conditions.					
7-7	Impacts to study	7-7	Implement Mitigation Measures 7-2(a) through 7-2(e).	See Mitigation	See Mitigation	
	intersections			Measures 7-	Measures 7-2(a)	
	under the Short			2(a) through 7-	through 7-2(e)	
	Term Plus			2(e)		
	Project Phases 1					
	and 2					
7.0	Conditions.	7.0	7 1 20 10 75	G 3.50	G 3 61.1	
7-9	Impacts to	7-9	Implement Mitigation Measure 7-5.	See Mitigation	See Mitigation	
	arterial			Measure 7-5	Measure 7-5	
	operations under					
	the Short Term					
	Plus Project					
	Phases 1 and 2					
7-10	Conditions.	7-10	I	Can Midiantian	Can Mitigation	
7-10	Impacts to lane	7-10	Implement Mitigation Measures 7-6(a) and (b).	See Mitigation Measures 7-	See Mitigation Measures 7-6(a)	
	queuing under the Short Term			6(a) and 7-6(b)	and 7-6(b)	
	Plus Project			0(a) and 7-0(b)	and 7-0(b)	
	Phases 1 and 2					
	Conditions.					
7-11	Impacts related	7-11(a)	The project applicant shall construct an emergency access road from the	County	Concurrent with	
/-11	to emergency	/-11(u)	existing Golden Eagle Drive to each lot that is developed west of the	Engineering	the development	
	access and/or		intersection of Road "A" and Road "C" to the satisfaction of the ESD	and Surveying	of any lot west of	
	access and/or		microection of Rout A una Rout C to the satisfaction of the ESD	and but veying	or any for west of	

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	project access.	and the servicing fire district.	Department	the Road "A" /	
				Road "C"	
			CAL FIRE	intersection.	
		7-11(b) Concurrent with the completion of the Richardson Drive/Bell Road	Engineering	Concurrent with	
		improvements outlined in Mitigation Measure 7-2(a), the project	and Surveying	the completion of	
		applicant shall restrict Bell Road driveway movements (driveway	Department;	the Richardson	
		accessing Lot 33) to right-in right-out by construction of a pork-chop	Department of	Drive/Bell Road	
		median within the encroachment or raised median within Bell Road. The	Public Works	improvements	
		project applicant shall submit Improvement Plans for the proposed		outlined in	
		Richardson Drive/Bell Road intersection improvements for the review		Mitigation	
		and approval by Engineering and Surveying Department.		Measure 7-2(a)	
7-12	Impact to transit	7-12 The project applicant shall provide bus/transit turnout(s) to the	California	Prior to	
	facilities.	satisfaction of the California Highway Patrol, local bus service provider,	Highway	Improvement	
		the Engineering and Surveying Department, and the Department of	Patrol; local	Plan approval	
		Public Works along both sides of Richardson Drive, south of Education	busing		
		Street, or along both sides of the newly constructed section of Education	provider;		
		Street. Turnouts along Richardson Drive shall require the removal of as	Engineering		
		many on-street parking stalls as necessary to safely access the turnout.	and Surveying		
		Turnouts along Education Street shall consist of a wider roadway cross-	Department;		
		section to incorporate 7.5-foot wide bikelanes. A letter shall be provided	and		
		from the CHP and local bus service provider which addresses the need	Department of		
		for a turnout and the turnout design (if required) and the turnout shall be	Public Works		
		as shown on the project Improvement Plans prior to their approval.			
7-13	Impacts to	7-13 Prior to Improvement Plan approval for each phase of the project, the	County	Prior to	
	pedestrian and	project applicant shall ensure that the sidewalk network meets Americans	Department of	Improvement	
	bicycle facilities.	J 1 , J	Public Works	Plan approval for	
		approval by the Engineering and Surveying Department and the	County	each phase of the	
		Department of Public Works.		project	

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Number	Impact	Mitigation	Measure	Agency	Schedule	off
	•	V		Engineering and Surveying Department		
7-14	Impacts resulting from inadequate parking capacity.	connection to the north, the parallel parking spaces along Education Street, to the satist Department and the Department included on the Improvement connection to the north indication of the imp	ance for the Richardson Drive roadway applicant shall remove the 17 proposed the west side of Richardson Drive, south of faction of the Engineering and Surveying ment of Public Works. A note shall be Plans for the Richardson Drive roadway ating the removal of these parking spaces rovements. The County shall determine the o four parking spaces on the west side of	County Department of Public Works County  Engineering and Surveying Department	Prior to Improvement Plan approval for the Richardson Drive roadway connection to the north	
		;	8. Air Quality			
8-1	Impacts related to fugitive particulate matter emissions and the release of NOA	the project applicant shall sub Plan to the PCAPCD for appr	mit a Construction Emission / Dust Control coval. This plan must address the minimum found in section 300 and 400 of PCAPCD	Placer County Air Pollution Control District (PCAPCD)	Prior to Grading Plan approval for each phase of project construction	
	associated with project construction activities.	Grading Plans: The prime comprehensive inventory (i.e. the heavy-duty off-road equipm used an aggregate of 40 or minventory shall be updated, be site has begun, and shall be su	nclude the following standard note on the contractor shall submit to the PCAPCD a make, model, year, emission rating) of all nent (50 horsepower of greater) that will be ore hours for the construction project. The eginning 30 days after any initial work on abmitted on a monthly basis throughout the that an inventory shall not be required for	PCAPCD	At the time of Grading Plan submittal	

Impact Number	Impact		Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
	•		any 30-day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the PCAPCD with the anticipated construction time line including start date, and name and phone number of the property owner, project manager, and on-site foreman.			
		8-1(c)	The project applicant shall include the following standard note on the Grading Plans: Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at: http://www.placer.ca.gov/Departments/Air/Rules.aspx.		At the time of Grading Plan submittal	
		8-1(d)	The project applicant shall include the following standard note on the Grading Plans: The contractor shall suspend all grading operations when fugitive dust exceeds PCAPCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40 percent opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed PCAPCD Rule 228 Fugitive Dust limitations.		At the time of Grading Plan submittal	
		8-1(e)	Prior to the approval of Grading Plans, an enforcement plan shall be established, and submitted to the PCAPCD for review, in order to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine		Prior to the approval of Grading Plans	

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Number	Impact	Mitigation Measure	Agency	Schedule	off
		emission opacities, using standards as defined in Regulations, Title 13, Sections 2180-2194. Coordinator, CARB-certified to perform Visible En (VEE), shall routinely evaluate project related offour-road equipment emissions for compliance with Operators of vehicles and equipment found to exceed the notified and the equipment must be repaired within	An Environmental missions Evaluations road and heavy duty th this requirement. ed opacity limits will		
		8-1(f) The project applicant shall include the following some Grading Plans: During construction, no open to vegetation shall be allowed. All removed vegetatic either chipped on site or taken to an appropriate disp	burning of removed ve material shall be	At the time of Grading Plan submittal	
		8-1(g) The project applicant shall include the following so Grading Plans: The prime contractor shall be restadjacent public thoroughfares clean of silt, dirt, not shall "wet broom" if silt, dirt, mud or debris is care public thoroughfares. Dry mechanical sweeping is provided the project application of the shall "wet broom" if silt, dirt, mud or debris is care public thoroughfares.	ponsible for keeping nud, and debris, and ried over to adjacent	At the time of Grading Plan submittal	
		8-1(h) The project applicant shall include the following s Grading Plans: During construction, traffic spec surfaces shall be limited to 15 miles per hour or less.	eds on all unpaved	At the time of Grading Plan submittal	
		8-1(i) The project applicant shall include the following some Grading Plans: The prime contractor shall some operations when wind speeds (including instantane miles per hour and dust is impacting adjacent property).	uspend all grading ous gusts) exceed 25	At the time of Grading Plan submittal	

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
		8-1(j) The project applicant shall include the following standard note on the Grading Plans: The contractor shall apply water twice daily to control dust, as required by Rule 228, Fugitive Dust, to prevent dust impacts offsite. Operational water truck(s) shall be on-site, at all times, to control fugitive dust. Construction vehicles leaving the site shall be clean or cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.	PCAPCD	At the time of Grading Plan submittal	
		8-1(k) The project applicant shall include the following standard note on the Grading Plans: During construction, the contractor shall minimize idling time to a maximum of five minutes for all diesel powered equipment.	PCAPCD	At the time of Grading Plan submittal	
		8-1(1) The project applicant shall include the following standard note on the Grading Plans: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. The requirement may be reconsidered if the equipment manufacturer states that said use will void equipment warranties.		At the time of Grading Plan submittal	
		8-1(m) The project applicant shall include the following standard note on the Grading Plans: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.		At the time of Grading Plan submittal	
		8-1(n) The project applicant shall include the following standard note on the Grading Plans: All on-site stationary equipment that is classified as 50 hp or greater shall either obtain a State-issued portable equipment permit or a PCAPCD-issued portable equipment permit.		At the time of Grading Plan submittal	

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure		Schedule	off
Number	Impact	8-1(o) Prior to the approval of Grading Plans, the project applicant shall provide a plan to the PCAPCD for approval by the District demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO <sub>X</sub> reduction compared to the most recent CARB 2005 fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, aftertreatment products, and/or other options as they become available.		Prior to the approval of Grading Plans	OII
8-4	Impacts related to long-term increases of criteria air pollutants.	8-4 Prior to Improvement Plan approval, the applicant shall show on the plans incorporation of mitigation measures to reduce the impact to the highest degree feasible. The plans shall be reviewed and approved by the Placer County Air Pollution Control District to ensure proper incorporation of mitigation measures. The mitigation measures shall be the following:  • Provide bicycle lanes, sidewalks and/or paths, connecting project residences to adjacent schools, parks, the nearest transit stop and	PCAPCD	Prior to Improvement Plan approval	
		<ul> <li>restauctes to dayacent schools, parks, the nearest transit stop and nearby commercial areas.</li> <li>Provide secure and conveniently placed bicycle parking at parks and other facilities.</li> <li>Implement feasible travel demand management (TDM) measures for a project of this type. This would include coordination with regional ride-sharing organization and, provision of transit information.</li> <li>Woodburning or pellet appliances shall not be permitted for the entire planning area with the single exception of only one wood</li> </ul>			

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Number	Impact	Mitigation Measure	Agency	Schedule	off
		burning appliance which meets the APCD Rule 225 in the common building "A". Only natural gas or propane-fired fireplace appliances are permitted. These appliances shall be clearly delineated on the floor plans submitted in conjunction with the building permit application.  Install exterior outlets in the front and rear of each home to promote use of electric lawn and garden equipment for landscaping.  Construct transit amenities such as bus turnouts/bus bulbs, benches, shelters, etc. in coordination with Placer County Transit.  Provide direct, safe, attractive pedestrian access from project land uses to transit stops and adjacent development.  Include shade trees near buildings to shield them from the sun's rays and reduce local air temperature and cooling energy demand.  Electrify service equipment where feasible.  Install energy-efficient appliances, such as water heaters, refrigerators, furnaces and boiler units that meet or exceed Title 24 requirements.  Install automatic lighting on/off controls and energy-efficient lighting.  Landscape trees should have low ozone-forming potential.  Landscape with drought-resistant species, using groundcover rather than pavement where feasible.  Provide information to homebuyers about available local electric lawn and garden equipment exchange program.	Q: -y		

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Number	Impact	Mitigation Measure	Agency	Schedule	off
		The commercial portion of the project shall be required to apply Transportation Systems Management (TSM) measures to reduce trips. Appropriate strategies would be:  • Provide physical improvements, such as sidewalk improvements, landscaping and bicycle parking that would act as incentives for pedestrian and bicycle modes of travel.  • Connect site with a regional bikeway/pedestrian trail system.  • Implement feasible travel demand management (TDM) measures for a project of this type. This would include coordination with regional ridesharing organizations and transit incentives program.  • Provide secure and conveniently located bicycle parking for workers and patrons.			
8-5	Impacts to nearby sensitive receptors from odors associated with the project.	8-5 If an odor-emitting facility is to occupy space in the retail and restaurant portions of the project site, odor control devices shall be installed for the review and approval of the Planning Department prior to the issuance of occupancy permits to reduce the exposure of receptors to objectionable odorous emissions.	Planning	Prior to the issuance of occupancy permits	

### MITIGATION MONITORING AND REPORTING PLAN TIMBERLINE AT AUBURN Monitoring **Impact Implementation** Sign-Number Schedule off **Impact Mitigation Measure** Agency 9. Noise Construction activities shall comply with the Placer County Noise 9-1 Impacts from 9-1(a)County During Ordinance. construction Planning construction Department would activities temporarily Fixed construction equipment, which may include, but not be limited to, 9-1(b)County During increase noise compressors and generators, shall be located as far away from sensitive Planning construction levels during receptors, to the extent feasible. In addition, impact tools shall be Department activities construction. shielded or shrouded. Intake and exhaust ports of powered construction equipment shall also be muffled or shielded. A disturbance coordinator shall be appointed for the project site who County During 9-1(c)would receive any public noise-related complaints about construction **Planning** construction equipment and practices. The disturbance coordinator shall be Department activities responsible for determining the cause of the complaint(s) and the implementation of any feasible measures to alleviate the complaint(s). The disturbance coordinator's contact information shall be posted

Loading and delivery activities shall be limited to daytime hours 7:00 AM

along the south and east boundaries of the project site to reduce impacts

determined in this DEIR (shown conceptually in Figure 9-6), for the review and approval by the Planning Department. A noise barrier six feet in height would be required (minimum) along the south and eastern

Prior to Improvement Plan approval, a noise barrier shall be shown County

to affected sensitive receptors from increased parking lot noise levels Department

throughout the site and adjacent public spaces.

9-3

Potential

existing

sensitive

receptors.

impacts from

on-site noise sources to

9-3(a)

9-3(b)

to 10:00 PM.

During project

Improvement

Plan approval

operation

Prior to

County

Planning

Planning

Department

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
	•	property boundaries, lots 26, 27, and 28, to reduce future parking lot noise levels below the Placer County Standards. Barriers could take the form of earth berms, solid walls, or a combination of the two. Appropriate materials for noise walls include precast concrete or masonry block. Other materials may be acceptable provided they have a density of approximately four pounds per square foot.	8 ,		
		9-3(c) Prior to Improvement Plan approval, the project applicant shall be responsible for designing the Central Plant to minimize the ventilation openings facing nearby residences along the project site boundaries. Any openings in the building façade shall require treatment with acoustical silencers/louvers. Additionally, any rooftop ventilation openings or stacks shall be shielded from view with building parapets and may also require treatment with acoustical silencers/louvers. The noise emitted from the mechanical equipment within the Central Plant must comply with the Placer County exterior noise standards (45 dB L <sub>eq</sub> and 65 dB L <sub>max</sub> respectively) at the nearest sensitive receptors.	County Planning Department	Prior to Improvement Plan approval	
		9-3(d) The emergency backup generator(s) shall be installed with an acoustical enclosure and engine muffler which could reduce noise levels to compliance with the Placer County standards (50 dB $L_{eq}$ daytime exterior noise level standard) at the nearest sensitive receptor.	•	During construction activities	
9-4	Potential impacts from project implementation to new on-site sensitive receptors.	9-4(a) Prior to Improvement Plan approval, a noise barrier shall be shown along the boundary of Lot 8 and Lot 19 to reduce impacts to affected sensitive receptors from loading dock noise levels determined in this DEIR (shown conceptually in Figure 9-6), for the review and approval by the Planning Department. A noise barrier six feet in height would be required (minimum) along the boundaries of Lot 8 and Lot 19 and wrap along the east side and a portion of the north side of Lot 8 to shield the	_	Prior to Improvement Plan approval	

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
		rear yard lots of Villa F. Barriers could take the form of earth berms, solid walls, or a combination of the two. Appropriate materials for noise walls include precast concrete or masonry block. Other materials may be acceptable provided they have a density of approximately four pounds per square foot.	gy		
		9-4(b) Implement Mitigation Measure 9-3(a).	See Mitigation Measure 9-3(a)	See Mitigation Measure 9-3(a)	
		9-4(c) Implement Mitigation Measure 9-3(c).	See Mitigation Measure 9-3(c)	See Mitigation Measure 9-3(c)	
		9-4(d) Prior to Improvement Plan approval, the project improvement plans shall show a setback distance of 130 feet from the tennis court, as measured from the center of the tennis court, to the nearest on-site residence, for review and approval by the Planning Department. In addition, a sign shall be posted on the tennis court, limiting tennis court usage to the hours of 7:00 a.m. to 10:00 p.m. and lighting of the tennis court shall automatically shut off at 10:00 p.m.	_	Prior to Improvement Plan approval	
		10. Soils, Geology, and Seismicity			
10-1	Risks to people and structures associated with seismic activity, including surface rupture, slope instability, and/or	<ul> <li>The project applicant shall submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:         <ul> <li>Road, pavement, and parking area design;</li> <li>Structural foundations, including retaining wall design (if</li> </ul> </li> </ul>	Engineering and Surveying	Prior to Improvement Plan approval	

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
Tumber	landslides.	applicable);  • Grading practices;  • Erosion/winterization;  • Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.); and  • Slope stability.  Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils	Agency	Schedule	OII
		report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.			
10-2	Risks associated with erosion (loss of topsoil) and/or sedimentation.	10-2(a) The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of	•	Prior to Improvement Plan approval	

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
Number	Impaci	way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department Improvement Plan review and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.	Agency	Schedule	OII
		J 1 J J U 1	Development Review Committee	Prior to Improvement Plan approval	

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
		ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.  The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.			
		If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.			

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Number	Impact		Mitigation Measure	Agency	Schedule	off	
		10-2(c)	Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)). Construction (temporary) BMPs for the project could include, but are not limited to, the following: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Straw Bale Barriers (SE-9), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, dust control measures, and concrete washout areas.	County Engineering and Surveying Department	Prior to Improvement Plan approval		
		10-2(d)	Projects with ground disturbance exceeding one acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Water Resources Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.	Resources Control Board	Prior to start of construction activities		
		10-2(e)	Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.		Prior to Improvement Plan approval		
10-3	Loss of structural support due to liquefaction.	10-3	Implement Mitigation Measure 10-1.	See Mitigation Measure 10-1	See Mitigation Measure 10-1		

	TIMBERLINE AT AUBURN							
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Number	Impact		Mitigation Measure	Agency	Schedule	off		
10-4	Impacts related to damage from	10-4(a)	Implement Mitigation Measure 10-1.	See Mitigation Measure 10-1	See Mitigation Measure 10-1			
	to damage from expansive soils on-site.	10-4(b)	The preliminary geotechnical engineering report performed by Holdrege & Kull, dated August 14, 2008, indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.  For non-pad graded lots, prior to Improvement Plan approval the applicant shall submit to the Engineering and Surveying Department (ESD) for review and approval, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).  For pad graded lots, prior to Final Acceptance of project improvements or consideration of early Building Permits and after the completion of the pad grading for all lots, the applicant shall submit to the Engineering and Surveying Department (ESD) for review and approval, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code).  The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. In addition, the applicant shall include in the Development Notebook or modify the Development Notebook to include the soil problems encountered on each specific lot as well as the recommended corrective actions. A note shall be included on the Improvement Plans, CC&Rs, and	County Engineering	Prior to Improvement Plan approval			

	MITIGATION MONITORING AND REPORTING PLAN TIMBERLINE AT AUBURN							
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off			
		requirements of this condition. Once approved by the ESD, two copies of the final soil investigations for each lot shall be provided to the ESD and one copy to the Building Department for their use.						
		11. Hydrology and Water Quality						
11-1	Project impacts to the existing drainage pattern and increases in surface runoff.	installation of retention/detention facilities. Retention/detention facilities	County Engineering and Surveying Department	Prior to Improvement Plan approval				
		Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection						

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		features and methods to be used both during construction and for long-			
		term post-construction water quality protection. "Best Management			
		Practice" (BMP) measures shall be provided to reduce erosion, water			
		quality degradation, and prevent the discharge of pollutants to			
		stormwater to the maximum extent practicable.			
11-2	Construction-	11-2(a) The location, size, and ownership of any canals (Columbia East Canal)	County	Prior to	
	related impacts	on or adjacent to the property shall be described in the drainage report	Engineering	Improvement	
	to surface water	and shown on the Improvement Plans. The applicant shall provide the	and Surveying	Plan approval	
	quality.	Engineering and Surveying Department (ESD) with a letter from the	Department	and	
		agency(s) controlling the canal(s) describing any restrictions,		during	
		requirements, easements, etc. relative to construction of the project. Said	Nevada	construction	
		letter shall be provided to the ESD prior to Improvement Plan approval.	Irrigation	activities	
		During construction, drainage from the project site shall not enter the	District (NID)		
		Columbia East Canal. Measures such as temporary construction fencing			
		shall be placed around the canal to prevent people, animals and debris			
		from entering the canal during construction. Concurrent with the			
		encasement and realignment of the Columbia East Canal, a trash rack			
		and spillway shall be constructed at the downstream end of the encased			
		canal if required by NID. The encasement and realignment of the			
		Columbia East Canal shall be coordinated, reviewed, and approved by			
		the NID.			
		11-2(b) Implement Mitigation Measures 10-2(a) through 10-2(e).	See Mitigation	See Mitigation	
			Measures 10-	Measures 10-2(a)	
			2(a) through	through 10-2(e)	
			10-2(e)		
11-3	Operational	11-3(a) Water quality Best Management Practices (BMPs) shall be designed	County	During	
	water quality	according to the California Stormwater Quality Association Stormwater	Engineering	construction	
	degradation	Best Management Practice Handbooks for Construction, for New	and Surveying	activities	

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
	associated with	Development / Redevelopment, and/or for Industrial and Commercial,	Department		
	urban runoff	(and/or other similar source as approved by the Engineering and			
	from the project	Surveying Department [ESD]).			
	site.				
		Storm drainage from on- and off-site impervious surfaces (including			
		roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins,			
		filters, etc. for entrapment of sediment, debris and oils/greases or other			
		identified pollutants, as approved by the ESD. BMPs shall be designed at			
		a minimum in accordance with the Placer County Guidance Document			
		for Volume and Flow-Based Sizing of Permanent Post-Construction Best			
		Management Practices for Stormwater Quality Protection. Post-			
		development (permanent) BMPs for the project include, but are not			
		limited to, the following: water quality inlets (TC-50), wet ponds (TC-			
		20), detention basins (TC-22), and vegetated swales (TC-30). No water			
		quality facility construction shall be permitted within any identified			
		wetlands area, floodplain, or right-of-way, except as authorized by			
		project approvals.			
		All BMPs shall be maintained as required to ensure effectiveness. The			
		applicant shall provide for the establishment of vegetation, where			
		specified, by means of proper irrigation. Maintenance of these facilities			
		shall be provided by the project owners/permittees.			
		11-3(b) This project is located within the area covered by Placer County's	•	Prior to	
		municipal stormwater quality permit, pursuant to the National Pollutant	0	Improvement	
		Discharge Elimination System (NPDES) Phase II program. Project-		Plan approval	
		related stormwater discharges are subject to all applicable requirements	Department	and during	
		of said permit. BMPs shall be designed to mitigate (minimize, infiltrate,		construction	

			TIVIDERLINE AT AUBURN			
Impact Number	Impact		Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
			filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).		activities	
		11-3(c)	All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the Engineering and Surveying Department and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area.	Engineering and Surveying Department	Prior to Improvement Plan approval and during construction activities	
		11-3(d)	All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.	Engineering and Surveying	Prior to Improvement Plan approval and during construction activities	
		11-3(e)	Materials with the potential to contaminate stormwater that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of stormwater within the secondary containment area.	Engineering and Surveying	Prior to Improvement Plan approval and during construction activities	

			MITIGATION MONITORING AND REPORTING PLAN TIMBERLINE AT AUBURN			
Impact Number	Impact		Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
		11-3(f)	Loading dock areas shall be covered and run-on and/or runoff of stormwater to the dock area shall be minimized. Direct connections to storm drains from depressed loading docks (truck wells or sumps) are prohibited.	County Engineering and Surveying Department	Prior to Improvement Plan approval and during construction activities	
11-4	Exposure of people and structures to flood hazards on	11-4(a)	Implement Mitigation Measure 11-1(b).	See Mitigation Measure 11- 1(b)	See Mitigation Measure 11-1(b)	
	the project site.	11-4(b)	Show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for the on-site tributaries, as shown in the Preliminary Drainage Report, on the Improvement Plans and Informational Sheet(s) filed with the appropriate Final Map(s), and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.	County Engineering and Surveying Department	Show on Improvement Plans and Final Maps	
		11-4(c)	The drainage report shall demonstrate that the proposed project will not increase the 100-year floodplain water surface elevation upstream or downstream of the project area.	County Engineering and Surveying Department	Prior to Improvement Plan approval	
			12. Public Services and Utilities			
12-1	Adequate water supply and delivery to the proposed project.	12-1(a)	Prior to Improvement Plan approval for each phase, the project applicant shall submit to the Environmental Health Services Department a "will-serve" letter or a letter of availability from NID for domestic water service. The applicant shall connect the project to this treated domestic water supply.	Environmental Health	Prior to Improvement Plan approval	

Impost			TIMBERLINE AT AUBURN	Monitoring	Implementation	Sign
Impact	Impact		Mitigation Managema	Monitoring		Sign-
Number	Impact	12-1(b)	Prior to Improvement Plan approval for each phase of development, NID shall provide a will-serve letter stating that the required fire flow is available for fire protection services to the project, to the satisfaction of the servicing fire district and the County. If an alternative water source to NID is proposed, then prior to Improvement Plan approval, the alternative water source shall meet the required fire flows for fire protection services to the project, to the satisfaction of the servicing fire district and the County, and may require additional environmental	Placer County Fire District CAL FIRE	Prior to Improvement Plan approval for the initial development	off
		12-1(c)	If graywater harvesting is intended to be used for the proposed project, the project applicant shall submit building plans to the County Building Department in order for the County to review them for compliance with the graywater building standards contained in Chapter 16A of the California Plumbing Code. At the time of final inspection, an operation and maintenance manual shall be produced outlining procedures and systems to ensure graywater system compliance. In addition, graywater shall not be used in spray irrigation or allowed to pond or runoff, and shall not be discharged directly into or reach any storm sewer system or any surface body of water. Graywater shall not be allowed for indoor use, such as flushing toilets and urinals. Prior to the use of graywater for the project, the applicant shall obtain approval from the Placer County Environmental Health Services Department.	Environmental Health Services Department	Prior to issuance of Building Permits	
12-2	Increased demand for wastewater	Conveyance 12-2(a)	Prior to Improvement Plan approval of the phase of development with a		Prior to	
	disposal.		sewer tributary to the Joeger Road Lift Station, the project applicant shall provide a sewer study and Lift Station Design Report for the		Improvement Plan approval of	

		TIMBERLINE AT AUBURN			
Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
		upsizing of the Joeger Road Lift Station to accommodate the buildout	Environmental	the phase of	
		flows of the Joeger Road Lift Station tributary area for review and		development	
		approval by the Facility Services Department, Environmental	Division	with a sewer	
		Engineering Division. The project shall show on the Improvement Plans		tributary to the	
		the construction of the necessary improvements to the Joeger Road Lift		Joeger Road Lift	
		Station as identified/required in the sewer study and Lift Station Design		Station	
		Report. The sewer study shall describe the average daily dry weather and			
		peak wet weather wastewater generation from the site, the ultimate sewer		and	
		shed area and the methodology used to derive the estimates. The			
		applicant shall be responsible for upsizing upstream and downstream		Prior to approval	
		pipes to accommodate built-out flows when they are impacted due to the		of the lift station	
		additional flow to the Joeger Road Lift Station from the project.		design for the	
				upsizing of the	
		Prior to approval of the lift station design for the upsizing of the Joeger		Joeger Road Lift	
		Road Lift Station, the project applicant may elect to conduct additional		Station	
		flow monitoring of the Joeger Road Lift Station. The method of			
		monitoring is subject to the review and approval of the Facility Services			
		Department, Environmental Engineering Division. The results of the			
		additional flow monitoring analysis may be used in lieu of the data used			
		in the sewer study to design the upsizing of the Joeger Road Lift Station			
		to accommodate buildout flows to the lift station.			
		If a consequent improvements to the London Board Life Station and Life Station			
		If necessary improvements to the Joeger Road Lift Station are determined			
		to be infeasible based on the Lift Station Design Report, the applicant			
		shall provide a sewer study and Lift Station Design Report for an on-site lift station for the review and subject to final determination by the Facility			
		Services Department, Environmental Engineering Division.			
		Services Department, Environmental Engineering Division.			

Impact				Monitoring	Implementation	Sign-
Number	Impact		Mitigation Measure	Agency	Schedule	off
Tumber	Impact	12-2 (b)	Prior to Improvement Plan approval, the project applicant shall submit a sewer study to the Facility Services Department, Environmental Engineering Division for review and approval of each phase of the project, which at a minimum shall include the project phase description, number of EDUs, ADWF, and PWWF. The sewer study shall identify which sections of off-site sewer pipe need to be upsized to accommodate the phase. The required sewer pipe improvements shall be shown on the Improvement Plans for each phase. The applicant shall be responsible for constructing needed improvements.	Facility Services Department, Environmental	Prior to Improvement Plan approval	on .
		Treatment				
		12-2(c)	The applicant shall be required to implement an off-site mitigation program that will replace and/or rehabilitate sewer infrastructure in order to reduce inflow and infiltration in areas tributary to the DeWitt trunk line within Sewer Maintenance District No. 1. The off-site mitigation program will create capacity within the existing system equivalent to the project's peak wet weather flows. The off-site mitigation program shall consist of upsizing of the DeWitt Trunk line as shown in Table 12-15 and Table 12-16 and/or other off site replacement and/or rehabilitation projects on existing infrastructure. The off-site mitigation program shall be coordinated, reviewed, and approved by the Facility Services Department, Environmental Engineering Division prior to or concurrent with the Improvement Plan approval of each phase of on-site development projects. The on-site development project sewer improvements shall not be accepted as complete by the County until the County accepts the off-site sewer mitigation program improvements as complete.	Services Department, Environmental Engineering	Prior to Improvement Plan approval of each phase of project development	

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Impact				Monitoring	Implementation	Sign-
Number	Impact		Mitigation Measure	Agency	Schedule	off
		12-2(d)	Sewer connection fees shall be paid at the time of sewer permit issuance.	Facility	At the time of	
			The connection fee is used to offset the project's increase in capacity at	Services	sewer permit	
			the SMD-1 WWTP. The actual fees paid shall be those in effect at the time	Department,	issuance	
			the payment occurs.	Environmental		
				Engineering		
				Division		
12-3	Adequate fire	12-3	Provide the Engineering and Surveying Department with a letter from the	County	Prior to	
	protection and		appropriate fire protection district describing conditions under which	Engineering	Improvement	
	emergency		service will be provided to each phase of the project. Said letter shall be	and Surveying	Plan approval	
	medical services		provided prior to Improvement Plan approval of each phase and a fire	Department		
	for the proposed		protection district representative's signature shall be provided on the			
	project.		plans.			
12-4	Adequate law	12-4	Prior to Improvement Plan approval for each phase of development, the	County	Prior to	
	enforcement		Sheriff's Department shall review and approve the design relating to	Sheriff's	Improvement	
	services.		safety and provide a copy of their approval to the DRC. Potential crime	Department	Plan approval for	
			problems dealing with circulation systems and structures may be reduced		each phase of	
			by utilizing the concepts of Crime Prevention through Environmental		development	
			Design. Development design shall consider the effect on features that			
			could encourage criminal activity and work to eliminate such features.			
12-7	Impacts to	12-7	Prior to building permit issuance, the project applicant shall pay	County	Prior to building	
	school services		minimum statutory developer fees per SB 50, which are in effect at time of		permit issuance	
	and facilities.		building permit issuance to provide revenue for school overcrowding and	Department		
			funding shortfalls.			

	MITIGATION MONITORING AND REPORTING PLAN TIMBERLINE AT AUBURN							
Impact Number	Impact		Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off		
			13. Hazardous Materials and Hazards					
13-1	Impacts related to past mining activity in the project area.	13-1	During site grading and excavation, discovery of substantial areas that have previously been excavated and filled, or of mining shafts, or of other unanticipated voids shall be reported to the Placer County Environmental Health Services Department. A qualified geotechnical engineer shall consult with the Placer County Environmental Health Services Department and determine whether additional geotechnical studies are required. If so, all recommendations of the geotechnical expert shall be	Environmental Health Services Department	During site grading and excavation and Prior to Final			
13-2	Impacts related to exposure of people to asbestos and lead-based paint.	13-2(a)	implemented in the final project design and prior to Final Map approval.  Prior to the approval of a demolition permit, the project applicant shall provide the Planning Department and the Environmental Health Services Department with a detailed assessment pertaining to the potential presence of asbestos-containing materials in the on-site structure. If asbestos-containing materials are not detected, further mitigation shall not be required. If asbestos-containing materials are detected, the applicant shall prepare and implement an asbestos abatement plan consistent with federal, State, and local standards, subject to the review and approval of the Planning Department prior to the issuance of a demolition permit.	Planning Department  County Environmental Health	Map approval Prior to the approval of a demolition permit			
		13-2(b)	During removal of the existing asbestos cement pipe within the off-site sewer alignment, under the oversight of the Environmental Health Services Department, a licensed asbestos abatement consultant or Certified Inspector shall be retained by the contractor during all asbestos cement pipe removal to provide recommendations or suggestions regarding maintaining the pipe in a non-friable state, and generally supervise the removal operation. If any pipe becomes friable, the	Environmental Health Services Department	During removal of the existing asbestos cement pipe within the off-site sewer alignment			

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
		licensed asbestos abatement consultant or Certified Inspector shall conduct perimeter air monitoring, and ensure proper disposal of the friable asbestos. In addition, if more than 260 linear feet of pipe is removed that becomes friable, a NESHAPs notification shall be filed.			
		13-2(c) Prior to the approval of a demolition permit, the project applicant shall provide the Planning Department and the Environmental Health Services Department with a detailed assessment pertaining to the potential presence of lead-based paint in the on-site structure. If lead-based paint is not detected in the assessment, further mitigation shall not be required. If such paint is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with federal, State, and local regulations subject to review approval of the Planning Department, prior to the issuance of a demolition permit.	Planning Department  County Environmental Health Services	Prior to the approval of a demolition permit	
13-3	Impacts related to exposure of project residents or the surrounding population to chemical hazards or construction	13-3 If blasting is required for the installation of site improvements, the developer shall comply with applicable County Ordinances that relate to blasting and shall use only State-licensed contractors to conduct blasting operations.		During the installation of site improvements	

		MITIGATION MONITORING AND REPORTING PLAN TIMBERLINE AT AUBURN			
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
	hazards.				
		15. Cumulative Impacts and Other CEQA Sections			
15-4	Impacts to intersections	Intersection #1) Dry Creek Road/Richardson Drive			
	under Cumulative Plus	15-4(a) Implement Mitigation Measure 7-2(d).	See Mitigation Measure 7-2(d)	See Mitigation Measure 7-2(d)	
	Project Conditions.	Intersection #2) Bell Road/Richardson Drive			
		15-4(b) Implement Mitigation Measure 7-2(a).	See Mitigation Measure 7-2(a)	See Mitigation Measure 7-2(a)	
		Intersection #4) Bell Road/First Street			
		15-4(c) Implement Mitigation Measure 7-2(b).	See Mitigation Measure 7-2(b)	See Mitigation Measure 7-2(b)	
		Intersection #16) New Airport Road/Bell Road	Tricusare ( 2(e)	(a)	
		15-4(d) Implement Mitigation Measure 7-2(c).	See Mitigation Measure 7-2(c)	See Mitigation Measure 7-2(c)	
		Intersection #17) Bell Road/Bowman Road	Wicasure 7-2(c)	Wicasure 7-2(c)	
		15-4(e) Implement Mitigation Measure 7-2(d).	See Mitigation Measure 7-2(d)	See Mitigation Measure 7-2(d)	
		Intersection #18) Bell Road/I-80 WB Ramps	wicasuic 7-2(u)	wieasuie /-2(u)	
		15-4(f) Implement Mitigation Measure 7-2(d).	See Mitigation Measure 7-2(d)	See Mitigation Measure 7-2(d)	

Impact				Monitoring	Implementation	Sign-
Number	Impact		Mitigation Measure	Agency	Schedule	off
		Intersection	#19) Bell Road/I-80 EB Ramps	See Mitigation	See Mitigation	
				Measure 7-2(d)	Measure 7-2(d)	
		15-4(g)	Implement Mitigation Measure 7-2(d).			
15-6	Impacts to arterial segments		l SR 49 (Between Willow Creek Drive and Bell Road)			
	under	15-6	Implement Mitigation Measure 7-2(d).	See Mitigation	See Mitigation	
	Cumulative Plus			Measure 7-2(d)	Measure 7-2(d)	
	Project					
15-7	Conditions.	N41-1	I I of and the Latiness of our of CD 40/Deep Courst. Do and			
15-7	Impacts to lane queuing under	Northbound	l Left at the Intersection of SR 49/Dry Creek Road			
	Cumulative Plus	15-7(a)	Implement Mitigation Measure 7-6(a)	See Mitigation	See Mitigation	
	Project			Measure 7-6(a)	Measure 7-6(a)	
	Conditions.					
		Southbound	Left at the Intersection of SR 49/Dry Creek Road			
		15-7(b)	Implement Mitigation Measure 7-2(d).	See Mitigation	See Mitigation	
				Measure 7-2(d)	Measure 7-2(d)	
		Northbound	l Left at the Intersection of SR 49/Willow Creek Drive			
		15-7(c)	Implement Mitigation Measure 7-2(d).	See Mitigation	See Mitigation	
				Measure 7-2(d)	Measure 7-2(d)	
15-8	Cumulative	15-8(a)	Low- or No-VOC paints, adhesives and sealants shall be used during the		During the	
	impacts to		construction of all proposed onsite structures.	Building	construction of	
	regional air			Department	all proposed	
	quality.				onsite structures	
		15-8(b)	In order to mitigate the project's contribution to long-term emission of	PCAPCD	Prior to	
			pollutants, the applicant shall:		recordation of a	

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Impact				Monitoring	Implementation	Sign-
Number	Impact		Mitigation Measure	Agency	Schedule	off
			Participate in the PCAPCD Off-site Mitigation Program by paying the		Final Map	
			equivalent amount of money that is equal to the project's contribution of			
			pollutants (ROG and $NO_X$ ) that exceed the cumulative threshold of 10			
			lbs/day. The estimated total amount of excessive ROG for this project is			
			$7.15 \ tons \ (88.60 \ lbs/day - 10 \ lbs/day = 78.60 \ lbs/day \ x \ 182 \ days =$			
			14,305.2 lbs/year / $2,000$ lbs/ton = $7.15$ tons/year), and the estimated			
			total amount of excessive NO <sub>x</sub> for this project is 2.03 tons (32.29 lbs/day			
			$-10 lbs/day = 22.29 lbs/day \times 182 days = 4,056.8 lbs/year / 2,000 lbs/ton$			
			= 2.03 tons/year). The estimated payment for the proposed project is			
			\$131,274 based on the amount of \$14,300 per ton (7.15 tons $ROG + 2.03$			
			tons $NO_X = 9.18$ tons x 14,300 \$/ton = \$131,274. The actual amount to be			
			paid shall be determined, per current California Air Resource Board			
			guidelines, at the time of recordation of the Final Map. This condition			
			shall be satisfied prior to recordation of a Final Map.			
			shall be satisfied prior to recordinot of a 1 that map.			
			Or			
			Participate in an offsite mitigation program, coordinated through the			
			PCAPCD, to offset the project's long-term emission of pollutants.			
			Examples include participation in a "Biomass" program, retrofitting			
			mobile sources (i.e. busses, heavy duty diesel equipment), or any other program that is deemed acceptable by the Director of the PCAPCD. Any			
			proposed off-site mitigation shall be located within the same region as the			
			proposed project. The fair-share Off-site Mitigation Fee shall be adjusted accordingly.			
		15-8(c)	Implement Mitigation Measure 8-1(o).	See Mitigation	See Mitigation	
		, ,		_	Measure 8-1(o)	

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Impact Number	Immost		Mitigation Magazara	Monitoring	Implementation Schedule	Sign-		
	Impact	15.0( )	Mitigation Measure	Agency		off		
15-9	The project	15-9(a)	Prior to Improvement Plan approval, the project applicant shall submit,	County	Prior to			
	could potentially		for review and approval by Placer County Planning Department and the		Improvement			
	result in a		PCAPCD, building and landscaping plans that demonstrate compliance	Department	Plan approval			
	cumulatively		with the following mitigation measures set forth in Table 15-12:					
	considerable			PCAPCD				
	incremental		<ul> <li>Landscaping plans will provide for tree planting throughout all parking areas to attain 50 percent shading of parking areas within 15 years of building permit issuance. Landscaping plans will incorporate native and/or drought-resistant species (plants,</li> </ul>					
	contribution to							
	the global							
	production of							
	greenhouse		trees, and bushes) to reduce the demand for use of landscape					
	gases.		maintenance equipment;					
			• Design buildings to be as energy efficient as possible, including					
			the incorporation of solar energy to the maximum extent feasible.					
			Where solar systems cannot feasibly be incorporated into the					
			project at the outset, best efforts should be made so the buildings					
			shall be constructed as "solar ready," as described in the U.S.					
			Department of Energy's "A Homebuilder's Guide to Going					
			Solar," available at http://www.eere.energy.gov/solar;					
			<ul> <li>Install efficient lighting and lighting control systems. Use</li> </ul>					
			daylight as an integral part of lighting systems in buildings;					
			Install light colored "cool" roofs where feasible, including the					
			flat or low-slope roofs of the commercial buildings; cool					
			pavements where feasible, including the parking lot of common					
			building "A", the entry way near Richardson Drive, and the					
			paths along the large stormwater lake; and strategically placed					
			shade trees;					
			<ul> <li>Install energy efficient heating and cooling systems, appliances</li> </ul>					
			and equipment, and control systems;					

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
		<ul> <li>Install light emitting diodes (LEDs) for traffic, street, and other outdoor lighting;</li> <li>Create water-efficient landscapes;</li> <li>Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls;</li> <li>Design buildings to be water-efficient. Install water-efficient fixtures and appliances;</li> <li>Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff;</li> <li>Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site);</li> <li>Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, and concrete, lumber, metal, and cardboard);</li> <li>Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas;</li> <li>Demonstrate on Improvement Plans that improved accessibility to the existing pathway infrastructure that leads to and from local services will be provided along the southern boundary of the project site;</li> <li>Demonstrate on Improvement Plans that the site will provide maximum access and connectivity to the existing Placer County bus shelter at the entrance of the project site;</li> <li>Limit idling time for commercial vehicles, including delivery and</li> </ul>			

Impact			Monitoring	Implementation	Sign-
Number	Impact	Mitigation Measure	Agency	Schedule	off
		<ul> <li>construction vehicles;</li> <li>Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling);</li> <li>For commercial uses, provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. For large employers, provide facilities that encourage bicycle commuting, including, e.g., locked bicycle storage or covered or indoor bicycle parking;</li> <li>Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points; and</li> <li>Comply with the requirements within the Regulation for the Management of High Global Warming Potential Refrigerants for Stationary Sources in order to reduce the project's potential emissions of high GWP refrigerants.</li> </ul>			
		project applicant shall submit, for review and approval by Placer County	Planning	Prior to the issuance of building permits for the proposed project	

		MITIGATION MONITORING AND REPORTING PLAN TIMBERLINE AT AUBURN			
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign- off
		<ul> <li>II.</li> <li>Or</li> <li>All villas within the proposed project shall a) utilize AC units that are two points above the Seasonal Energy Efficient Ratio (SEER) energy efficiency rating in effect at the time of the approval of the Tentative Subdivision Map. Any plans submitted to the Building Division must clearly show that this condition is being met; b) All villas shall include "whole house fans," as feasible. Any plans submitted to the Building Division must clearly show that this condition is being met; and c) All villas shall include, at the builder's discretion, one of the following two options: 1) a "tankless" water heater, or 2) upgraded insulation in all walls and ceilings to exceed the Title 24 requirements in place at the time of building permit issuance. Any plans submitted to the Building Division must clearly show that this condition is being met.</li> </ul>			
		Initial Study			
VIII-8	Create any health hazard or potential health hazard?	breeding, the project proponent will abide by the Placer Mosquito Abatement District construction guidelines for stormwater detention	Placer Mosquito Abatement District	Prior to Improvement Plan approval	

Abatement District to review the Improvement Plans.

MITIGATION MONITORING AND REPORTING PLAN TIMBERLINE AT AUBURN								
Impact				Monitoring	Implementation	Sign-		
Number	Impact		Mitigation Measure	Agency	Schedule	off		
VIII-7	Otherwise	MM VIII.1	If any indication of an abandoned septic system is discovered, it will be	Environmental	Prior to			
	substantially		properly destroyed under permit with Environmental Health Services. If	Health	Improvement			
	degrade ground		any indication of abandoned water well is discovered, it will be properly	Services	Plan approval			
	water quality?		destroyed by a licensed well driller, under permit with Environmental					
			Health Services.					