COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

EJ Ivaldi, Deputy Director

HEARING DATE: April 9, 2015
ITEM NO: 1
TIME: 10:05

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: March 19, 2015

SUBJECT: **MORGAN KNOLLS RESIDENTIAL SUBDIVISION DRY CREEK WEST PLACER COMMUNITY PLAN AMENDMENT/REZONE/ TENTATIVE SUBDIVISION MAP/VARIANCE (PSUB 20130316) MITIGATED NEGATIVE DECLARATION AND ERRATA SUPERVISORIAL DISTRICT 1 (DURAN)**

COMMUNITY PLAN AREA: Dry Creek West Placer Community Plan

COMMUNITY PLAN DESIGNATION: Commercial (approximately 8.9 acres) and Low Density Residential (approximately 7.5 acres)

ZONING: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre).

ASSESSOR PARCEL NUMBER: 023-221-015-000

STAFF PLANNER: Lisa Carnahan, Associate Planner

LOCATION: The subject property is located at the northeast corner of the Walerga Road and PFE Road intersection, in the west Roseville area.

APPLICANT: Dave Cook, on behalf of John Manikas (Walerga/PFE Partnership)

PROPOSAL:
The project proposes to develop a 61-lot single-family residential subdivision with one and two-story houses. Requested entitlements include a Tentative Subdivision Map, an Amendment to the Dry Creek West Placer Community Plan and a change in the community plan land use designation of the project site, a Rezone, and a Variance to increase the allowable building coverage on lots.

CEQA COMPLIANCE:
A Mitigated Negative Declaration (Attachment E) has been prepared for this project and has been finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period which closed on March 25, 2015. During the public comment period, correspondence was received from the Placer County Water Agency

(PCWA) requesting that additional language be added in the water supply discussion. An Errata to the Mitigated Negative Declaration was prepared to address PCWA's comment, and also update language in Mitigation Measure XV.1 regarding park fees (Attachment F). The Mitigated Negative Declaration, Errata, and Mitigation Monitoring Program (Attachment G) are attached and must be found to be adequate by the Planning Commission to satisfy the requirements of CEQA, and a recommended finding for this purpose is included at the end of this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff, the Department of Public Works, Environmental Health Services, the Air Pollution Control District and the Department of Facility Services for their review and comment. Correspondence was received from both the Sacramento Municipal Utility District and the Placer County Water Agency, and is discussed further in the "Correspondence" section of this staff report.

PROJECT DESCRIPTION:
The project proposes to subdivide a 16.4 acre site into 61 single-family residential lots with one and two-story houses. Parcel sizes would range in area from 6,071 square feet to 10,690 square feet (with an average lot size of 7,624 square feet). Associated development would include construction of a 0.26-acre tot lot (Lot C) along the PFE Road side of the project, as well as, landscaped areas along the frontage of both Walerga and PFE Roads (Lots A and B, respectively). Within Lots A and B, an eight-foot wide meandering bike/walking trail would be provided. In addition, solid noise barriers would be constructed on lots fronting Walerga and PFE Roads, and would be six feet in height along PFE Road and ten feet in height along Walerga Road.

Access to the project would be provided by one entrance located off of Walerga Road, as well as three other streets connected to the adjoining Hidden Crossing subdivision. The entrance is not proposed to be gated. On-site subdivision roads would be public and constructed with 30 feet of pavement, plus curb and gutter on each side. A school bus turnout would also be constructed near the tot lot.

The proposed project may be implemented in two phases, although it is anticipated to be constructed in a single phase. If it is phased, the first phase would develop 21 residential lots on the northern portion and the second phase would develop the remaining 40 lots on the southern portion of the subdivision.

The proposed project would be served by Cal-American Water, a private water service provider, and would connect to the existing water infrastructure constructed with the adjacent Hidden Crossing subdivision. The proposed project would require annexation into Placer County Water Agency (PCWA) Zone 1 service area in order for Cal-American Water Company to provide treated water service to the project. Sanitary sewer service would require annexation into the Placer County Service Area 28, Zone 173, and would connect to the existing sewer constructed with the Hidden Crossing subdivision.

The project is requesting the following entitlements:

1. ***Dry Creek West Placer Community Plan Amendment*** to create a new land use designation of Medium Density Residential and to change the community plan land use designations on the project site from Commercial and Low Density Residential designations to an overall land use designation of Medium Density Residential;

2. ***Rezone*** from the current split zoning of Commercial Planned Development, combining Design Scenic Corridor and Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Residential Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2) to the proposed zoning of the entire parcel to Residential Single-Family, Combining Agriculture, with a Building Site combining district (RS-AG-B-X-6,000);

3. ***Tentative Subdivision Map*** to allow a 61-lot single-family residential subdivision; and a

4. ***Variance*** to increase allowable building coverage on residential lots from the maximum 40 percent for one-story homes and 35 percent for two-story homes allowed within the Placer County Zoning Ordinance to 50 percent and 45 percent, respectively.

SITE CHARACTERISTICS:

The 16.4-acre project site is located in the southern portion of Placer County, within the Dry Creek West Placer Community Plan area. The site is bounded on the west by Walerga Road, on the south by PFE Road, and on the north and east by the Hidden Crossing residential subdivision, which is currently under construction. The project site is currently undeveloped, and consists of rolling grassland with trees spread sparsely throughout. The project site was used for agricultural purposes from approximately 1952 to 1981, and has been fallow land since that time.

EXISTING LAND USE AND ZONING:

Location	Zoning	Dry Creek West Placer Community Plan	Existing Conditions and Improvements
Site	CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor), RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre)	Low Density Residential 1 – 2DU/Ac., Commercial	Vacant, Undeveloped
North	RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre)	Low Density Residential 1 – 2DU/Ac.	Hidden Crossing Residential Subdivision under Construction (approximately 2.73 DU/Ac.), Dry Creek Community Park
South	RM-DL8-Dc (Residential Multi-Family, with a Density Limitation of 8 units per acre, combining Design Scenic Corridor), C1-UP-Dc (Neighborhood Commercial, Use Permit required, combining Design Scenic Corridor)	Commercial, High Density Residential 4 – 10 DU/Ac.	Church, Schools, Residential
East	RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre)	Low Density Residential 1 – 2DU/Ac.	Hidden Crossing Residential Subdivision under construction, Morgan Creek Single Family Residential subdivision and Golf Course
West	CPD-Dc (Commercial Planned Development , combining Design Scenic Corridor), SPL-RVSP (Riolo Vineyard Specific Plan area)	Commercial, Low Density Residential Development Reserve 1 – 2 DU/Ac.	Agricultural Buildings, Single Family Residential, Farming and Equestrian Operations. Upcoming projects include the previously-approved Mariposa (Parcel J) subdivision, on the northwest corner of Walerga and PFE Roads, with a density of 3.5 DU/Ac. (a part of the Riolo Vineyard Specific Plan).

DISCUSSION OF ISSUES:

Community Plan/Zoning Consistency

Dry Creek West Placer Community Plan

The project site is currently described in the Dry Creek West Placer Community Plan with both Commercial (approximately 8.9 acres) and Low Density Residential (approximately 7.5 acres) land use

designations. When the Dry Creek West Placer Community Plan was approved in 1990, high density residential land uses (four to ten dwelling units per acre) and low density residential land uses (one to two dwelling units per acre) were designated, however a medium density residential land use designation was not included with the plan. This created a gap between the two to four dwelling units per-acre range. As a part of the proposed project, an amendment to the Community Plan would be required in order to establish a Medium Density Residential land use designation consisting of two to four dwelling units per acre and to change the community plan land use designations on the project site from Commercial and Low Density Residential designations to an overall land use designation of Medium Density Residential. The creation of the new Medium Density Residential land use designation within the community plan would be a permanent amendment and would be included in the Dry Creek West Placer Community Plan from the time of adoption date. However, no other land use designation changes within the Dry Creek West Placer Community Plan area are associated with the proposed project.

The existing Commercial land use designation on the proposed project site would allow for a higher density, more intensified use of the property with multi-family dwellings than what is proposed with this project. Even with the proposed change in land use for the part of the parcel which is Low Density Residential, the overall density of the project is still proposed to be lower than what could be built under the current land use designations. Additionally, the proposed Medium Density Residential land use designation and density of the proposed subdivision of 3.7 dwelling units per acre would be compatible with the approved adjacent subdivisions to the north, east and west, and would be less dense than the high density residential land use designation to the south. The Mariposa subdivision (previously known as Parcel J) of the Riolo Vineyard Specific Plan, located just across Walerga Road from the proposed project, was approved by the Planning Commission in 2010 with a density of 3.5 dwelling units per acre.

Due to the fact that the proposed use is less intensive than what could be built within the current land use designations, and that the proposed density is compatible with adjacent subdivisions, staff is in support of the applicant's request to permanently amend the Dry Creek West Placer Community Plan to add the Medium Density Residential land use category and to change the community plan land use designations for this particular property to Medium Density Residential.

Zoning

The project site has split zoning, and is currently zoned Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc) on the corner of Walerga and PFE Roads, and Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Residential Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2) on the periphery. The entire parcel is proposed to be rezoned to RS-AG-B-X-6,000 (Residential Single-Family, Combining Agriculture, combining Building Site minimum of 6,000 square feet).

The building site combining district (B-X) would establish a minimum front setback of 15 feet to the building or side of garage, 20 feet minimum to the front of garage, minimum side setbacks of five feet for one-story residences and seven and one-half feet for two-story residences, rear setbacks of ten feet minimum for one-story residences and 20 feet minimum for two-story residences, and a minimum width of the lots of 55 feet for a corner lot and 50 feet for an interior lot.

The proposed rezone would create residential land uses and densities which are compatible with the neighborhood developments, and the proposed rezone is therefore supported by staff.

Biological Resources

No special-status species were observed during field surveys and there are no records of special-status species on the project site. However, to address the potential loss of Swainson's hawk foraging habitat, the developer would be required to consult with the California Department of Fish & Wildlife (CDFW) to determine the appropriate mitigation. Additionally, the developer would also be required to follow CDFW protocol for potential burrowing owl habitats. Approximately 0.48 acres of wetland swale would be filled during construction. A Condition of Approval was included which requires all potential waters of the United States to be verified by the Corps of Engineers and the appropriate section 404 permit to be

obtained, as well as a 401 permit by the Regional Water Quality Control Board. With implementation of the above mitigation measures, along with the requirement to comply with the Placer County Tree Preservation Ordinance for native oak trees removal, impacts to Biological Resources were determined to be less than significant.

Traffic and Circulation

The main access point to the project would be provided by one entrance located from Walerga Road, which would allow right-in, right-out turns only. Interior streets would connect with the adjacent Hidden Crossing subdivision streets. The Hidden Crossing subdivision would provide an additional access point from both PFE and Walerga Roads. In essence, the proposed Morgan Knolls subdivision project and the Hidden Crossing subdivision would function as one integrated subdivision with respect to traffic and circulation.

A Traffic Impact Analysis for the proposed subdivision was prepared by KD Anderson & Associates, Inc. on October 9, 2014. The analysis determined that the proposed project would generate 581 one-way trips per day. The traffic analysis determined that the proposed project would have a less than significant impact to the level of service at intersections in the project vicinity, and that the impacts to the traffic on Walerga and PFE Roads would be less than significant. However, the cumulative effect of an increase in traffic has the potential to create significant incremental impacts to the area's transportation system. With the payment of traffic mitigation fees for the ultimate construction of the local roadway improvements, the traffic impacts were considered to be less than significant.

Noise

The proposed project would expose future residents to traffic noise from PFE and Walerga Roads. An Environmental Noise Analysis for the proposed project was prepared by Bollard Acoustical Consultants in August 2013. The analyses determined that future (2025) exterior traffic noise levels are predicted to exceed the 60 dB Ldn exterior noise level standard applied by Placer County to the outdoor activity areas of new residential developments. Specifically, future noise levels in the yard areas of the lots located nearest to PFE and Walerga Roads are predicted to be approximately 5 and 9 dB Ldn above the 60 Ldn standard, resulting in a potentially significant impact. However, with the implementation of Mitigation Measures requiring solid noise barriers on lots fronting PFE and Walerga Roads, as well as the requirement for air conditioners in all homes (to allow cooling of homes without opening windows and doors), noise impacts from traffic were determined to be less than significant.

Utilities

The Sacramento Municipal Utility District (SMUD) submitted correspondence requesting designation of the proposed overhead electrical lines within the PUE/corridor as a "Restricted Building and Use Area" on the Improvement Plans until the undergrounding of the 12kV distribution line and 69 kV OH S-T/L has been completed. A condition of approval was added to reflect SMUD's concerns. Additionally, correspondence was received from the Placer County Water Agency (PCWA), requesting that language be added to the environmental document requiring the annexation of the proposed project into PCWA's service area. An Errata has been included with this staff report which modifies Discussion Item XVII-5 to include the annexation language (See Attachment F).

Affordable Housing Component

The project applicant has provided an affordable housing plan proposing to pay an in-lieu fee to meet the affordable housing obligation required, pursuant to the "Placer County Affordable Housing Requirement, Housing Element Policy B-12". Staff supports the affordable housing plan proposed by the applicant. The current estimated in-lieu fee is $2,033 per single-family residence. The in-lieu fee was calculated based on the amount required to provide a rental subsidy for very-low, low and moderate income households equal to the 3.1 units of affordable housing that would be required of this project. The in-lieu fee would be required payable to Placer County prior to Building Permit issuance. The actual fee shall be the current fee in effect at the time payment occurs.

Variance to Maximum Lot Coverage

The applicant is requesting a Variance to increase the maximum building coverage on residential lots in order to offer larger homes to meet the anticipated market demand. The majority of lots in the proposed subdivision range in area from 7,000 to 8,999 square feet, with only 7 lots outside of that category. Using a 7,150 square-foot lot size as an example, and subtracting the square footage for garage space, the livable floor space which could be accommodated within the current zoning parameters is approximately 2,331 square feet for a single-story home and 4,224 for a two-story home. The requested Variance to increase the lot coverage to 50 percent for a single-story lot and 45 percent for a two-story lot could result in single-family residences of 3,046 square feet and two-story residences of 5,654 square feet. The applicant proposes to construct at least 50 percent of the homes backing up to PFE and Walerga Roads as single-story residences.

In order to recommend approval of a Variance, staff is required to make certain findings, including that there are special circumstances applicable to the property, including size, shape and topography, and that the Variance would not constitute a granting of special privileges. The applicant has not articulated what physical conditions of the property require this Variance. The applicant has stated his desire to offer home sizes which are comparable with the adjacent Hidden Crossing subdivision. However, lot sizes within the Hidden Crossing subdivision average 11,697 square feet, which is 4,073 square feet larger than the average lot size within the proposed Morgan Knolls subdivision. The applicant is requesting to have a comparable-sized home on a much smaller lot. Additional lot coverage for a larger size house is not a sufficient basis for the granting of a Variance. Staff cannot make the findings necessary for this variance request as required by the Placer County Zoning Ordinance, section 17.60.100 (D). As a result, it is staff's conclusion that a grant of this variance request would constitute a grant of a special privilege, which is prohibited under the Zoning Code and State law. Therefore, staff is recommending denial on the requested Variance portion of this project.

WEST PLACER MUNICIPAL ADVISORY COUNCIL:

The proposed Morgan Knolls Residential Subdivision project was presented at the West Placer Municipal Advisory Council (WPMAC) as an informational item on March 13, 2013, and returned to the WPMAC as an action item on March 11, 2015. After hearing information presented by County staff and the applicant, and after listening to public comment, a motion was made by John Hottel and seconded by Carolyn Riolo to approve the project as presented, with the following conditions:

a. The project increase the set-backs five to ten feet along Walerga and PFE Roads;
b. The project eliminate soundwalls along Walerga and PFE Roads where possible; and
c. The required amendment to the community plan land use designation in order to create a Medium Density Residential land use designation be expressly known as a one-time exception due to the project changing from Commercial to Medium Density Residential (i.e. a higher intensity land use to a lower intensity land use) and that approval of the Morgan Knolls project will not set precedent for the future projects within the community plan area.

This motion failed on a 2-2 vote (with Darryl Osborne and Walter Wyllie dissenting, and Alicia Butler absent). The major concern was the creation of a Medium Density Residential land use designation within the Dry Creek Community Plan, and the possibility of creating a precedent for future land use intensification. The WPMAC made no other motion; therefore, the proposed project moves forward to the Planning Commission with no recommendation from the WPMAC.

RECOMMENDATION:

Based on the analysis described above, the Development Review Committee recommends that the Planning Commission recommend the following to the Board of Supervisors, supported by the attached findings:

1. Adopt the Mitigated Negative Declaration, Errata, and Mitigation Monitoring and Reporting Program for the Morgan Knolls Residential Subdivision Project;

2. Adopt a resolution approving an amendment to the Dry Creek West Placer Community Plan to create a new land use designation of Medium Density Residential (Two to Four Dwelling Units per acre);

3. Adopt a resolution approving an amendment to the Dry Creek West Placer Community Plan to change the land use designation on Assessor's Parcel Number 023-221-015-000 from Commercial and Low Density Residential to Medium Density Residential;

4. Adopt an ordinance to rezone Assessor's Parcel Number 023-221-015-000 from CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre) to RS-AG-B-X-6,000 (Residential Single-Family, Combining Agriculture, combining Building Site minimum of 6,000 square feet);

5. Approve the Tentative Subdivision Map; and

6. Deny the Variance to increase the maximum lot coverage from currently-adopted 40 percent for one-story homes and 35 percent for two-story homes to 50 percent and 45 percent, respectively.

FINDINGS FOR APPROVAL:

CEQA

1. The Mitigated Negative Declaration and Errata have been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts.

2. There is no substantial evidence in the record as a whole that the Project as mitigated may have a significant effect on the environment.

3. The Mitigated Negative Declaration and Errata, as adopted for the Project, reflect the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.

4. The Mitigation Monitoring Program prepared for the Project as set forth in Attachment G is approved and adopted.

5. The custodian of records for the Project is the Placer County Planning Director, 3091 County Center Drive, Auburn, CA 95603.

DRY CREEK WEST PLACER COMMUNITY PLAN AMENDMENT

1. Inclusion of the Medium Density Residential category addresses a density of residential development for which there is a demand in the market; density that is consistent with surrounding existing subdivisions; provides a needed density of residential housing.

2. The Dry Creek West Placer Community Plan amendment is consistent with the Placer County General Plan and Dry Creek West Placer Community Plan.

3. The Dry Creek West Placer Community Plan amendment is consistent with the Placer County Airport Land Use Compatibility Plan, as required by California Government Code Section 65302.3.

REZONE

1. The proposed zoning change from CPD-Dc and RS-AG-B-20 PD=2 to RS-AG-B-X–6,000 is consistent with applicable policies and requirements of the Dry Creek/West Placer Community Plan, and is consistent with uses in the immediate area.

FINDINGS FOR DENIAL:

VARIANCE

1. There are not special circumstances applicable to the property, including size, shape, topography, location or surroundings, and therefore the strict application of the "Maximum Allowable Coverage" standards within the Placer County Zoning Ordinance (Section 17.50.010) would not deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

2. There are no physical conditions of the property which necessitate the requested Variance. Additional lot coverage for a larger size house is not a sufficient basis for the grant of a Variance.

3. Approval of a Variance would constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.

Respectfully submitted,

Lisa Carnahan

LISA CARNAHAN
Associate Planner

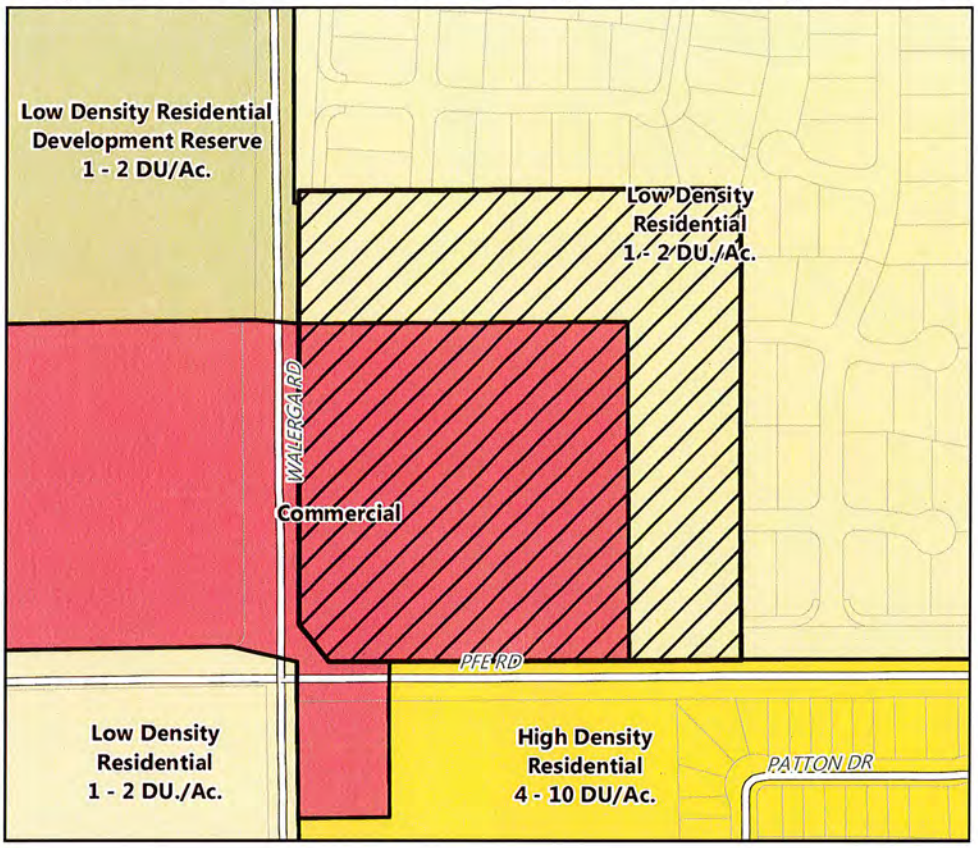
ATTACHMENTS:

Attachment A – Dry Creek West Placer Community Plan Amendment Exhibit
Attachment B – Rezone Exhibit
Attachment C - Tentative Subdivision Map, Preliminary Grading and Utility Plan, and Preliminary Landscape Plan
Attachment D - Recommended Conditions of Approval
Attachment E – Mitigated Negative Declaration
Attachment F – Errata to Mitigated Negative Declaration
Attachment G – Mitigation Monitoring and Reporting Program
Attachment H – Correspondence

cc: Michael Johnson – CDRA Director
E.J. Ivaldi – Deputy Planning Director
Karin Schwab - County Counsel's Office
Rebecca Taber - Engineering and Surveying Division
Mohan Ganapathy - Environmental Health Services
Andy Darrow – Flood Control District
Andy Fisher – Parks
Mike DiMaggio - CalFire
John Manikas – Owner
Dave Cook – Applicant

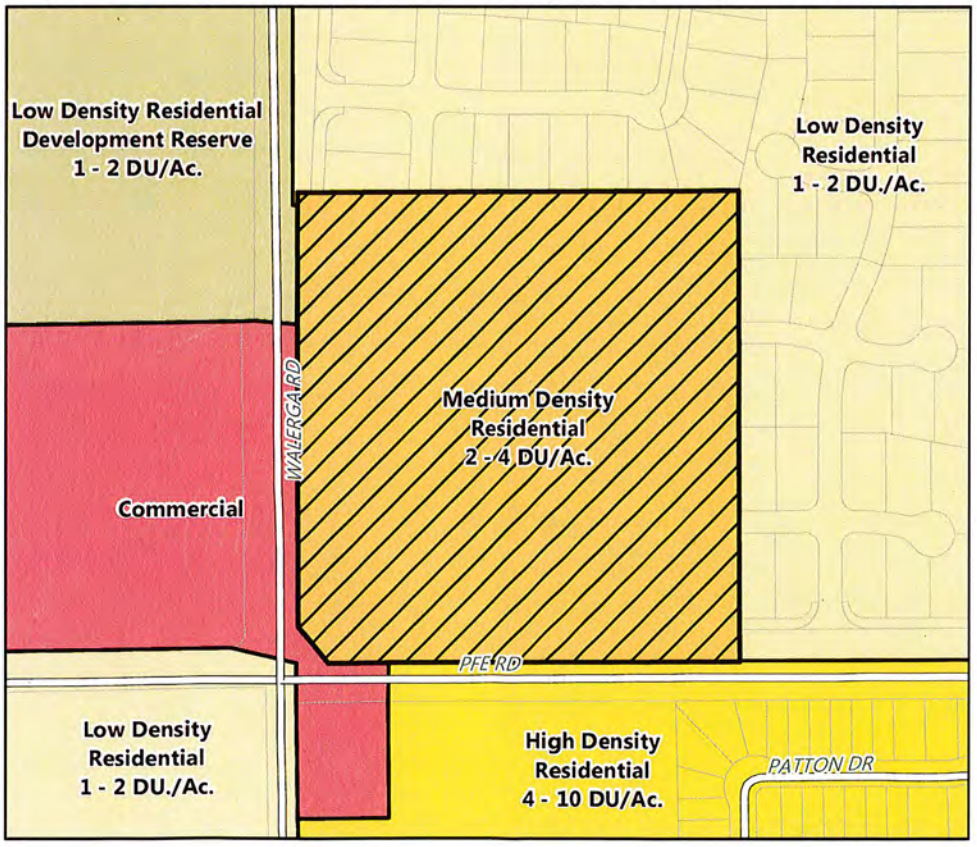
Dry Creek West Placer Community Plan Existing Land Use

- Commercial
- High Density Residential 4 - 10 DU/Ac.
- Low Density Residential 1 - 2 DU./Ac.
- Low Density Residential Development Reserve 1 - 2 DU/Ac.
- Area of Proposed Land Use Change
- Other Parcels



Dry Creek West Placer Community Plan Proposed Land Use

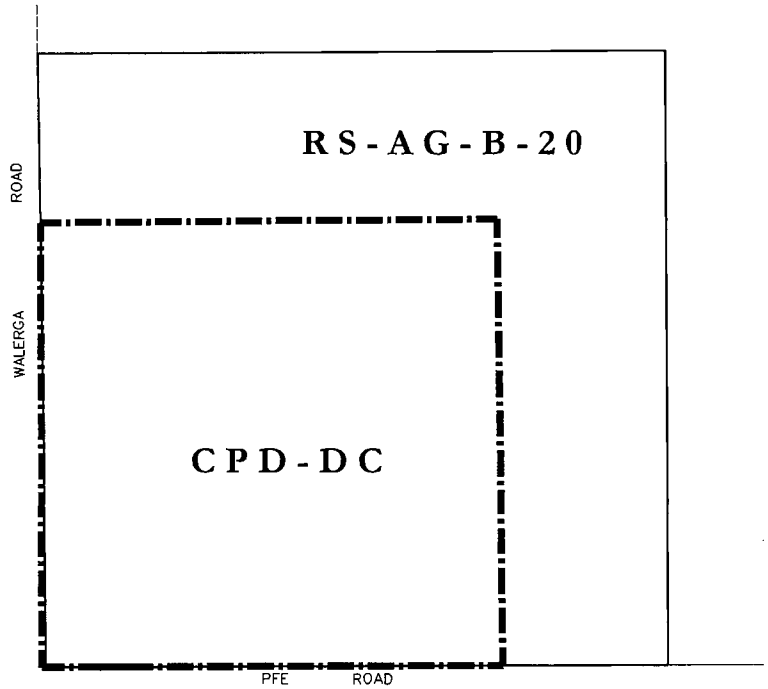
- Commercial
- High Density Residential 4 - 10 DU/Ac.
- Low Density Residential 1 - 2 DU./Ac.
- Low Density Residential Development Reserve 1 - 2 DU/Ac.
- Medium Density Residential 2 - 4 DU/Ac.
- Area of Proposed Land Use Change
- Other Parcels



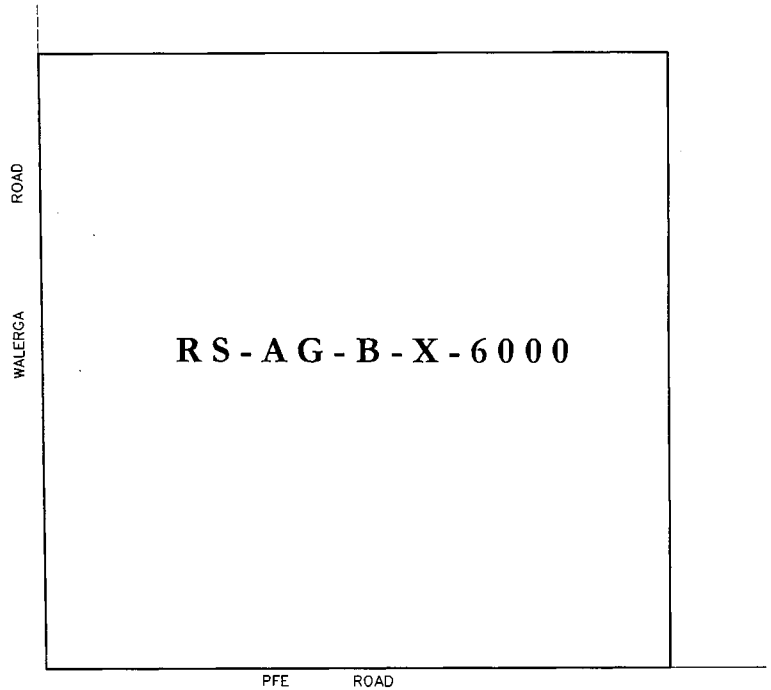
ATTACHMENT A

ZONING EXHIBIT MAP FOR

MORGAN KNOLLS



EXISTING ZONING



PROPOSED ZONING

NORTH

MEREDITH ENGINEERING
CIVIL ENGINEERING - LAND DEVELOPMENT SERVICES
PO BOX 4391 - EL DORADO HILLS, CA 95762

Michael Dequine and Associates, Inc.

ATTACHMENT B

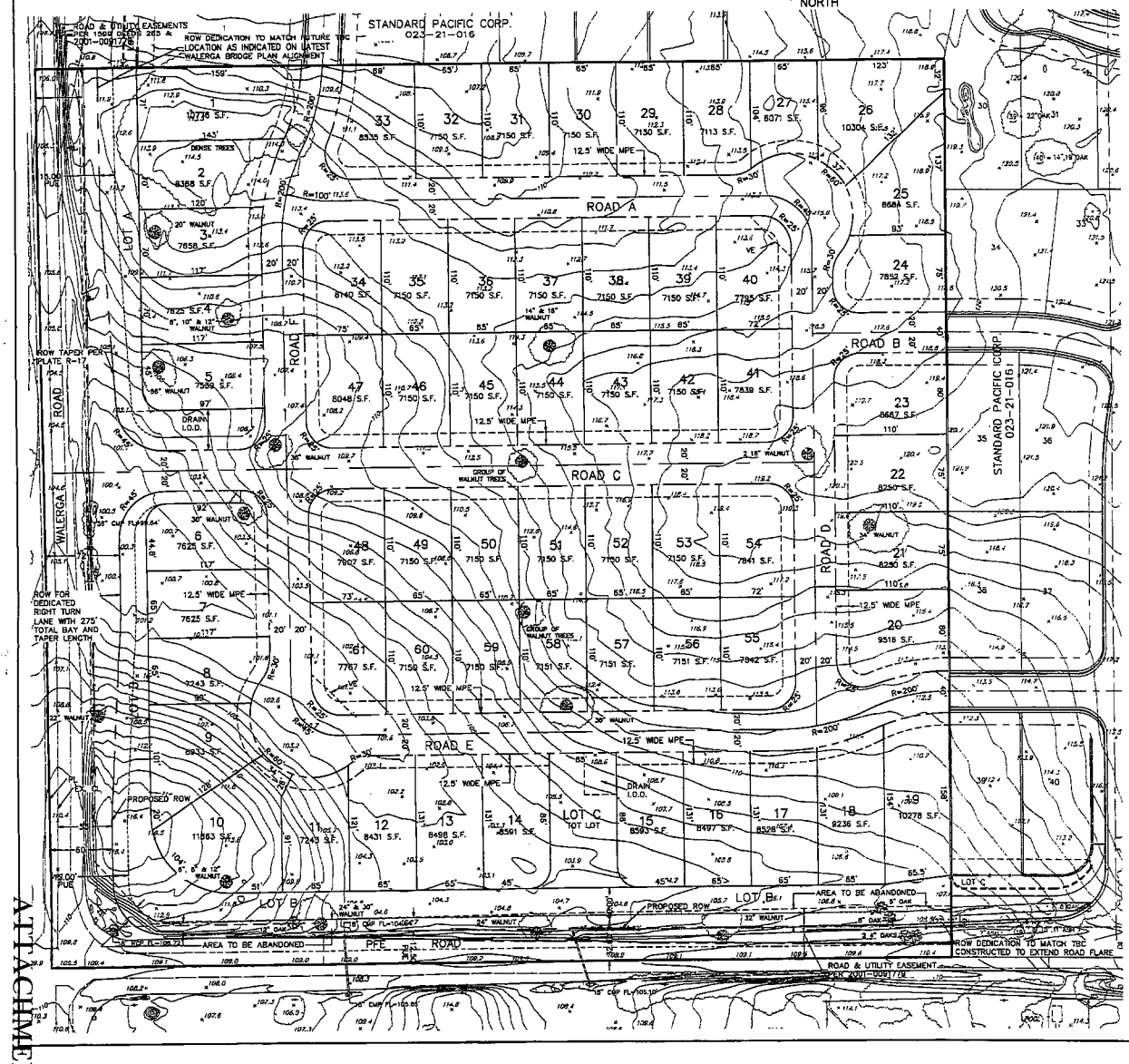
10

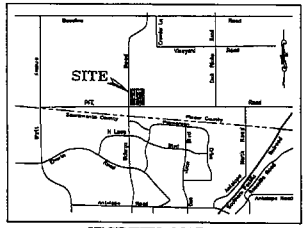
TENTATIVE SUBDIVISION MAP FOR
MORGAN KNOLLS

SHOWING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, T. 10 N., R. 6 E., PLACER COUNTY, CALIFORNIA

FEBRUARY 2015

SHEET 1 of 2





VICINITY MAP
NOT TO SCALE

RECORD OWNERS

WALERGA P.F.E. PARTNERSHIP
1817 MARYAL DRIVE, SUITE 100
SACRAMENTO, CA 95864

SUBDIVIDER

WALERGA P.F.E. PARTNERSHIP
1817 MARYAL DRIVE, SUITE 100
SACRAMENTO, CA 95864

PLANNER/ENGINEER

MEREDITH ENGINEERING, INC.
P.O. BOX 4391
EL DORADO HILLS, CA 95762
PHONE: (530) 676-7526

LAND SURVEYOR

MICHAEL DEQUINE AND ASSOCIATES, INC.
2285 GATEWAY OAKS DRIVE, SUITE 140
SACRAMENTO, CA 95833
PHONE: (916) 923-5820

ASSESSOR PARCEL NUMBERS

023-221-015

SITE SUMMARY

GROSS ACREAGE:	17.555± ACRES
NET ACREAGE:	12.214± ACRES

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY _____ ORDER NO. _____ DATED _____ ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES..

MICHAEL R. DEQUINE, L.S. DATE STAMP

ADDITIONAL EASEMENT DEDICATIONS

LOTS A AND B SHALL BE DEDICATED AS MULTI-PURPOSE EASEMENT, MULTI-PURPOSE TRAIL EASEMENT, AND LANDSCAPE EASEMENT.

EXISTING & PROPOSED USE AND ZONE

EXISTING USE:	VACANT
PROPOSED USE:	(SINGLE FAMILY RESIDENTIAL)
EXISTING ZONING:	RS-AG-B-20, CPO-DC
PROPOSED ZONING:	RS-AG-B-6

LOT SUMMARY

5,000 SQ.FT. TO 6,999 SQ.FT.	2 LOTS
7,000 SQ.FT. TO 7,999 SQ.FT.	41 LOTS
8,000 SQ.FT. TO 8,999 SQ.FT.	13 LOTS
9,000 SQ.FT. TO 9,999 SQ.FT.	1 LOTS
10,000 SQ.FT. TO 10,999 SQ.FT.	4 LOTS

PHASING

THIS MAP MAY BE PHASED
ALL OFFSITE SEWER SHALL BE CONSTRUCTED WITH PHASE 1

DISTRICTS

WATER:	CAL-AMERICAN WATER/PCWA
SEWER:	PLACER COUNTY SERVICE AREA 28 ZONE 173
DRAINAGE:	PLACER COUNTY
ELECTRICITY:	SMUD
GAS:	PACIFIC GAS & ELECTRIC
SCHOOL DISTRICT:	DRY CREEK JOINT SCHOOL DISTRICT ROSEVILLE HIGH SCHOOL DISTRICT
FIRE DISTRICT:	DRY CREEK FIRE DISTRICT
PARK DISTRICT:	PLACER COUNTY PARKS DISTRICT

FLOOD ZONE

X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. (FEMA MAP NO. 06061C0459, JUNE 8, 1998)

RECEIVED MAR 05 2015 PLANNING DEPT.

SMUD NOTES

1. A 15' PUE WILL BE DEDICATED ADJACENT TO THE EAST EDGE OF THE WALERGA ROAD ROW.
2. PLANTING OF TREES AND SHRUBS ADJACENT TO WALERGA SHALL NOT BE COMPLETED UNTIL AFTER COMPLETION OF UNDERGROUNDING OF THE 12 KV DISTRIBUTION LINE.
3. PLANTING OF TREES AND SHRUBS IN THE 15' PUE ALONG WALERGA ROAD SHALL BE POSTPONED UNTIL AFTER INSTALLATION OF THE 69 KV CHS-1/L.
4. A 12.5' PUE WILL BE DEDICATED ADJACENT TO ALL STREETS.
5. THE 15' PUE ADJACENT TO WALERGA ROAD IS A RESTRICTED BUILDING AND USE AREA.
6. IF GATES ARE CONSTRUCTED, SMUD MUST HAVE ACCESS AT ALL TIMES AND BE ABLE TO MANEUVER MAINTENANCE TRUCKS IN AND OUT OF PUE AREAS.
7. DEVELOPER SHALL DISCLOSE TO FUTURE/POTENTIAL OWNERS THE EXISTING OR PROPOSED 69 KV ELECTRICAL FACILITIES.

Michael Dequine and Associates, Inc.
2285 Gateway Oaks Drive, Suite 140
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Phone: (916) 923-5820
Fax: (916) 923-5825

MEREDITH ENGINEERING
CIVIL ENGINEERING • LAND DEVELOPMENT SERVICES
PO BOX 4391 • EL DORADO HILLS, CA 95762
Ph 530-676-7526 Fax 916-933-2236

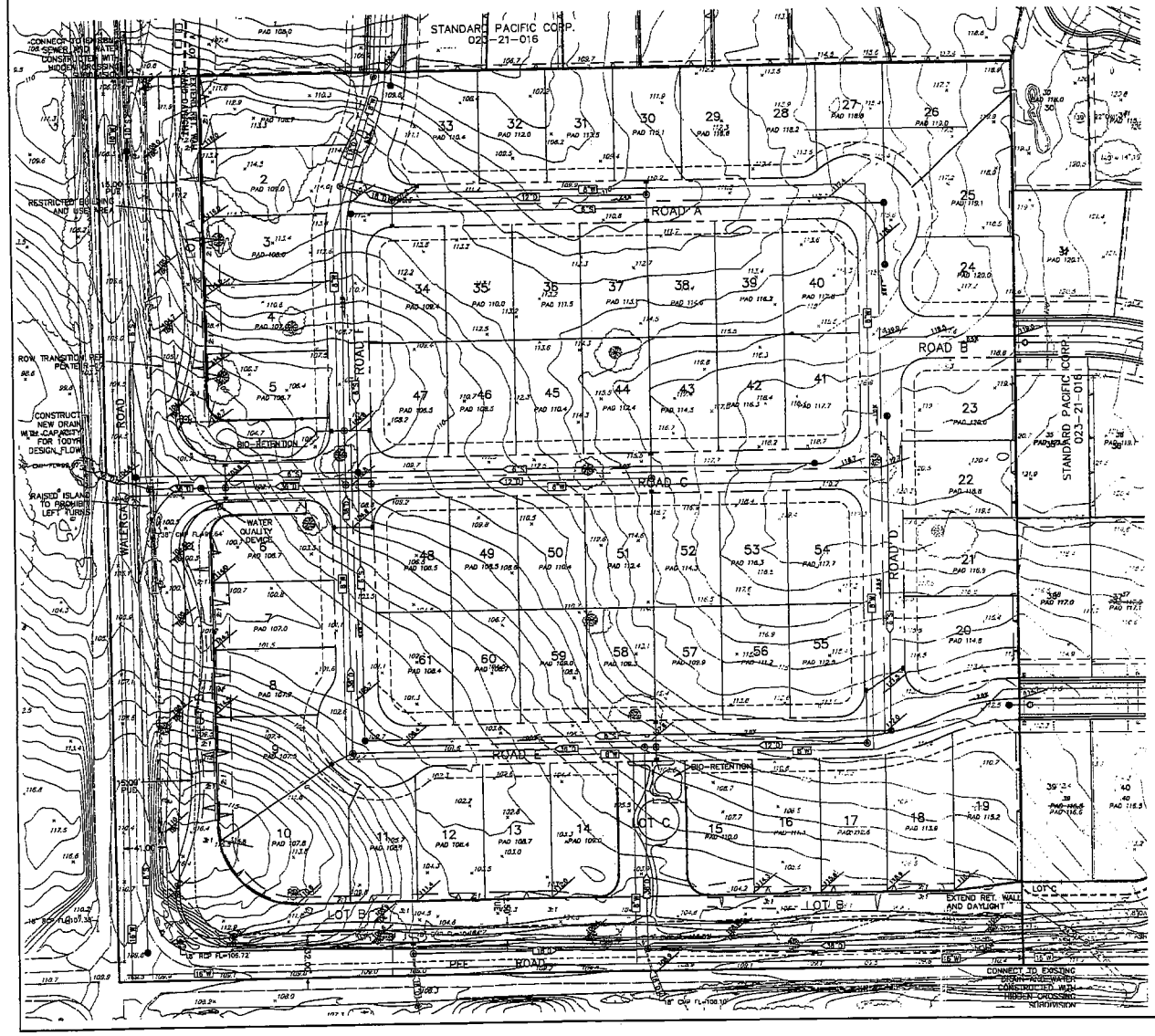
ATTACHMENT C

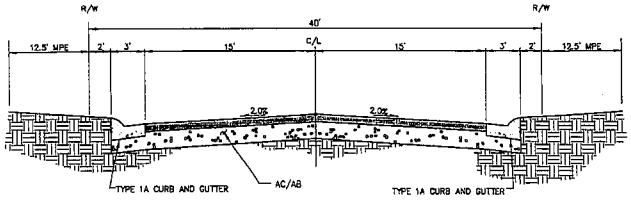
11

PRELIMINARY GRADING AND UTILITY PLAN
for
MORGAN KNOLLS
PLACER COUNTY
JANUARY 2015
SHEET 2 OF 2

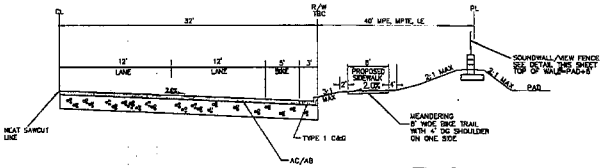
EARTHWORK
DISTURBED AREA= 17.5 ACRES
CUT= 40,000 YDS
FILL= 40,000 YDS

NORTH

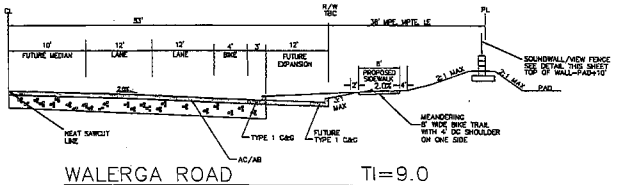




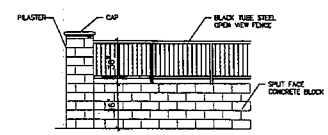
TYPICAL SECTION
ROADS A–G
SCALE: N.T.S.



PFE ROAD TI=8.5
SCALE: N.T.S.



WALERGA ROAD TI=9.0
SCALE: N.T.S.



SOUNDWALL/VIEWFENCE
NTS

LID NOTES
1. YARD DRAINS FROM RESIDENTIAL LOTS SHALL DISCHARGE TO STREET THROUGH EMITTER TO BE LOCATED A MINIMUM OF 5' BEHIND CURB.
2. WATER QUALITY DEVICE AND BIORETENTION AREAS SHALL BE MAINTAINED BY THE HOA.
3. I.O.D. SHALL BE MADE TO THE COUNTY FOR WATER QUALITY DEVICE AND BIORETENTION AREAS

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SMUD NOTES
1. A 15' PUE WILL BE DEDICATED ADJACENT TO THE EAST EDGE OF THE WALERGA ROAD ROW.
2. PLANTING OF TREES AND SHRUBS ADJACENT TO WALERGA SHALL NOT BE COMPLETED UNTIL AFTER COMPLETION OF UNDERGROUNDING OF THE 12 KV DISTRIBUTION LINE.
3. PLANTING OF TREES AND SHRUBS IN THE 15' PUE ALONG WALERGA ROAD SHALL BE POSTPONED UNTIL AFTER INSTALLATION OF THE 69 KV OHS-T/L.
4. A 12.5' PUE WILL BE DEDICATED ADJACENT TO ALL STREETS.
5. THE 15' PUE ADJACENT TO WALERGA ROAD IS A RESTRICTED BUILDING AND USE AREA.
6. 8' GATES ARE CONSTRUCTED. SMUD MUST HAVE ACCESS AT ALL TIMES AND BE ABLE TO MANEUVER MAINTENANCE TRUCKS IN AND OUT OF PUE AREAS.
7. DEVELOPER SHALL DISCLOSE TO FUTURE/POTENTIAL OWNERS THE EXISTING OR PROPOSED 69 KV ELECTRICAL FACILITIES.

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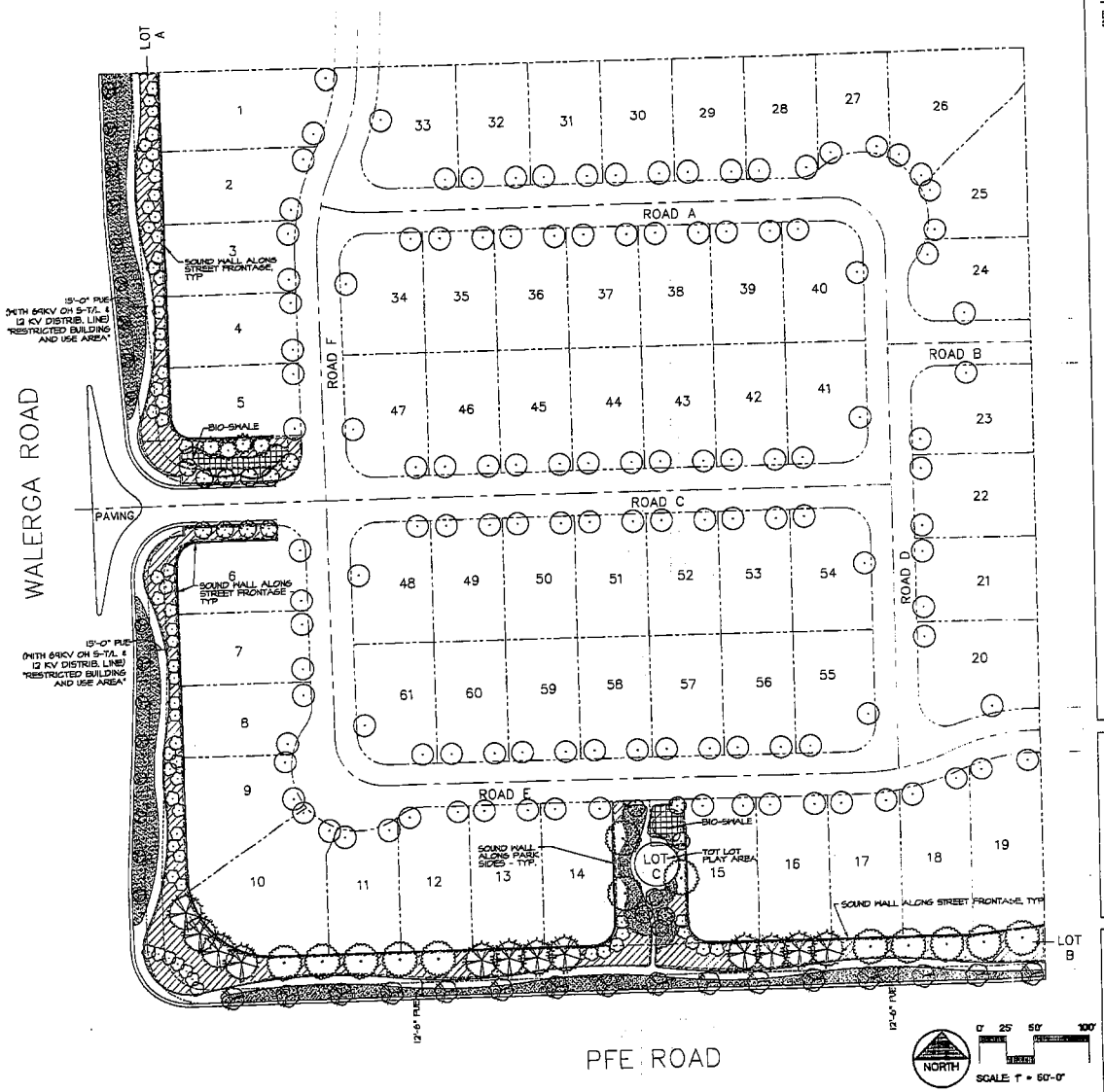

PRELIMINARY PLANT LIST

FRONT YARD TREES SUCH AS:	BOTANICAL/COMMON	SIZE	REMARKS
	CELTIS AUSTRALIS / EUROPEAN HACKBERRY	15 GAL	NON MITIGATION TREE - DETERMINED PER CD'S
	LAGERSTROEMIA INDICA 'LAVENDER' / CRAPE MYRTLE	15 GAL	NON MITIGATION TREE - DETERMINED PER CD'S
	QUERCUS ILEX / HOLLY OAK	15 GAL	MITIGATION TREE - QTY. AS REQUIRED PER CD'S
	QUERCUS LOBATA / VALLEY OAK	15 GAL	MITIGATION TREE - QTY. AS REQUIRED PER CD'S
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL	NON MITIGATION TREE - DETERMINED PER CD'S

STREET TREES:	BOTANICAL/COMMON	SIZE	REMARKS
	ACER PLATANOIDES / NORWAY MAPLE	15 GAL	MEDIUM WATER USE
	ARBUTUS UNEDO (STANDARD FORM) / STRAWBERRY TREE	15 GAL	LOW WATER USE
	CEDRUS DEODARA / DEODAR CEDAR	15 GAL	MEDIUM WATER USE
	LAGERSTROEMIA INDICA 'DYNAMITE' / DYNAMITE CRAPE MYRTLE	15 GAL	LOW WATER USE
	PHOTINIA FRASERI (STANDARD FORM) / PHOTINIA	15 GAL	MEDIUM WATER USE
	PRUNUS BLIREIANA / PINK FLOWERING PLUM	15 GAL	MEDIUM WATER USE
	RHUS LANCEA (STANDARD FORM) / AFRICAN SUMAC	15 GAL	LOW WATER USE
	ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM	15 GAL	MEDIUM WATER USE

SHRUBS & GROUND COVERS SUCH AS BUT NOT LIMITED TO:	BOTANICAL/COMMON	SIZE	REMARKS
	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	5 GAL	MEDIUM WATER USE
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL	LOW WATER USE
	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY	5 GAL	LOW WATER USE
	CISTUS X PURPUREUS / ORCHID ROCKROSE	5 GAL	LOW WATER USE
	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	1 GAL	MEDIUM WATER USE
	FICUS PUMILA / CREEPING FIG	5 GAL	MEDIUM WATER USE - VINES TO BE PLANTED ALONG WALL
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	LOW WATER USE
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL	LOW WATER USE
	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM' / NEW ZEALAND FLAX	5 GAL	LOW WATER USE
	PHOTINIA FRASERI / PHOTINIA	5 GAL	MEDIUM WATER USE
	PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL	MEDIUM WATER USE
	RHAPHIOLEPIS INDICA 'SPRINGTIME' / SPRINGTIME INDIAN HAWTHORN	5 GAL	LOW WATER USE

BIO-SWALE	BOTANICAL/COMMON	CONT	REMARKS
	BIOFILTRATION SOD BY DELTA BLUEGRASS / BIOFILTRATION SOD	SOD	MED WATER USE

TURF:	BOTANICAL/COMMON	SIZE	REMARKS
	LAWN	SOD	HIGH WATER USE

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NOTES:

1. NEW LANDSCAPING SHALL BE SIMILAR TO THE ADJACENT HIDDEN CROSSING SUBDIVISIONS STREETSCAPE LANDSCAPING, WHERE POSSIBLE.
2. NEW LANDSCAPING SHALL MEET CURRENT PLACER COUNTY AND STATE WATER USE RESTRICTIONS. QUANTITY OF LAWN, MEDIUM WATER USE SHRUBS AND GROUND COVERS MAY HAVE TO BE DECREASED TO MEET CURRENT WATER RESTRICTIONS, AND WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
3. NEW LANDSCAPING SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED DURING THE CONSTRUCTION DOCUMENT PHASE.
4. THE SOUND WALL SHALL MATCH THE WALL DESIGN FOR THE ADJACENT HIDDEN CROSSING SUBDIVISION.
5. TREE MITIGATION QUANTITIES AND TYPES OF TREES TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE. AS MANY AS POSSIBLE MITIGATED TREES TO BE REPLACED ON SITE PER PLACER COUNTRY STANDARDS.
6. FRONT YARD TREES LOCATIONS ARE DIAGRAMMATIC AND WILL NEED FIELD ADJUSTMENTS DUE TO FINAL HOUSE, DRIVEWAY, AND UTILITY LOCATIONS PER THE CONSTRUCTION DOCUMENT PHASE OF THIS PROJECT.
7. TO HELP VISUALLY SCREEN THE SOUND WALL FROM THE STREET FRONTAGE, VINES WILL BE PLANTED FROM 10 TO 15 FT. ON CENTER ALONG THE LENGTH OF THE STREET SIDE OF THE WALL. GROUPS OF SHRUBS WILL ALSO BE PLANTED ALONG THE LENGTH OF WALL FOR SCREENING.

SMUD NOTES:

1. SMUD CURRENTLY OWNS AND OPERATES A 69 KV OVERHEAD SUB-TRANSMISSION LINE (ON S-T/L) AND A 12 KV DISTRIBUTION LINE LOCATE IN THE PUBLIC RIGHT OF WAY OF WALERGA ROAD ALONGSIDE THE WESTERN BOUNDARY OF THIS PROPOSED SUBDIVISION WHICH WILL BECOME A DEDICATE 15 FT. WIDE EASEMENT, AND ALONG PFE ROAD THERE WILL BE A 12.5 FT PUE. SEE PLAN FOR LOCATIONS OF THE PUE.
2. SMUD HAS FUTURE PLANS TO RELOCATE THE EXISTING OVERHEAD 12 KV DISTRIBUTION LINE ALONG WALERGA ROAD TO AN UNDERGROUND CONDUIT WITHIN THE PUE. PER SMUD REQUIREMENTS, SMUD WILL NOT PERMIT THE ESTABLISHMENT OF TREES AND SHRUBS ALONG WALERGA ROAD UNTIL AFTER THE COMPLETION OF THE 69 KV OVERHEAD SUB-TRANSMISSION LINE (ON S-T/L) AND UNDERGROUNDING OF THE 12 KV DISTRIBUTION LINE. VERIFY PLANTING INSTALLATION WITH SMUD PRIOR TO PLANTING.
3. TREES WITHIN THE PUE SHALL CONFORM TO SMUD'S REFERENCE GUIDE BOOK "THE RIGHT TREE IN THE RIGHT PLACE" AS SHOWN ON THE PLAN. SMUD REQUESTS THAT THE DEVELOPER CONSULT WITH SMUD AND RECEIVE ADVANCE APPROVAL FROM SMUD AS TO THE SPECIES AND TYPES OF TREES TO BE PLANTED WITHIN THE OH S-T/L CORRIDOR PRIOR TO SELECTING, DESIGNING AND INSTALLING THE LANDSCAPE PLANTINGS.
4. IN THE EVENT THAT SECURITY GATES OR OTHER RESTRICTIVE ACCESS MEASURES ARE ADOPTED FOR THIS PROPOSED SUBDIVISION, VEHICULAR ACCESS MUST BE PROVIDED TO SMUD AT ALL TIMES. THIS ACCESS MUST INCLUDE A TURNING RADIUS THAT ALLOWS FOR LARGE LINE TRUCKS TO SUCCESSFULLY NAVIGATE IN TO AND OUT OF THE PUE AREAS.
5. THE OWNER / DEVELOPER MUST DISCLOSE TO FUTURE / POTENTIAL OWNER THE EXISTING OR PROPOSED 69 KV ELECTRICAL FACILITIES. ANY REVISIONS OR DELETIONS RELATIVE TO THE ABOVE CONDITION MUST BE SUBMITTED IN WRITING BY THE REAL ESTATE SECTION OF SMUD. NO VERBAL OR OTHER WRITTEN AGREEMENTS SHOULD BE ACCEPTED BY THE COUNTY OF PLACER.

TENTATIVE MAP PRELIMINARY LANDSCAPE PLAN

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Landscape Architects
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Loomis, California 95650
(916) 660-8023 CLA 3894
www.sierradesigngroup-la.com

MORGAN KNOLLS
WALERGA ROAD AND PFE ROAD, PLACER COUNTY, CA

WALERGA PFE PARTNERSHIP
1517 MARYAL DR., SUITE 100, SACRAMENTO, CA

C-116-13
JAN. 6, 2015

RECOMMENDED CONDITIONS OF APPROVAL- DRY CREEK WEST PLACER COMMUNITY AMENDMENT/REZONE/VESTING TENTATIVE SUBDIVISION MAP/ VARIANCE -"MORGAN KNOLLS " (PSUB 20130316)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. The Vesting Tentative Subdivision Map (PSUB 20130316) is approved to subdivide a 16.3-acre site into 61 medium-density residential lots with two common areas (Lots A and B) along Walerga Road and PFE Road, and one tot lot (Lot C). This project may be constructed in two phases. Approval of this Vesting Tentative Subdivision Map is subject to the approval by the Board of Supervisors of a General Plan Amendment to reflect a new land use designation in the Dry Creek West Placer Community Plan of Medium Density Residential (2 to 4 dwelling units per acre), and a subsequent change of land use on the project parcel from Commercial and Low Density Residential to Medium Density Residential. Additionally, the project is subject to approval of a Rezoning by the Board of Supervisors from Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc) on the corner of Walerga and PFE Roads, and Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PLN=2) on the periphery to an overall zoning for the site of Residential Single-Family, combining Agriculture, with a Building Site combining district (RS-AG-B-X, with a minimum lot size of 6,000 square feet). The minimum setbacks for this project are as follows:

A. Front – 15 feet to building or side of garage, 20 feet to the front of garage
B. Sides - 5 feet for one-story, 7.5 feet for two stories
C. Rear - 10 feet for one-story, 20 feet for two stories **(PLN)**

Maximum Site Coverage Per Residential Lot: 40 percent – one story; 35 percent - two stories

2. Following Tentative Subdivision Map approval and within 5 days from the date of the public hearing, but before submittal of Improvement Plans, the applicant shall provide the Planning Services Division with five full-size prints of the approved Tentative Subdivision Map for distribution to other County departments, if the approval of the project requires changes to the map. **(CR) (PLN)**

IMPROVEMENTS/IMPROVEMENT PLANS

3. No interior street lighting shall be installed except for the minimum required by the Department of Public Works. County required street lighting at intersections shall be designed to be consistent with those installed at the adjacent Hidden Crossing subdivision. All required street lighting of the Morgan Knolls Subdivision shall be low intensity and directed downward, with fully-cutoff, fully shielded light fixtures to help control light spill and glare. No uplighting of landscaping or entrance signage along common lots situated along Walerga Road shall be allowed. All outdoor lighting for the proposed project shall adhere to the guidelines available from the International Dark Sky Association. **(PLN – MM I.1)**

4. All lighting shall be shown on the Improvement Plans. Any CSA maintained street lighting shall be located within an MPE or County maintained right-of-way. All others will be privately maintained. The developer shall choose the appropriate rate schedule from the electrical service provider to fund service as well as ongoing maintenance costs. **(PLN)**

5. The project is subject to review and approval by the Placer County Development Review Committee (DRC). The DRC review shall be conducted prior to Improvement Plan submittal and shall include, but not be limited to: architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, trails, wetland impacts, and wetland replacement areas. **(PLN)**

6. The following fencing and a note reflecting this condition shall be shown on the Improvement Plans:

Temporary construction fencing: The applicant/developer shall install a 4-foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following location prior to any construction equipment being moved on site or any construction activities taking place: **(PLN)**

A. At the limits of construction, outside the dripline of all preserved trees five inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Vesting Tentative Subdivision Map;

B. Around any sensitive resource areas as discussed in the project EIR (i.e., cultural resources, raptor nests, etc.)

No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. No grading, clearing, or storage of equipment or machinery shall occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. **(PLN)**

7. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Division, and shall not be located within the right-of-way. Any entrance monument or structure erected within the front setback on any lot shall not exceed 3' in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). **(PLN/ESD)**

8. Landscape Plan: A Landscape Plan, prepared by a licensed landscape architect or similar professional, shall be submitted with the Improvement Plans and approved by the DRC (and Parks Division if maintenance is provided through a CSA). The Landscape Plan shall provide details of the location and specifications of all proposed landscaping and irrigation. Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements. The Landscape Plan shall provide two street trees per lot frontage, and shall provide substantial landscape screening of soundwalls (i.e. vines, shrubs and trees) along Walegra and PFE roads, within Lots A and B. **(PLN)**

9. Recreational Facilities: The Improvement Plans shall provide details of the construction of the proposed recreational facilities, public and private, both on- and off-site, for the review and approval of the Development Review Committee and County Parks Division (PD's). All recreation facilities shall be designed to meet Americans with Disabilities Act (ADA) Federal Guidelines and, where appropriate, the Consumer Product Safety Commission Guidelines, and the requirements of the American Society for Testing and Materials. Approval shall be evidenced by signature of a Parks Division representative on the Improvement Plans. Recreational facilities shall include the following items: 8,000 square foot active park on Lot C including municipal tot lot playable turf, concrete pathway, benches and related amenities. Park facilities, as generally depicted on the Tentative Map, described herein, and approved by the Development Review Committee, shall be constructed and accepted as complete by the County prior to the acceptance of Phase 1 improvements. **(ESD/DFS)**

10. Trail Requirements: Construction of a Class 1 Bike Path with an adjacent Multi Purpose Trail along the project's frontage on PFE and Walerga Roads is required to be constructed pursuant to the Dry Creek West Placer Community Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to Development Review Committee review and

approval prior to the approval of Improvement Plans. A public multi-purpose trail easement (MPTE) will be required. **(ESD/DFS)**

11. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical movements as required by the conditions for the project as well as pertinent topographical features both on- and off-site. All existing proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. 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 in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

The applicant shall provide five (5) copies of the approved Tentative Map and two (2) copies of the approved conditions with the plan check application. The Final Subdivision Map shall not be submitted to the Engineering and Surveying Division until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map shall not conclude until after the Improvement Plans are approved by the ESD. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(MM VI.1) (ESD)**

12. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of the estimate 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 rations, 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. **(MM VI.2) (ESD)**

13. Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(MM VI.4) (ESD)**

14. The Improvement Plan submittal shall include a final drainage report for each project phase in conformance with the requirements of Section 5 of the Land Development Manual (LDM) and the Placer County Storm Water Management Manual that are in effect at the time of submittal to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the

improvements, all appropriate calculations, a watershed map, increases in downstream flows, coordination with design of current downstream development (Mariposa Subdivision), proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used 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 to prevent the discharge of pollutants to storm water to the maximum extent practicable. **(MM VI.5) (ESD)**

15. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies. Prior to Improvement Plan or Final Subdivision Map(s) approval, the Final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division:

A) Walerga Road culvert crossing **(MM IX.2) (ESD)**

16. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed 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: bioretention areas/swales and water quality vaults. 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 insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon

request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(MM VI.7, MM IX.5) (ESD)**

17. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater permit and shall provide to ESD evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. **(MM VI.6) (ESD)**

18. The proposed project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The proposed project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The proposed project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management. **(MM IX.6) (ESD)**

19. The Improvement Plan shall how that drainage facilities, for purposes of collecting runoff on individual lots, are designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall comply with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Division. These facilities shall be constructed with subdivision improvements with easements provided as required by Engineering and Surveying Division. Maintenance of these facilities shall be provided by the homeowners' association and annual notification to the County that annual maintenance of the Stormwater Quality BMPs has occurred is required. **(MM IX.1) (ESD)**

20. Provide the Engineering and Surveying Division with a letter from Placer Fire/Cal-Fire describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(ESD)**

21. The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on the following:

A) Road, pavement, and parking area design;
B) Structural foundations, including retaining wall design;
C) Grading practices;
D) Erosion/winterization;
E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.);
F) Slope stability.

Once approved by the ESD, two copies of the final report shall be provided to the ESD, and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earth-work has been performed in conformity with recommendations contained in the report.

If the soils report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report 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 on the Improvement Plans, in the Development Notebook, in the Conditions, Covenants, and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s). **(MM VI.3) (ESD)**

22. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Division for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

23. The Improvement Plans shall include the message details, placement, and locations showing that 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 /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The homeowners' association is responsible for maintaining the legibility of stamped messages and signs. **(ESD) (MM IX.8)**

24. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate, unless otherwise specified by the cable company. **(ESD)**

25. The Improvement Plans shall show the extension of a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater, to the satisfaction of Development Review Committee and the serving fire district. **(ESD)**

26. The Improvement Plans shall include a construction signing plan, as well as a striping and signing plan that includes all on- and off-site traffic control devices. **(ESD/DPW)**

27. The Improvement Plans for the first phase shall show all off-site public sewer construction for both Phase 1 and Phase 2. All off-site public sewer along the project boundaries shall be constructed with Phase 1. **(ESD/DFS)**

28. The Improvement Plans shall show SMUD's Overhead Sub-Transmission Line (OH S-T/L) PUE/corridor as a "Restricted Building and Use Area." The establishment of trees and shrubs shall not be allowed within the SMUD PUE area until the undergrounding of the 12kV distribution line and 69 kV OH S-T/L have been completed. Alternatively, if acceptable to SMUD, show on the Improvement Plans the installation of conduit for future SMUD undergrounding concurrent with the frontage and landscaping improvements. The applicant shall consult with SMUD for approved species and types of trees to be planted within the OH S-T/L corridor prior to Improvement Plan and Landscape Plan approval. **(PLN/ESD)**

ROADS/TRAILS

29. The Improvement Plans shall show the construction of subdivision road(s) on and off site to a modified Plate R-5 Land Development Manual (LDM) standard for a 30 foot wide pavement section plus 3 foot rolled curb and gutter on both sides. All subdivision streets shall be designed to meet 25 miles per hour (mph) design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by the Department of Public Works. The roadway structural section(s) shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM). **(ESD)**

30. The Improvement Plans shall show the construction of a public road entrance/driveway onto Walerga Road to a Plate R-17 Land Development Manual (LDM) standard. The design speed of Walerga Road shall be 55 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Division (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 8.5, but said section shall not be less than 3 inches Asphalt Concrete (AC) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. **(ESD)**

31. Left turn movements at the Walerga Road and Road C intersection shall be prohibited. A raised island, or "pork chop," with extended raised channelization northerly and southerly, as shown on Sheet 2 of the approved Tentative Map, shall be shown on the Improvement Plans and constructed with Phase 2 of the project, or with the full site improvements if the project is not phased. **(ESD)**

32. The Improvement Plans shall show the construction of a right-turn lane at the project entrance at Walerga Road. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. **(ESD)**

33. The Improvement Plans shall show the construction of one-half of a 106' foot road section where the project fronts Walerga Road, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Division (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for 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 inches Asphalt Concrete (AC) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW. **(ESD)**

34. The Improvement Plans shall show the construction of one-half of a 46' foot road section where the project fronts PFE Road, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Division (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 8.5, but said section shall not be less than 3 inches Asphalt Concrete (AC) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW. **(ESD)**

35. The Improvement Plans shall show the construction of a Class II bike lane along the project's frontage on PFE Road and Walerga Road pursuant to the Placer County Bikeways Master Plan and the Dry Creek West Placer Community Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to ESD and DPW review and approval. **(ESD)**

36. The Improvement Plans shall show that roadway improvements, constructed with each project phase, shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) and easements as required by the Engineering and Surveying Division. As each

road is extended into other project phases, these turn-around improvements shall be removed or modified as required. **(ESD)**

37. Prior to Improvement Plan approval, final approval of on-site and off-site waterline, sewer line, storm drain routes, and road locations must be obtained from the Development Review Committee. **(ESD/PLN)**

38. An Encroachment Permit shall be obtained from the Department of Public Works prior to Improvement Plan approvals for any landscaping within public road rights-of-way. **(ESD)**

39. Proposed road names shall be submitted to the Engineering and Surveying Division (ESD) - Addressing (530-745-7530) for review and shall be approved by the ESD prior to Improvement Plan approval. **(ESD)**

40. The Improvement Plans shall show that ramps and sidewalks shall meet California Building Code accessibility standards. The Homeowner's Association shall maintain all sidewalks that are located outside of the public right-of-way. **(ESD)**

41. Prior to Improvement Plan approval, a letter shall be provided from the local school bus provider that addresses the need for a bus stop location and turnout design, if required. The Improvement Plans shall show the provision of required school/transit bus stop location(s) to the satisfaction of the local school bus provider and/or public transit provider, the Engineering and Surveying Division, and the Department of Public Works. **(ESD)**

42. The distance between the face of the garage door and the back of sidewalk or back of curb where there is no sidewalk shall be a minimum driveway length of 20 feet for each residential lot. **(ESD)**

PUBLIC SERVICES

43. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

A. SMUD (electricity)
B. PG&E (natural gas)
C. Cal-American Water/PCWA
D. Placer County Service Area 28 Zone 173 (Will Serve Requirements Letter dated 3/12/15)
E. Recology Auburn Placer/Solid Waste Disposal Service
F. Pacific Bell

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid (received within one year), no additional verification shall be required. **(ESD/EHS)**

44. Prior to Improvement Plan approval, provide the Development Review Committee (DRC) with proof of notification (in the form of a written notice or letter) of the proposed project to:

A. Dry Creek Joint Elementary School District
B. Center Unified School District
C. Roseville Joint Union High School District
D. The Placer County Sheriff's Office **(ESD)**

45. Prior to Improvement Plan approval and recordation of the Final Subdivision Map(s), confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. Prior to Improvement Plan approval, the applicant shall provide a letter to the Development Review Committee (DRC) from the postal authorities stating its satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes. The Improvement Plans and Final Subdivision Map(s) shall show easements, concrete bases, or other mapped provisions that shall be included in the development area and required improvements if clustering or special locations are specified. **(ESD)**

46. Concurrent with the approval of the Final Subdivision Map(s) by the Board of Supervisors, the developer shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex to a pre-existing ZOB or Lighting and Landscape District (L&L), as directed by County, to provide adequate funding for services to the project. The ZOB shall be created in accordance with the procedures required by Proposition 218 and related statutory provisions. With the proposed Final Subdivision Map(s), the developer shall submit to the County for review and approval a complete and adequate engineer's report supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to each lot to be established by the Final Subdivision Map(s).

In the event the ZOB is for any reason abolished or otherwise unable to provide the necessary funding to support the services, a homeowners association shall then be established and shall be responsible for providing all services previously funded by the ZOB.

The ZOB shall fund the following services at a service level defined by County:

A. Street lighting (when proposed and approved within a public easement) **(ESD)**
B. Road maintenance **(ESD)**
C. Maintenance of landscaped areas / medians **(DFS)**
D. Maintenance of public recreation facilities **(DFS)**
E. Maintenance of Public Trails **(DFS)**
F. Maintenance of Open Space Areas **(DFS)**

47. An agreement or letter shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the

utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Division prior to the filing of the Final Subdivision Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

48. Prior to Improvement Plan approval, recordation of a Board of Supervisors' approved annexation into the applicable sewer district or County Service Area Zone for sewer operations, maintenance and treatment and payment of applicable fees shall be required. **(ESD)**

49. Prior to the approval of Improvement Plans, the project will require annexation into PCWA's Zone 1 service area in order for Cal-American Water Company to provide treated water service to the project. **(PLN)**

GENERAL DEDICATIONS/EASEMENTS

50. Provide the following easements/dedications on the Improvement Plans and Final Subdivision Map to the satisfaction of the Engineering and Surveying Division (ESD) and DRC:

A. Dedicate to Placer County a 40 foot-wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways for road and utility purposes. After completion of improvements, said roads may be accepted into the County's maintained mileage system. **(ESD)**

B. Dedicate to Placer County one-half of a 106 foot-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Walerga Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works. **(ESD)**

C. Dedicate to Placer County one-half of a 60 foot-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts PFE Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works. Additional right-of-way shall be dedicated as needed to accommodate the right turn lane. **(ESD)**

D. Dedicate 12.5 foot multi-purpose easements adjacent to all highway easements. Dedicate Lots A and B with multi-purpose easements and multi-purpose trail easements over the entire lot areas. **(ESD)**

E. Dedicate landscape easements over Lots A, B, and C. **(PLN)**

F. Public utility easements as required by the serving utilities. Dedicate a minimum 25 foot wide public utility easement over the utilities that cross Lot C. **(ESD)**

G. Drainage easements as appropriate. **(ESD)**

H. An Irrevocable Offer of Dedication to the satisfaction of the ESD and DRC for easements as required for access to, and protection and maintenance of post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. **(MM IX.7) (ESD)**

VEGETATION & OTHER SENSITIVE NATURAL AREAS

51. To address the potential loss of Swainson's hawk foraging habitat, the developer shall consult with the California Department of Fish & Wildlife (CDFW) to determine the appropriate mitigation. Mitigation for the loss of Swainson's hawk foraging habitat would likely occur through the purchase of grassland habitat credits at a location approved by CDFW. The appropriate ratio for mitigation shall be 0.75:1 acres of grassland habitat, or other ratio approved by CDFW. Prior to approval of Improvement Plans, a letter from the CDFW shall be submitted to the Planning Services Division which concludes that Swainson's Hawk mitigation has been accomplished to the satisfaction of the CDFW. **(PLN - MM IV.1)**

52. The following language shall be included on the Improvement Plans:

If project or program activities are proposed during the breeding period of the Swainson's hawk or other nesting raptors (March 1 to September 15), a qualified biologist shall conduct pre-construction surveys within a 0.5-mile radius of the project, not more than two weeks prior to construction. Surveys shall be conducted using the guideline established in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000). If nesting Swainson's hawks or other raptors are found, project activities will be delayed within the following buffer distances until the young have fledged:

A. Swainson's hawks – 1,300 feet (0.25 mile)

B. Other raptor species – 500 feet (0.10 mile)

Swainson's hawk nest sites within 0.5 mile of active construction shall be monitored by a qualified biologist to evaluate whether the construction activities are disturbing nesting hawks. If the nesting birds appear distressed, the monitor shall halt all construction activities within 0.5 mile of the nest site and CDFW will be contacted to identify appropriate contingency measures. These measures might include limitations on the activities that would be allowed

within 0.5 mile of the nest site or termination of all work within 0.5 mile of the nest site. All CDFW recommendations shall be complied with. If construction activities occur over more than one year, surveys will be conducted during each year of construction. If no active nests are identified during the preconstruction survey or if construction activities are proposed to occur during the non-breeding season (September 16 through February 28), no preconstruction surveys or other mitigation measures for Swainson's hawk or other nesting raptors will be required. (PLN)

53. The *Staff Report on Burrowing Owl Mitigation*, published by CDFW (1995), recommends that preconstruction surveys be conducted to locate active burrowing owl burrows in the construction area and in a 250-foot-wide buffer zone around the construction area. The following language shall be included on the Improvement Plans:

The project proponent or its contractor shall retain a qualified Wildlife Biologist to conduct preconstruction surveys for active burrows according to the CDFW guidelines. The preconstruction surveys shall include a nesting season survey conducted in the spring /summer prior to initiation of the proposed project. Should occupied burrows be discovered on the project site, the following measures shall be followed:

A. Occupied burrows shall not be disturbed during the breeding season (February 1–August 31). A minimum 250-foot buffer shall be maintained around an occupied burrow during the breeding season, unless otherwise determined during coordination with DFW.

B. If owls are present at the site and must be moved following the breeding season, passive relocation techniques (e.g., installing one-way doors at burrow entrances) shall be used to relocate the owls from the construction site. The passive relocation activities shall be limited to the non-breeding season (September 1–January 31) and a minimum of one week should be allocated to accomplish passive relocation to allow the owls to acclimate to alternate burrows.

C. If owls must be moved away from the construction area, the project proponent will acquire and permanently protect – near the project area – a minimum of 6.5 acres of foraging habitat per occupied burrow identified in the project area. The location of the protected lands shall be determined in coordination with CDFW. The project proponent shall prepare a monitoring plan, and provide long-term management and monitoring of the protected lands. The monitoring plan shall specify success criteria identify remedial measures, and require an annual report to be submitted to CDFW. (PLN- MM IV.2)

54. Prior to the approval of Improvement Plans, trees protected by the Placer County Tree Preservation Ordinance, which are identified for removal, and/or trees with disturbance to its

critical root zones, shall be mitigated through payment of in-lieu fees. A tree replacement mitigation fee of $100 per diameter inch at breast height for each protected tree removed or impacted or the current market value, as established by an Arborist, Forester, or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. **(PLN - MM IV.4)**

55. Prior to the approval of Improvement Plans, all potential jurisdictional waters of the U.S. shall be verified by the Corps. The appropriate section 404 permit, expected to be a Nationwide Permit, shall be acquired prior to any fill activities or discharges within jurisdictional wetlands. Any waters of the U.S. that would be lost or disturbed shall be replaced or rehabilitated to "no-net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the Corps.

A Section 401 Water Quality Certification, or waiver thereof, shall be obtained from the Central Valley Regional Water Quality Control Board before a Section 404 permit becomes valid. Consultation with the CDFW would be conducted to determine if a Lake or Streambed Alteration Agreement (Fish and Wildlife Code 1602) would be required for the proposed project, the applicant must submit verification of compliance with CEQA requirements (i.e. Notice of Determination) to both CDFW and the RWQCB before the agencies can issue a final Lake or Streambed Alteration Agreement, or Water Quality Certification. **(PLN - MM IV.3)**

CULTURAL RESOURCES

56. The following Note shall be placed on the Improvement Plans for the Project:

Mitigation for inadvertently discovered archaeological resources. If human remains are encountered during the course of project activities, all work in that area shall halt and the County coroner and Native American Heritage Commission shall be notified immediately. In addition, a qualified professional archaeologist shall be notified immediately in order to assess the resource value as soon as possible, and develop measures to avoid, minimize or mitigate adverse effects to such properties.

If archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately within 60 feet of the area and a SOPA-certified (Society of Professional Archaeologists) and/or Register of Professional Archaeologist shall be retained to evaluate the deposits. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(PLN - MM V.1)**

57. The following Note shall be placed on the Improvement Plans for the Project:

Mitigation for inadvertently discovered historical resources. All project personnel shall be informed about potential archaeological or historical resources and procedures to follow if a discovery is made. Historic resources that may be identified, but are not limited to house foundations, wells, privies, machine or hand solder cans, and colored bottle glass fragments. All of the resources both prehistoric and historic are considered significant until determined otherwise.

Prior to the start of any grading, construction crews shall be trained in the identification of archaeological resources prior to commencing ground-disturbing activities. This training shall include: (1) proper identification of archaeological deposits; (2) the procedures to be followed in the event of such a discovery: (3) an understanding of the importance of protecting cultural resources; and (4) an overview of applicable laws, statutes and ordinances. Training will be conducted by a Society of Professional Archaeologists (SOPA)-certified archaeologist in person, and written materials will be provided to each trained crew member, who will be required to sign that he or she has received the training, understands it, and agrees to abide by it. (PLN - MM V.2)

58. The following Note shall be placed on the Improvement Plans for the Project:

Should any fossil bones or teeth be unearthed during construction, all work in its immediate vicinity should be diverted until a paleontologist assesses its scientific value and, if deemed significant, salvages the find for deposition in an accredited and permanent scientific institution (e.g., UCMP or Sierra College). The paleontologist will then reassess whether a monitoring program would be advisable for the remainder of planned excavations. (PLN - MM V.3)

59. The following Note shall be placed on the Improvement Plans for the Project:

If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification

Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. A Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required.

Work cannot continue within the no-work radius until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR.

If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met. **(PLN - MM V.4)**

FEES

60. The proposed project is subject to in-lieu fees for affordable housing, pursuant to the "Placer County Affordable Housing Requirement, Housing Element Policy B-12". The current estimated in-lieu fee is $2,033 per single-family residence, payable to Placer County prior to Building Permit issuance. The actual fee shall be the current fee in effect at the time payment occurs. **(PLN - MM X.1)**

61. Pursuant to County Code Sections 15.34 and 16.08.100, a mitigation fee must be paid to Placer County for the development of park and recreation facilities in order to satisfy the Placer County General Plan recreation standards, per the Placer County Park Dedication Fee Program. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance. (For reference, the current fee for single family dwellings is $670 per unit at Final Subdivision Map and $3,565 per unit when a Building Permit is issued.) Credit against this fee obligation, in an amount of 24%, shall be received for the provision of active park amenities to be constructed on Lot C as described in Condition #10. **(Parks - MM XV.1)**

62. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The current fee for the Notice of Determination is $2,231.25. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. NOTE: The above fee shall be submitted to the Planning Services Division within 5 days of final project approval. **(PLN)**

63. This project will be subject to the payment of traffic impact fees that are in effect in this area (Dry Creek Fee District), 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:

A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
B. South Placer Regional Transportation Authority (SPRTA)
C. Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is $4,439 per single family residence. 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. **(MM XVI.1) (DPW)**

64. The proposed project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). The current estimated development fee is $224 per single family residence, payable to ESD prior to Building Permit issuance. The actual fee shall be the current fee in effect at the time payment occurs. **(MM IX.3) (ESD)**

65. The proposed project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is $35 per single family residence. The actual fee shall be the current fee in effect at the time payment occurs. **(MM IX.4) (ESD)**

ENVIRONMENTAL HEALTH

66. Prior to Final Map approval, the applicant shall provide a sewer district will serve letter from Placer County Service Area 28, Zone 173. The project shall connect to this sewer system. **(EHS)**

67. Obtain a water district will serve letter from Cal-American Water Company. The project shall connect to this water system. **(EHS)**

68. The project shall have mandatory refuse collection service with the franchised refuse collector. **(EHS)**

AIR QUALITY

69. No woodstoves or wood burning fireplaces shall be included in the proposed project. The proposed project could include natural gas hearths. **(AQ – MM III.1)**

70. Prior to approval of Improvement Plans on project sites greater than one acre, the applicant shall submit a Construction Emission/Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission/Dust Control Plan, and delivering that approval to the County.

71. Include the following standard notes on the Improvement Plans:

D. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.

E. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.

F. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.

G. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

H. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

I. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

J. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).

K. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD 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% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

L. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

M. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.

N. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

O. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

P. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

72. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

NOISE

73. Solid noise barriers shall be constructed on lots fronting PFE and Walerga Roads. The barriers could take the form of earthen berms, masonry walls, or a combination of the two. The barriers shall have a minimum height of 6 feet along the PFE Road and 10 feet along Walerga Road. Barrier heights are specified relative to back yard elevation. The height and location of the noise attenuation features shall be shown on the Improvement Plans. **(PLN - MM XII.1)**

74. Disclosure statements shall be provided within the CC&R's to prospective residents of this development identifying Walerga and PFE Roads as substantial local noise sources and informing residents that traffic noise levels can vary with daily volume of traffic, vehicle speeds, and percentages of trucks using the roadway. **(PLN - MM XII.2)**

75. Air conditioning shall be provided for all residents of this development to allow occupants to close doors and windows as desired for additional acoustical isolation. **(PLN - MM XII.3)**

76. The following standard note for Noise shall be required on Improvement Plans and in the Development Notebook:
"Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

A. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
B. Monday through Friday, 7:00 am to 8:00 pm (during standard time)
C. Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs four feet by four feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations." **(PLN - MM XII.4)**

77. All project construction equipment with internal combustion engines shall be fitted with manufacturer's mufflers or the equivalent and be maintained in good working order. **(PLN - MM XII.5)**

78. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to noise from construction equipment arise. A note to this effect shall be added to the Improvement Plans. **(PLN)**

79. Construction staging areas shall be located as far as practical from the nearest residences. **(PLN - MM XII.6)**

MISCELLANEOUS CONDITIONS

80. Prior to recordation of the Final Subdivision Map(s), a Development Notebook shall be submitted for approval to the Planning Services Division which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits, coverage, no access strips and other restrictions which might affect the construction of structures on said lot. No Building Permits may be issued for the project until this manual is provided to and accepted by the

Development Review Committee for format and content requirements. **(PLN)**

81. No lot shall be further divided unless otherwise approved by the County in a subsequent discretionary action. **(PLN)**

82. No lot shall be divided by a tax district boundary. **(PLN)**

83. Any future gated entry feature proposed by the applicant shall be returned to the Planning Commission. **(PLN)**

84. Temporary sales trailers and model home sales shall be subject to review and approval of the DRC. Such a review shall be required prior to the issuance of a building permit and shall include, but is not limited to: building colors and materials, landscaping, parking and circulation, lighting and signage. These facilities shall not be allowed on the project site until all improvements have been accepted by the county, a Final Map has been recorded (for a project "phase", or the entire project), and the proposed project's locations(s), design, proposed parking, etc., have been reviewed and approved by the DRC. The temporary model home parking lot(s) shall be constructed as an all-weather surface capable of supporting a 40,000 pound fire truck. The temporary model home sales office shall be used solely for the first sale of homes within the project. **(PLN)**

85. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys' fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as Morgan Knolls Subdivision (the Project). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(County Counsel)**

86. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

CC&Rs

87. Prior to recordation of the Final Subdivision Map(s), Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted for review and approval by the Engineering and Surveying Division, County Counsel, and other appropriate County Departments. CC&Rs shall be recorded concurrently with the filing of the Final Subdivision Map and shall contain provisions/notifications for:

A. The applicants shall create a Homeowners' association with certain specified duties/responsibilities including the enforcement of all of the following notifications.

B. Maintenance of the Tot lot (Lot C) by the homeowner's association.

C. Right of entry by EHS for response to emergencies.

D. Notification that animal solid waste shall be handled, stored, and removed in accordance with the provisions of PCC, Article 8.16.

E. Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The homeowners' association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis.

F. A note shall be included that states that: Maintenance of all water quality Best Management Practices (BMPs) shall be the responsibility of the Homeowners' association. Inspection of these BMPs shall be conducted at least annually. Maintenance records and proof of inspections shall be retained on site, and shall be available for County review upon request.

G. A note shall be included that states that: Maintenance and operation of any street lighting constructed with the subdivision improvements shall be the responsibility of the Homeowners' association. If applicable, the developer shall choose the appropriate rate schedule from the electrical service provider to fund service as well as maintenance costs.

H. A note shall be included that states that: All restrictions not monitored by Placer County shall be monitored and enforced by the Homeowners' association.

I. A note shall be included that states that: Homeowners shall be prohibited from planting trees or constructing structures or significant landscaping within any sewer easement. Language to this effect shall be included in any easement agreement for easements located in on- and off-site improvement areas.

J. A note shall be included which states that: None of the provisions required by the Conditions of Approval shall be altered without the prior written consent of Placer County. **(PLN/ESD/EHS/APCD)**

88. Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the CC&Rs. The standards shall be reviewed and approved by the DRC and shall include general lighting standards, street lighting standards, residential standards, prohibited lighting and exemptions and shall ensure that individual fixtures and

lighting systems in the subdivision will be designed, constructed and installed in a manner that controls glare and light trespass, minimizes obtrusive light and conserves energy and resources. **(PLN)**

89. Open burning shall be prohibited and included in any CC&R's that are developed.

90. Draft CC&Rs submitted to the Engineering and Surveying Division shall include an index identifying the specific CC&R section that corresponds with each applicable condition of approval. The CC&Rs shall contain provisions to satisfy all applicable conditions of approval imposed on the conditionally approved vesting Tentative Map and County Code including the identification of an entity or entities that will be empowered to levy assessments and perform all the work needed for the upkeep of subdivision improvements. The CC&Rs shall reference any Annexation to a previously established set of CC&Rs.

NOTIFICATION TO FUTURE BUYERS

91. The owner/applicant shall provide notification to the future owners that no structures, including solid fencing over three feet in height, may be installed in front setback areas, including any property frontages along roadways (unless otherwise allowed under section 17.54.030B1 of the Placer County Zoning Ordinance). **(PLN)**

92. The owner/applicant shall provide notification to future owners that the homeowner's association is required to maintain the noise attenuation berm/walls. **(PLN)**

93. Each new property owner shall be provided with a copy of the Development Notebook page(s) applicable to the subject lot, including plot plans and all use restrictions. **(PLN)**

94. The owner/applicant shall provide notification to future owners of the following:

Prior to issuance of any Certificate of Occupancy, the applicant shall submit evidence to the Planning Services Division demonstrating that the required street shade trees have been installed with irrigation. Said evidence may include any of the following:

A. A site plan depicting the location, size, species and number of required trees, and irrigation prepared and signed by a licensed landscape architect with a statement that installation has occurred.
B. A photograph(s) depicting the above information that includes the date and shows the address of the property.
C. A field verification by a Placer County employee determining the above requirements have been satisfied. **(PLN)**

95. The owner/applicant shall provide notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross

property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution. **(PLN)**

96. The owner/applicant shall provide notification to all future lot owners that minimum setbacks for all structures shall be as indicated within the Development Notebook. **(PLN)**

97. The owner/applicant shall provide notification to all future lot owners of a listing of drought tolerant plant materials and information regarding drip irrigation systems designed to conserve water. **(PLN)**

98. Applicant or Homeowners' Association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. **(MM IX.9) (ESD/EHS)**

99. Inspections of stormwater facilities/BMPs shall be conducted by the Homeowner's Association at least annually and maintenance records and proof of inspections shall be retained. **(ESD)**

100. The owner/developer is responsible for disclosing to future/potential owners the location of the existing and/or proposed SMUD 69kV electrical facilities. **(PLN/ESD)**

DEVELOPMENT STANDARDS

101. Lots bordering PFE Road and Walerga Roads shall be developed with a combination of one and two story homes at a ratio of no less than one single story unit out of every two homes built. This translates into the need to build at least nine single-story homes along the roadway periphery of the project. **(PLN)**

102. Pursuant to the Zoning Ordinance, setbacks apply to all structures and accessory structures. Setbacks for swimming pools/spas/pool equipment, etc. shall conform to Placer County Code, Article 17.54.140, formerly Zoning Ordinance Section 10.082 B (5). **(PLN)**

103. The Development Standards for this project are as follows:

A. Minimum Setbacks:

1. Front Yard Setback: 15 feet to building or side of garage; 20 feet to front of garage

2. Side yard Setback: 5 feet for single story units, 7.5 feet for two story homes
3. Rear Yard Setback: 10 feet for one story, 20 feet for two story homes
4. Corner Lots: Side yard setback to correspond to the associated MPE.

B. Lot Coverage: 40% for single story; 35% for two stories
C. The minimum lot width shall be as depicted on the Tentative Map.
D. Garages:

1. The garage portion of any residence shall be even with or recessed behind the main portion of the residential structure.
2. For all homes with front facing garages, the garage portion:
   a) shall be recessed at least 3 feet behind the front of the house; or
   b) shall have garage doors stained or painted to compliment the color and style of the house.

104. Per the Residential-Single Family zone district, the maximum building height allowed shall be 30'. **(PLN)**

EXERCISE OF PERMIT

105. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Final Subdivision Map(s) which is in substantial conformance to the approved Tentative Subdivision Maps in accordance with Chapter 16 of the Placer County Code. **(ESD)**

106. Prior to the County's recordation of the Final Map, submit to the Engineering and Surveying Division the map in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record. **(ESD)**

107. The project is approved as a phased project, but may be constructed in a single phase. The Development Review Committee shall determine when any of the preceding conditions apply to a given phase of development where such timing is not specified in the condition. **(PLN/ESD)**

108. The applicant shall have 36 months to exercise this Tentative Subdivision Map. Unless exercised, this approval shall expire on _____. **(PLN)**

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, Coordinator

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INITIAL STUDY & CHECKLIST (Modified)

The Initial Study & Checklist was posted for a 30-day public review from January 19, 2015 to February 18, 2015. Subsequent to the public posting, it was discovered that an amendment to the Dry Creek West Placer Community Plan would be required for the proposed project.

The Dry Creek West Placer Community Plan provides land use designations (as an extension of the Placer County General Plan) in the area of the County that includes the project site. The proposed project, which has a density of approximately 3.5 dwelling units per acre, would require land use changes from Commercial and Low Density Residential to the newly-created land use designation of Medium Density Residential. The Initial Study has therefore been revised to clarify that along with the proposed rezone of the property, the Dry Creek West Placer Community Plan would need to be amended to reflect a new land use category of Medium Density Residential, with two to four dwelling units per acre. The Medium Density Residential land use designation would be applicable only to the proposed project site. No other land use designation changes within the Dry Creek West Placer Community Plan area are included with the proposed project.

The proposed zoning has also been modified from RS-AG-B-6 to RS-AG-B-X (with minimum lot areas, setbacks and widths as described below in the Project Description). The proposed amendment and change in the zoning does not affect the level of impacts previously discussed, as the number of proposed units and site design remains identical to the originally-proposed project. In addition to the proposed Community Plan amendment, a mitigation measure has been added under Discussion Item X-6 in the Land Use and Planning Section to address the affordable housing component of the project.

Lastly, the site acreage was corrected and other minor clarifications are added as well. Due to the inclusion of the mitigation measure and the proposed amendment to the Community Plan, the County is recirculating this Mitigated Negative Declaration for another 30-day public review beginning February 24, 2015.

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: **Morgan Knolls Residential Development**	Plus# PSUB 20130316
Entitlement(s): Dry Creek West Placer Community Plan Amendment, Rezone, Tentative Subdivision Map, Variance	
Site Area: Approximately 16.4 acres	APN: 023-221-015-000
Location: Northeast corner of Walerga and PFE Road, Placer County	

A. BACKGROUND:

Project Description:
The proposed project is a 61-lot single-family, residential subdivision proposing one- and two-story houses. The project site is currently described in the Dry Creek West Placer Community Plan with both Commercial (approximately 8.9 acres) and Low Density Residential (approximately 7.5 acres) land use designations. The Community Plan currently has a Low Density Residential designation (one to two dwelling units per acre), as well as a High Density Residential designation (four to ten dwelling units per acre), but no designation for Medium Density Residential land uses. As a part of the proposed project, an amendment to the Community Plan would be required in order to establish a Medium Density Residential land use designation, consisting of two to four dwelling units per acre. Although the Commercial land use designation would allow for multi-family dwellings with approval of a Conditional Use permit, the Dry Creek West Placer Community Plan designation for this site would need to be changed to Medium Density Residential in order to accommodate the proposed 3.5 single-family residential dwelling units per acre (rather than multi-family). As discussed above, no other land use designation changes within the Dry Creek West Placer Community Plan area are included with the proposed project. The project site has split zoning, and is currently zoned Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc) on the corner of Walerga and PFE Roads, and Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2) on the periphery. The entire parcel is proposed to be rezoned to Residential Single-Family, combining Agriculture, with a Building Site combining district (RS-AG-B-X, where the minimum lot area shall be 6,000 square feet, the front setback shall be 15 feet minimum to the building or side of garage, and 20 feet minimum to the front of garage, the side setbacks shall be a minimum of five feet for one story residences and seven and one-half feet for two-story residences, the rear setbacks shall be ten feet minimum for one-story residences and 20 feet minimum for two-story residences, and the minimum width of the lots shall be 55 feet for a corner lot and 50 feet for an interior lot.) The 61 residential lots range in size from approximately 6,071 square feet to 10,690 square feet. Approximately 54 of the 61 lots are between 7,000 square feet and 8,999 square feet, with an average of 7,624 square feet per lot.

Due to the anticipated market demand, the applicant desires to insure that it will be able to offer larger single story homes. To this end, the applicant requests a Variance to the following site development standards for Residential-Single-Family zoned parcels (Section 17.50.010 E.1 of the Placer County Zoning Code):

1. Site Coverage:
   a. Requirement – 40 percent maximum – one story; 35 percent maximum for two or more stories
   b. Requesting – 55 percent maximum – one story; 50 percent maximum – two stories (more than two stories will not be allowed).

These increases in site coverage can be attained while still maintaining the required side and rear setbacks, and will not be visible to passersby. The applicant proposes to construct at least 50 percent of the homes backing up to PFE and Walerga Roads as single-story residences.

Associated development would include construction of residential streets, sound walls on earthen berms, underground wet and dry utility construction, exterior flatwork, pole-mounted lights, typical residential landscaping, and a tot lot play area. The proposed project is anticipated to be implemented in two phases. The first phase would develop 21 residential lots on the northern portion and the second phase would develop the remaining 40 lots on the southern portion of the subdivision.

Public Facilities and Services
Fire and life safety services are proposed to be provided by Station 100 of the Placer County Fire Department, Dry Creek Battalion, in cooperation with the Department of Forestry and Fire Protection. School services are proposed to be provided by Dry Creek Joint Elementary School District and Roseville Joint Union High School District. The

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proposed project would be served by the Placer County Parks District and Dry Creek Community Park is approximately 700 feet north of the project site.

Access and Circulation
The 61 residential lots would be served by an internal road system to be constructed with the project that provides access to the existing Placer County road network from the east side of Walerga Road (right-in, right-out only) and connects to the existing internal road system of the adjacent Hidden Crossing Subdivision. The project will have access through the existing Hidden Crossing Subdivision where Sword Dancer Drive intersects with PFE Road and at the right-in right out only intersection of Seabiscuit Drive with Walerga Road. Frontage Improvements where the project fronts PFE and Walerga Roads are included in the proposed project design.

Sanitary Sewer
Sanitary sewer service is proposed to be provided to the proposed project by Placer County Department of Facility Services. The project site would be annexed into the Placer County Service Area (CSA) 28 Zone 173. The proposed project would connect to the existing sewer constructed with the adjacent Hidden Crossing Subdivision and extend public sewer along the length of its Walerga Road frontage.

Water
The proposed project would be served by Cal-American Water (Cal-Am), a private water service provider. Cal-Am contracts with the Placer County Water Agency (PCWA) for reliable sources of potable water. The proposed project would connect to the existing water line system constructed with the adjacent Hidden Crossing Subdivision

Project Site (Background/Existing Setting):
The project site encompasses approximately 16.4 acres on the northeast corner of Walerga and PFE Roads, adjoining an approved single-family residential development comprised of 79 lots (Hidden Crossing). The project site is currently designated with Commercial and Low Density Residential land uses within the Dry Creek West Placer Community Plan. The project site is currently undeveloped, consisting mostly of dry grassland and trees spread sparsely throughout. The project site was used for agricultural purposes from approximately 1952 to 1981, and has been fallow land since approximately 1993.

Figure 1 shows the proposed project vicinity and **Figure 2** shows the adjacent land uses of the proposed project. See the end of this Initial Study for the Tentative Subdivision Map, Preliminary Grading and Utility Plan, and Preliminary Landscape Plan for the proposed project.

B. ENVIRONMENTAL SETTING:

TABLE 1

Location	Zoning	Dry Creek West Placer Community Plan	Existing Conditions and Improvements
Site	Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc), Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2)	Low Density Residential 1 – 2DU/Ac., Commercial	Vacant, Undeveloped
North	Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2)	Low Density Residential 1 – 2DU/Ac.	Hidden Crossing Residential Subdivision under Construction (approximately 2.73 DU/Ac.), Dry Creek Community Park
South	Residential Multi-Family, with a Density Limitation of 8 units per acre, combining Design Scenic Corridor (RM-DL8-Dc), Neighborhood Commercial, Use Permit required, combining Design Scenic Corridor (C1-UP-Dc)	Commercial, High Density Residential 4 – 10 DU/Ac.	Church, Schools, Residential
East	Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2)	Low Density Residential 1 – 2DU/Ac.	Hidden Crossing Residential Subdivision under construction, Morgan Creek Single Family Residential subdivision and Golf Course
West	Commercial Planned Development , combining Design Scenic Corridor (CPD-Dc), Riolo Vineyard Specific Plan area (SPL-RVSP)	Commercial, Low Density Residential Development Reserve 1 – 2 DU/Ac.	Agricultural Buildings, Single Family Residential, Farming and Equestrian Operations. Upcoming projects include the previously-approved Mariposa (Parcel J) subdivision, on the northwest corner of Walerga and P.F.E Roads, with a density of 3.5 DU/Ac. (a part of the Riolo Vineyard Specific Plan).

Source: Placer County Online GIS, accessed September 17, 2014

Figure 1: Project Vicinity Map

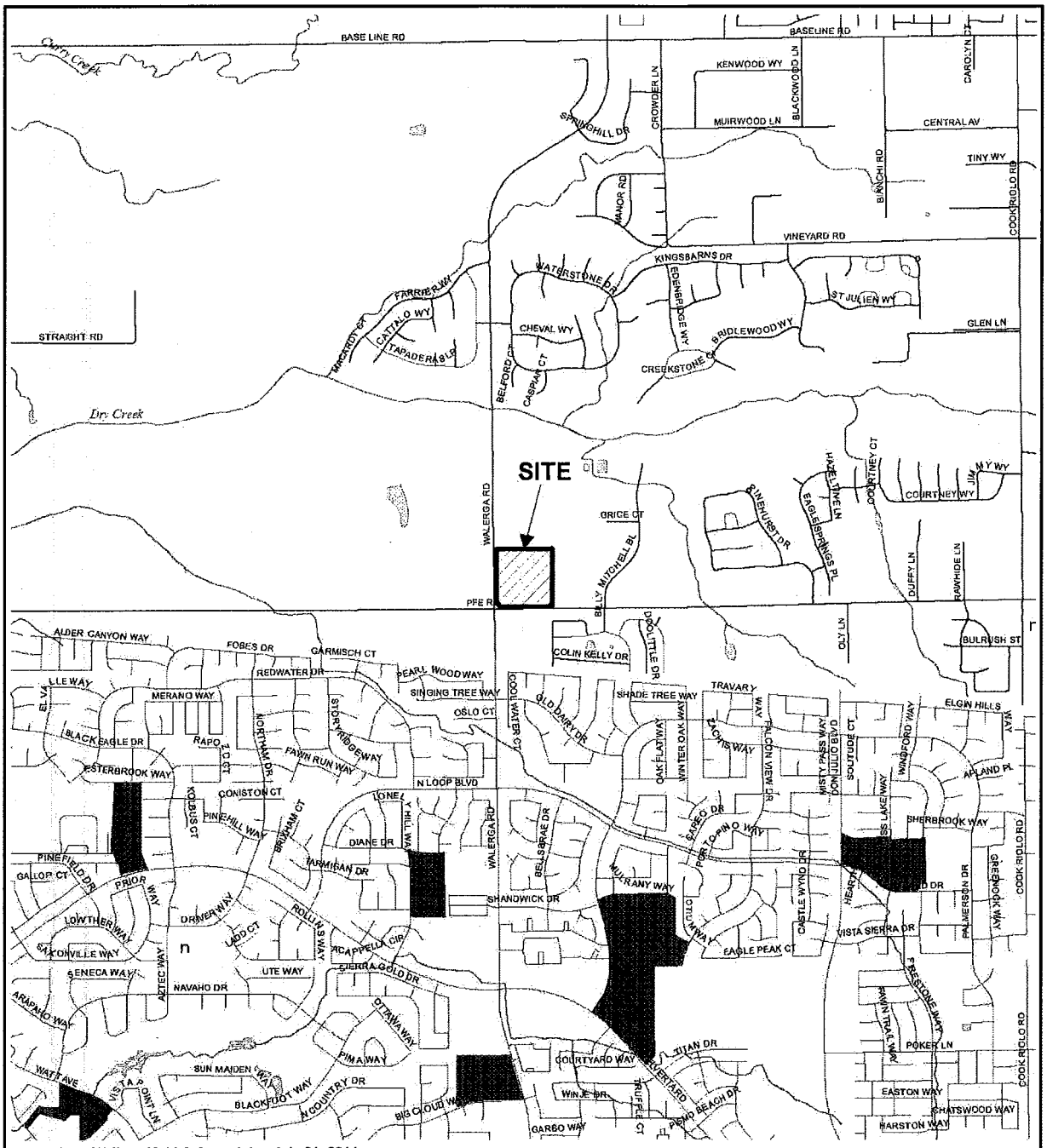

Figure from Wallace Kuhl & Associates July 21, 2014
Summary of Soil Sampling and Laboratory Analyses
Street data courtesy of Placer and Sacramento Counties.
Hydrography courtesy of the U.S. Geological Survey
acquired from the GIS Data Depot, December, 2007.
Projection: NAD 83, California State Plane, Zone II

RCH GROUP	FIGURE 1 MORGAN KNOLLS Project Vicinity Map	FIGURE 1	
		DRAWN BY	TJC
		CHECKED BY	NMM
		PROJECT MGR	DBN
		DATE	8/13
		WKA NO. 6828.02	

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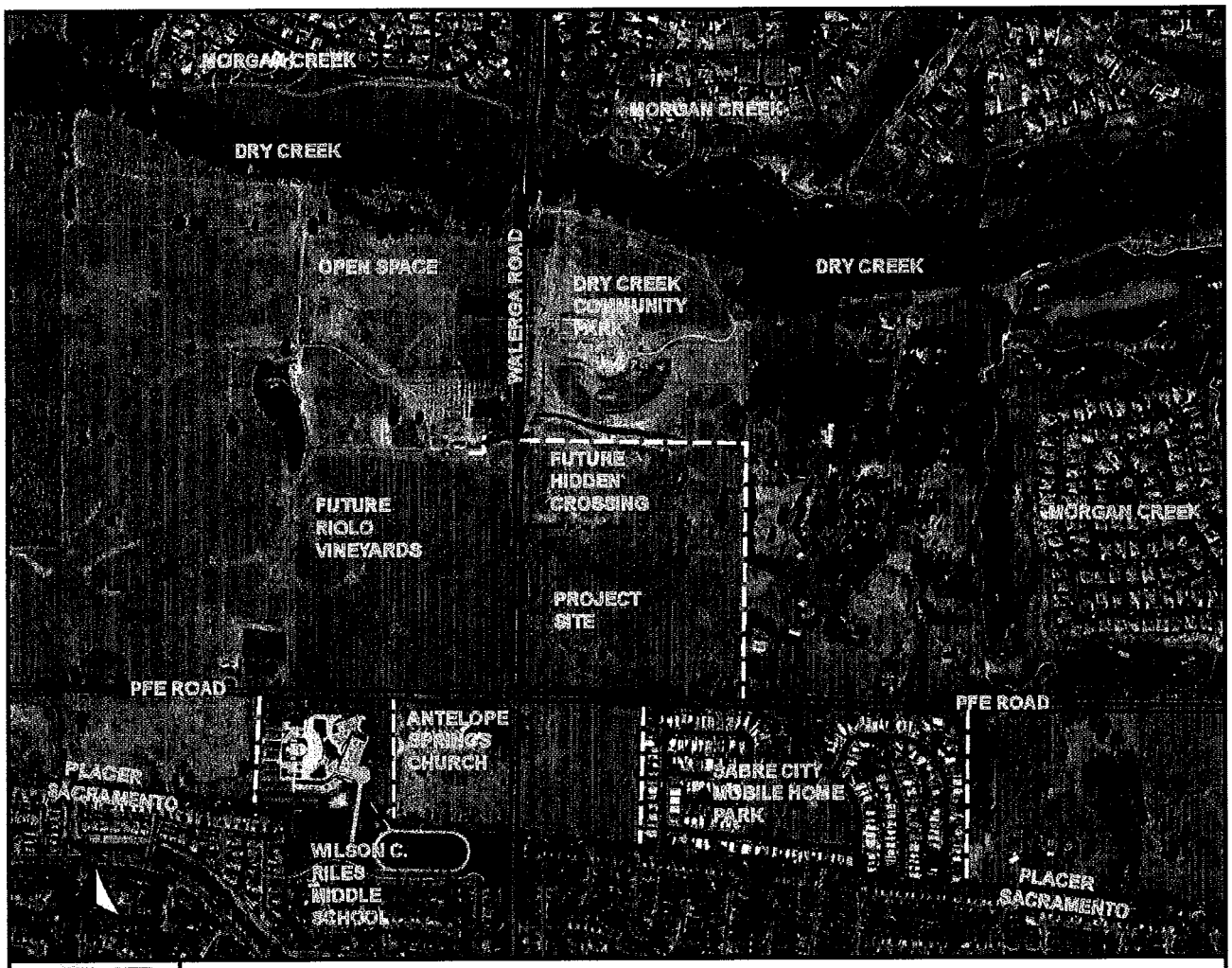
Figure 2: Adjacent Land Uses



RCH GROUP

FIGURE 2
MORGAN KNOLLS
Adjacent Land Uses

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C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Dry Creek West Placer Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

It should be noted that the project is adjacent to the property analyzed in the Silver Creek EIR (Hidden Crossing). The Silver Creek EIR identified mitigation measures to reduce all environmental impacts to less than significant. Those mitigation measures have been reviewed and in many cases recommended in this Morgan Knolls Initial Study.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

a) A brief explanation is required for all answers including "No Impact" answers.
b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
    - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

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- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)		X		
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		X		

Discussion- Items I-1, I-2:
The project site adjoins an approved single-family residential development to the north and east, which is currently under construction. No scenic vistas or scenic resources within a state scenic highway would be affected by development of the proposed project. Therefore, there would be no impact.

Discussion- Item I-3:
Development of the proposed project would eliminate approximately 16.4 acres of undeveloped, grassland views from surrounding roadways and properties. Those views would be replaced with single-family residences. The proposed single-family residences would consist of a combination of single- and two-story designs. A noise wall with a view fence would be constructed at the fenceline of lots along both PFE and Walerga Roads, which would be consistent with the noise wall and view fence for the adjacent Hidden Crossing subdivision. Landscaping along both PFE and Walerga roads would also be consistent with the adjacent Hidden Crossing subdivision.

The proposed project would impact the existing visual character of the project site because the project site is currently an undeveloped grassland. However, the project site (as well as the surrounding area) was anticipated for development within the Dry Creek West Placer Community Plan. The construction of single-family residences with noise walls and view fences adjacent to PFE and Walerga Roads would be consistent with the visual characteristics of the site because of the adjacent Hidden Crossing Subdivision. The proposed project would be compatible with other adjacent existing residential developments and future planned developments. Impacts to aesthetics would be less than significant with incorporation of Mitigation Measure I.1.

Mitigation Measures- Item I-3:

MM I.1 No interior street lighting shall be installed except for the minimum required by the Department of Public Works. County required street lighting at intersections shall be designed to be consistent with those installed at the adjacent Hidden Crossing subdivision. All required street lighting of the Morgan Knolls Subdivision shall be low intensity and directed downward, with fully-cutoff, fully shielded light fixtures to help control light spill and glare. No uplighting of landscaping or entrance signage along common lots situated along Walerga Road shall be allowed. All outdoor lighting for the proposed project shall adhere to the guidelines available from the International Dark Sky Association.

Discussion- Item I-4:
Project development would change the landscape of the project site from an undeveloped grassland environment to one that is highly urbanized, which would result in the introduction of significant additional sources of light and potential glare. These sources include automobile headlights, structure lighting, and street lights. The Placer County Design Guidelines Manual encourages directing lighting away from adjacent residences and roadways (Placer County, 2003). The Placer County General Plan discourages lighting that shines unnecessarily onto adjacent properties or into the night sky (Policy 1.O.9). Mitigation Measure I.1 would reduce impacts to aesthetics to less than significant.

Mitigation Measures- Item I-4:

Refer to text in MM I.1.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- Item II-1:
There is no prime farmland, unique farmland, or farmland of statewide or local importance on the project site. Therefore, the proposed project would have no impact on farmland.

Discussion- Item II-2:
The proposed project would not conflict with the Placer County General Plan or other policies regarding land use buffers for agricultural operations. Therefore, the proposed project would have no impact.

Discussion- Item II-3:
The project site is currently zoned as 8.9 acres of Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc) as well as 7.5 acres of Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2). The entire parcel is proposed to be rezoned to Residential Single-Family, combining Agriculture with a Building Site combining district (RS-AG-B-X). With the proposed combining Agriculture zone district, the zoning would continue to be consistent with surrounding residential and agricultural uses. No portion of the project site is under a Williamson Act contract. Therefore, the proposed project would have no impact.

Discussion- Item II-4:
As discussed above in Item II-3, the project site is not currently zoned forest land, timberland or Timberland Production. . Therefore, the proposed project would have no impact on zoning of forest land or timberland.

Discussion- Item II-5:
The proposed project would not involve other changes in the existing environment that, due to their location or nature, could result in the loss or conversion of farmland or forest land to a non-agricultural or non-forest use. Therefore, the proposed project would have no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)		X		
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Items III-1, III-2, III-3:
The project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated as nonattainment for federal and state ozone standards, nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate matter standard (PM_{10}). The proposed project would be deemed potentially significant if it would result in emissions that exceed the established thresholds of significance of the PCAPCD.

Project operational emission sources would include automobiles, consumer products, and area sources (i.e., yard maintenance equipment and activities). There would be no wood burning fireplaces, boilers large enough to need an air permit, or any diesel generators. The homes could include natural gas fireplaces.

CalEEMod Version 2013.2 air quality assessment model was used to determine the air quality impacts of the proposed project. Maximum criteria pollutant emissions for project construction and operations, as well as PCAPCD project and cumulative significance thresholds are shown in **Table 2.**

TABLE 2

Criteria Pollutant	Unmitigated Maximum Project Emissions (lbs/day)	Mitigated Maximum Project Emissions (lbs/day)	PCAPCD Project Thresholds (lbs/day)	PCAPCD Cumulative Thresholds (lbs/day)	Exceed PCAPCD Significance Threshold(s)?
Construction NOx	81	81	82	NA	No
Construction ROG	69	69	82	NA	No
Construction PM10	21	21	82	NA	No
Operational NOx	8	7	82	10	No
Operational ROG	99	6	82	10	No
Operational PM10	20	4	82	NA	No

Source: CalEEMod Version 2013.2.2 and RCH Group 2014
Note: The table shows maximum daily project emissions in pounds (lbs) per day

As shown in **Table 2**, unmitigated emissions from the proposed project would be below all PCAPCD significance thresholds except for Project and Cumulative operational ROG. With implementation of MM III.1, the proposed

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project would not exceed PCAPCD significance thresholds for construction or operations of the proposed project. It is important to note that the proposed project would comply with all District Rules and State Regulations for construction and operations that are applicable to the proposed project. A Dust Control Plan would be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities. Therefore, air quality impacts would be less than significant with implementation of the following mitigation measure. **Mitigation Measures- Items III-1, III-2, III-3:**

> MM III.1 No woodstoves or wood burning fireplaces shall be included in the proposed project. The proposed project could include natural gas hearths.

Discussion- Item III-4:
Sensitive receptors are typically defined as facilities where sensitive populations (e.g., children, elderly, acutely and chronically ill) are likely to be located. Land uses associated with sensitive receptors, include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. Diesel particulate matter emissions can be carcinogenic over long exposure durations (i.e., most analyses consider exposure periods of 10 to 70 years). During construction, various diesel-powered vehicles and equipment would be in use on the site. California Air Resources Board (CARB) identified particulate matter from diesel-fueled engines as a Toxic Air Contaminant (TAC). The proposed project does not involve long-term operation of any stationary diesel engine or other major on-site stationary source of TACs. In addition, emissions of TACs resulting from construction-related equipment and vehicles would be minimal and temporary, affecting any given receptor for a period of days or weeks. The proposed project would not be expected to expose any sensitive receptors to a significant increase in individual cancer risk from TACs. Therefore, the air quality impacts to sensitive receptors would be less than significant. No mitigation measures are required.

Discussion- Item III-5:
Residential land uses are not typically associated with the creation of objectionable odors. Construction and operation of the proposed project would not create objectionable odors. The project site would not be affected by any existing objectionable odors in the area. The odor impact would be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,		X		

coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1, IV-2, IV-6:
A Jurisdictional Wetland Delineation and Preliminary Biological Resources Assessment for the project site was prepared by Barnett Environmental in August 2014. Barnett Consulting performed a field survey of the project site and queried the Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) Rare Plant Inventory for observations of special status species in the project vicinity. No special-status species were observed during the field survey and there are no records of special-status species on the project site.

The project site contains wetlands, but no vernal pools are present on the site. Crustacean species such as the fairy shrimp (*Branchineta lynchi*) are unlikely to occur on the site because the wetland swale contains flowing water. Flowing water could convey these species, but does not provide the preferred aquatic habitat (i.e., standing water) for them. Therefore, impacts to vernal pool crustaceans would be less than significant.

No Swainson's hawks were observed at the time of the field survey, but, the project site and vacant fields immediately to the east, north and south provide potential foraging habitat for Swainson's hawk and other hawk species nesting in the area. The nearest Swainson's hawk nest recorded in the CNDDB is approximately two miles from the project site. The project site is not within an already urbanized (i.e. infill) area, and is located immediately adjacent to annual grassland, therefore the loss of grassland habitat upon which the proposed project would be constructed would result in a potentially significant impact.

The project site also contains potential habitat for the burrowing owl. There is a 2007 burrowing owl observation recorded in the 2014 CNDDB database approximately three miles to the east of the project site. Although there were no burrowing owls observed on the project site during the field survey, the proposed project would result in potentially significant impacts to this species if there are active burrows on the project site during project construction.

The following mitigation measures would reduce potential impacts to special-status species on the project site to less than significant.

Mitigation Measures- Items IV-1, IV-2, IV-6:

MM IV.1 To address the potential loss of Swainson's hawk foraging habitat, the developer shall consult with the California Department of Fish & Wildlife (CDFW) to determine the appropriate mitigation. Mitigation for the loss of Swainson's hawk foraging habitat would likely occur through the purchase of grassland habitat credits at a location approved by CDFW. The appropriate ratio for mitigation shall be 0.75:1 acres of grassland habitat, or other ratio approved by CDFW.

MM IV.2 The *Staff Report on Burrowing Owl Mitigation*, published by CDFW (1995), recommends that preconstruction surveys be conducted to locate active burrowing owl burrows in the construction area and in a 250-foot-wide buffer zone around the construction area. The following language shall be included on the Improvement Plans:

The project proponent or its contractor shall retain a qualified Wildlife Biologist to conduct preconstruction surveys for active burrows according to the CDFW guidelines. The preconstruction surveys shall include a nesting season survey conducted in the spring /summer prior to initiation of the proposed project. Should occupied burrows be discovered on the project site, the following measures shall be followed:

- Occupied burrows shall not be disturbed during the breeding season (February 1– August 31). A minimum 250-foot buffer shall be maintained around an occupied burrow during the breeding season, unless otherwise determined during coordination with DFW.

- If owls are present at the site and must be moved following the breeding season, passive relocation techniques (e.g., installing one-way doors at burrow entrances) shall be used to relocate the owls from the construction site. The passive relocation activities shall be limited to the non-breeding season (September 1–January 31) and a minimum of one week should be allocated to accomplish passive relocation to allow the owls to acclimate to alternate burrows.

- If owls must be moved away from the construction area, the project proponent will acquire and permanently protect – near the project area – a minimum of 6.5 acres of foraging habitat per occupied burrow identified in the project area. The location of the protected lands shall be determined in coordination with CDFW. The project proponent shall prepare a monitoring plan, and provide long-term management and monitoring of the protected lands. The monitoring plan shall specify success criteria identify remedial measures, and require an annual report to be submitted to CDFW.

Discussion- Item IV-3
An Arborist Report and Inventory Summary prepared for the project site by Sierra Nevada Arborists in August 2013 identified one Blue Oak tree and two Valley Oak trees within the boundaries of the project site (Sierra Nevada Arborists, 2013). Three oak trees is not enough to constitute oak woodlands, therefore the proposed project would not result in the loss or conversion of oak woodlands.

Discussion Items- IV-4, IV-5:
A wetland delineation of the project site was conducted by Barnett Environmental in April 2013 and was revised in August 2014 using the U.S Army Corps of Engineers guidance on delineations in drought conditions. The delineation determined that the project site contains 0.48 acres of wetland swale, which would be filled during construction. Wetlands are considered sensitive habitats under the Dry Creek-West Placer Community Plan. Waters including wetlands determined to be jurisdictional, are regulated by the Army Corps of Engineers, and consequently, impacts resulting from the project construction would be considered potentially significant. The Implementation of following mitigation measure would reduce this impact to less than significant.

Mitigation Measures- Items IV-4, IV-5:

MM IV.3 Prior to the approval of Improvement Plans, all potential jurisdictional waters of the U.S. shall be verified by the Corps. The appropriate section 404 permit, expected to be a Nationwide Permit, shall be acquired prior to any fill activities or discharges within jurisdictional wetlands. Any waters of the U.S. that would be lost or disturbed shall be replaced or rehabilitated to "no-net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the Corps.

A Section 401 Water Quality Certification, or waiver thereof, shall be obtained from the Central Valley Regional Water Quality Control Board before a Section 404 permit becomes valid. Consultation with the CDFW would be conducted to determine if a Lake or Streambed Alteration Agreement (Fish and Wildlife Code 1602) would be required for the proposed project, the applicant must submit verification of compliance with CEQA requirements (i.e. Notice of Determination) to both CDFW and the RWQCB before the agencies can issue a final Lake or Streambed Alteration Agreement, or Water Quality Certification.

Discussion- Item IV-7:
The Arborist Report and Inventory Summary identified 18 living trees totaling 377 aggregate diameter inches on the project site that fall within the specifications of the Placer County Tree Preservation Ordinance (Sierra Nevada Arborists, 2013). These trees consist of 17 Black Walnut trees, one Blue Oak tree, and two Valley Oak trees. It is expected that removal of all these trees would be necessary in order to grade the site in preparation for the construction of the project. Removal of the onsite trees protected by the Placer County Tree Preservation Ordinance would result in a potentially significant impact. The County Tree Preservation Ordinance and Dry Creek-West Placer Community Plan provide protection for native oak trees measuring over six inches diameter breast height and provide mitigation measures for an oak conservation program. The implementation of the following mitigation measure is consistent with the Placer County Tree Ordinance, and would reduce impacts to less than significant.

Mitigation Measures- Item IV-7:

MM IV.4 Prior to the approval of Improvement Plans, trees protected by the Placer County Tree Preservation Ordinance, which are identified for removal, and/or trees with disturbance to its critical root zones, shall be mitigated through payment of in-lieu fees. A tree replacement mitigation fee of $100 per diameter inch at breast height for each protected tree removed or impacted or the current market value, as established by an Arborist, Forester, or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

Discussion Item- IV-8:

The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Community Conservation Plan, or other approved local, regional habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)		X		
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)		X		
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)		X		
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)		X		

Discussion- Items V-1, V-2, V-3, V-4, V-6:

According to the *Cultural Resources Inventory Report* prepared for the proposed project by ECORP Consulting, Inc. in September 2013, no previously recorded cultural resources were identified on the property as a result a records search, and no new cultural resources were identified during a field survey performed on July 31, 2013. No historical resources as defined by CEQA and no Historic Properties as defined by the regulations implementing Section 106 of the NHPA (36 CFR Part 800) have been identified in the project area. The results of a field survey and record search performed by Consulting Paleontologist suggest that it is highly unlikely that ground disturbing activities during construction would encounter any significant paleontological resources on the project site (Finger, 2013).

Although there is no evidence of cultural resources on the project site, it is possible that a potentially significant impact would occur if previously undiscovered cultural resources were inadvertently exposed during project construction. Both CEQA and Section 106 of the National Historic Preservation Act Require the lead agency to address any unanticipated cultural resource discoveries during project construction. The following mitigation measures would reduce impact of unanticipated discoveries to less than significant.

Mitigation Measures- Items V-1, V-2, V-3, V-4, V-6:

MM V.1 Mitigation for inadvertently discovered archaeological resources. If human remains are encountered during the course of project activities, all work in that area shall halt and the County coroner and Native American Heritage Commission shall be notified immediately. In addition, a qualified professional archaeologist shall be notified immediately in order to assess the resource value as soon as possible, and develop measures to avoid, minimize or mitigate adverse effects to such properties.

If archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately within 60 feet of the area and a SOPA-certified (Society of Professional Archaeologists) and/or Register of Professional Archaeologist shall be retained to evaluate the deposits. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided in the general notes section of the Improvement Plans for the proposed project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

MM V.2 Mitigation for inadvertently discovered historical resources. All project personnel shall be informed about potential archaeological or historical resources and procedures to follow if a discovery is made. Historic resources that may be identified, but are not limited to house foundations, wells, privies, machine or hand solder cans, and colored bottle glass fragments. All of the resources both prehistoric and historic are considered significant until determined otherwise.

Prior to the start of any grading, construction crews shall be trained in the identification of archaeological resources prior to commencing ground-disturbing activities. This training shall include: (1) proper identification of archaeological deposits; (2) the procedures to be followed in the event of such a discovery: (3) an understanding of the importance of protecting cultural resources; and (4) an overview of applicable laws, statutes and ordinances. Training will be conducted by a Society of Professional Archaeologists (SOPA)-certified archaeologist in person, and written materials will be provided to each trained crew member, who will be required to sign that he or she has received the training, understands it, and agrees to abide by it.

MM V.3 Should any fossil bones or teeth be unearthed during construction, all work in its immediate vicinity should be diverted until a paleontologist assesses its scientific value and, if deemed significant, salvages the find for deposition in an accredited and permanent scientific institution (e.g., UCMP or Sierra College). The paleontologist will then reassess whether a monitoring program would be advisable for the remainder of planned excavations.

MM V.4 If subsurface deposits believed to be cultural or human in origin are discovered during construction, then all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. A Native American monitor, following A Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required.

Work cannot continue within the no-work radius until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR.

If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations to evaluate eligibility and, if eligible, total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.

Discussion- Item V-5: There are no existing religious or sacred uses on the project site, therefore the project would result in no impact.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Item VI-1:
A Geotechnical Engineering Report for Morgan Knolls was prepared by Wallace-Kuhl & Associates in August 2013. The report concluded that the native soils on the project site are capable of providing adequate support for the proposed residential structures and pavements and that new engineered fill that is properly placed and compacted in accordance with the recommendations of this report will be capable of supporting the proposed residential structures and pavements. The proposed project would not expose people or structures to unstable earth conditions or changes in geologic substructures, therefore impact would be less than significant. No mitigation measures are required.

Discussion- Items VI-2, VI-3:
Project construction would result in the compaction, disruption, and displacement of soil. Grading of the project site would alter site topography and change ground surface relief features. The anticipated construction activities would likely include shallow cut and fill slopes for building and trench excavation which could result in some potential for ground instability. The implementation the following mitigation measures would reduce this impact to less than significant.

Mitigation Measures- Items VI-2, VI-3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical movements as required by the conditions for the project as well as pertinent topographical features both on- and off-site. All existing proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall

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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 Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. 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 in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of the estimate 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 rations, 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.

MM VI.3 The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on the following:

A) Road, Pavement, and parking area design;
B) Structural foundations, including retaining wall design (if applicable);
C) Grading practices;
D) Erosion/winterization;
E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.);
F) Slope stability.

Once approved by the ESD, two copies of the final report shall be provided to the ESD, and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earth-work has been performed in conformity with recommendations contained in the report. If the soils report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans, in the Development Notebook, in the Conditions, Covenants, and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s).

MM VI.4 Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

Discussion- Item VI-4:
The project site does not contain any unique geologic or physical features. Impacts to unique geologic or physical features would be less than significant. No Mitigation Measures are required.

Discussion- Items VI-5, VI-6:
The entire site will be disturbed by grading activities, increasing the risk of erosion and creating a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. According to the Geotechnical Engineering Report for the proposed project, the near surface soil conditions on the site generally consist of sandy silts and silty sands, that may be susceptible to erosion by wind or surface run-off that occurs during intense rainfall. Erosion of soils on the project site could be potentially significant as the site is located approximately one-half mile from the main stem of Dry Creek. The erosion control measures contained in the following mitigation measures would reduce project related erosion impacts to less than significant.

Mitigation Measures- Items VI-5, VI-6:

MM VI.5 The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual (LDM) and the Placer County Storm Water Management Manual that are in effect at the time of submittal to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the 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 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 to prevent the discharge of pollutants to storm water to the maximum extent practicable.

MM VI.6 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater permit and shall provide to ESD evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.7 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions. Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

Discussion- Item VI-7:
The project site is not underlain by any active faults and is not located within an Alquist-Priolo Fault Study Zone. In addition, all development on the site will be required to comply with the California Building Code, and compliance with these standards would minimize the potential for adverse impacts to people and property as a result of seismic activity. Due to the gently rolling topography of the project site, the potential for landslides and mudslides on the project site is low. The proposed project would not exposure people or property to geologic or geomorphological hazards, therefore impacts would be less than significant. No mitigation measures are required.

Discussion- Item VI-8:
As discussed in Discussion Item VI-1, the geotechnical report prepared for the proposed project concluded that native soils and the engineered fill to be used on the project site are capable of providing adequate support for the proposed residential structures and pavements. Based upon the results of subsurface exploration, Wallace-Kuhl & Associates conclude that the potential for liquefaction occurring at the site is very low. The proposed project would not be located on a geological unit or soil that is unstable, therefore impacts would be less than significant. No mitigation measures are required.

Discussion- Item VI-9:
According to the Geotechnical Engineering Report prepared for the proposed project, laboratory testing of the near-surface soils indicates they possess low expansion potential. Expansive clays may occasionally be present on the project site, generally within low lying areas or as a thin layer directly above the cemented soils. These materials could create soil expansion problems if present at or near finished pad elevations, but it is anticipated that if expansive clays are encountered they will be either mixed with on-site granular soils and placed at depth within fills, or completely removed from the upper 12 inches of building pads. Therefore, impacts of expansive soils would be less than significant. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion- Items VII-1, VII-2:
The Placer County Air Pollution Control District (PCAPCD) currently has not established a threshold of significance for construction or operational related greenhouse gas (GHG) emissions. However, the PCAPCD accept the recently-adopted Sacramento Metropolitan Air Quality Management District (SMAQMD) Threshold for GHG emissions because it successfully went through the CEQA process. Therefore, the SMAQMD GHG emissions significance threshold of 1,100 metric tons (MT) carbon dioxide equivalent (CO_2e) per year will be used in this analysis to determine the significance of the annual GHG emissions of the project.

The proposed project would result in greenhouse gas (GHG) emissions from several months of construction activities and operational GHG emissions from long-term activities by the residences. Construction emissions would mainly occur directly from on-site off-road heavy-duty equipment. Construction GHG emissions would be approximately 554 MT CO_2e.

Project operations would generate GHG emissions for the life of the proposed project. Operational emissions would mainly occur from motor vehicles and energy use by the residences. The operational GHG emissions of the proposed project would be approximately 1,035 MT CO_2e per year.

The PCAPCD recommends a GHG significance threshold of 1,100 MT CO_2e per year with the construction emissions of the project amortized over the life of a project and added to the operational emissions. If amortized over 30 years, construction emissions of the proposed project would be approximately 19 MT CO_2e per year. After amortized construction emissions are added to the operational emissions, the total GHG emissions of the proposed project would be approximately 1,054 MT CO_2e per year. The GHG emissions of the proposed project would be below the SMAQMD significance threshold of 1,100 MT CO_2e per year. Therefore, the proposed project would have a less-than-significant impact on GHG emissions. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Background:
A Phase I Environmental Site Assessment (ESA) dated August 19, 2013 was prepared by Wallace-Kuhl & Associates (WKA) for the project site (WKA, 2013b). The purpose of the Phase I ESA was to assess the project site for evidence of Recognized Environmental Conditions (RECs).

Historical land use research revealed that the site appeared to be grass-covered land in 1947, used for agricultural purposes from at least 1952 to at least 1981, and has been fallow land since at least 1993. Neighboring facilities to the project site were also reviewed and the ESA concluded that none of the neighboring facilities reviewed would be likely to have a negative impact on the site. The Phase I ESA concluded that there was no evidence of RECs in connection with the project site. However, Phase I ESA recommended that the surface soils be sampled to evaluate impacts from past agricultural use if the project site was to be used for a sensitive land use (e.g., residential).

Based upon the recommendations of the Phase I ESA and the proposed residential use (a sensitive land use), a Phase II ESA was conducted. The Phase II sample plan was based on the past historical agricultural uses of the project site. A Summary of Soil Sampling and Laboratory Analyses dated July 21, 2014 was prepared by WKA (WKA, 2014). The purpose of the Phase II ESA was to analyze the presence of organochlorine pesticides, arsenic and lead.

The laboratory results revealed that organochlorine pesticides were not present in any of the soil samples at a concentration exceeding the laboratory reporting limits. Arsenic was not present in any soil sample at a concentration exceeding the California Department of Toxic Substances Control (DTSC) default background concentration for California soil. Lead was not present in any soil sample at a concentration exceeding its California Human Health Screening Level (CHHSL).

WKA concluded that the results of the soil sampling and laboratory analyses indicate the soil is acceptable for residential land use development (WKA, 2014).

Discussion- Item VIII-1:
During construction, the use of hazardous substances would be limited in nature and subject to the standard handling and storage requirements. The proposed project does not propose to use or store hazardous materials. Impacts related to the handling, transport, use or disposal of hazardous materials would be less than significant. No mitigation measures are required.

Discussion- Item VIII-2:
During construction activities associated with site preparation and development, hazardous materials such as fuel would be used and stored on the project site. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including CAL-OSHA requirements and instructions of the manufacturer. Therefore the risk of accident or upset conditions involving the release of hazardous materials is less than significant. No mitigation measures are required.

Discussion- Item VIII-3:
The project site is located 0.2 miles northeast of Wilson C. Riles Middle School. However, due to the dispersive properties of diesel particulate matter, the impact from construction equipment to children at this school is less than significant. The proposed residential subdivision is not the type of use which would emit hazardous emissions, substances or waste; therefore, impacts to the school would be less than significant. No mitigation measures are required.

Discussion- Item VIII-4:
The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the proposed project would have no impact.

Discussion- Items VIII-5, VIII-6:
The project site is not located within two miles of a public airport or public use airport or in the vicinity of a private airstrip. The proposed project would not result in an airport safety hazard for people residing in the project area.

Discussion- Item VIII-7:
Site development activities would include removal and thinning of vegetation on the project site, thereby reducing the effect of wildland fires. The proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, therefore impacts would be less than significant. No mitigation measures are required.

Discussion- Items VIII-8, VIII-9:
The proposed project would not create any health hazard or potential health hazard or expose people to existing sources of potential health hazards. Therefore the proposed project would have no impact.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		

5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

Discussion- Item IX-1:
The proposed project would not violate any potable water quality standards as it would utilize surface water treated by Cal-Am. A "Will Serve" letter would be required from Cal-Am as a condition of approval for the proposed project. Therefore, there would be no impact.

Discussion- Items IX-2, IX-11:
The proposed project would use of treated surface water from Cal-Am. The project is not located in an area where soils are conducive to groundwater recharge. There would be no direct impacts to groundwater supply, recharge or direction due to well withdrawals, therefore impacts to groundwater would be less than significant. No mitigation measures are required.

Discussion- Items IX-3, IX-4:
The proposed project would result in a change to the onsite drainage pattern and increase in impervious surfaces on the project site, as a result of the construction of proposed roadways, new homes and driveways. Increased impervious surfaces would increase the rate and volume of storm water runoff on the project site. This increased surface runoff could contribute to localized or downstream flooding and result in a potentially significant impact.

A new drainage system would be constructed as part of the proposed project, and is described in a Preliminary Storm Drainage Report prepared by Meredith Engineering in January 2014. The storm drain system for the subdivision would be comprised of two separate drainage networks, both flowing towards the main stem of Dry Creek, located approximately one-half mile from the project site. Each network would be comprised of a series of CalTrans Type G0 drainage inlets, appropriately sized HDPE storm drain pipes, Placer County Standard U-7 SD Manholes (at junctions), a Continuous Deflective Separation (CDS) type or equivalent water quality device, and would terminate with an outfall or connection to the existing storm drain under construction for the Hidden Crossing Subdivision (Meredith Engineering, 2014).

The Preliminary Storm Drainage Report modeled the proposed system by calculating the peak flows for the project site and determining the velocities and capacities of the proposed pipe system based on these peak flows. The result showed that the hydraulic grade line (HGL) for the storm drain network is maintained in the pipe (is more than one foot below the rim grade) and that all of the manholes and inlets should contain the ten-year peak flows with no damage to the structural integrity of the system. The proposed project is designed to incorporate low impact development (LID) design standards by conforming the site to the existing landform and replicating the natural drainage pattern of the site as well as providing disconnected downspouts and yard drain emitters set back from the roadway to allow for infiltration. Should the storm drain system become blocked or cease to function entirely,

overland release points are designed into the system. The overland release assures that runoff will drain to the ultimate discharge point in the event of a failure (Meredith Engineering, 2014).

The Preliminary Storm Drainage Report results indicated that the post-development 100-year flow could slightly exceed pipe capacity at the existing Walerga Road culvert crossing. The Applicant has proposed to replace the existing Walerga Road culvert crossing with a new concrete or plastic drain pipe with an increased slope for improved flow characteristics. The minimal increase in 100 year conveyance will be mitigated with two bioretention areas that will receive flows from the storm drain system and provide for increased on-site infiltration.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan dated 1992 in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area based on the 1992 plan included local, on-site detention where necessary to reduce post-development flows from the ten and 100-year storms to pre-development levels as well as flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. A recently adopted Update to the Dry Creek Watershed Flood Control Plan dated November 2011 concluded that land development projects are no longer required to provide onsite stormwater detention within the Dry Creek Watershed unless existing downstream drainage facilities cannot accommodate the project's increases in stormwater runoff. Therefore, this project is not required to provide stormwater detention.

However, Dry Creek Watershed fees are still required as mitigation measures for new projects within the Dry Creek Watershed. If these fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts and the payment of Dry Creek Watershed fees are required as mitigation measures.

Furthermore, since the proposed project would alter drainage patterns on the project site, a final preliminary drainage report would be required with the Improvement Plans for the proposed project to substantiate the preliminary drainage design. The impacts of the proposed project associated with altering the existing drainage pattern of the site and increasing the rate or amount of surface runoff would be mitigated to a less-than-significant level by implementing the following mitigation measures.

Mitigation Measures- Items IX-3, IX-4:

Mitigation measures MM VI.1, MM VI.2, and MM VI.5 (See Geology and Soils Section VI).

MM IX.1 The Improvement Plan shall how that drainage facilities, for purposes of collecting runoff on individual lots, are designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall comply with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Division. These facilities shall be constructed with subdivision improvements with easements provided as required by Engineering and Surveying Division. Maintenance of these facilities shall be provided by the homeowners' association and annual notification to the County that annual maintenance of the Stormwater Quality BMPs has occurred is required.

MM IX.2 The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies. Prior to Improvement Plan or Final Subdivision Map(s) approval, the Final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division:

A) Walerga Road culvert crossing

MM IX.3 The proposed project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). The current estimated development fee is $224 per single family residence, payable to ESD prior to Building Permit issuance. The actual fee shall be the current fee in effect at the time payment occurs.

MM IX.4 The proposed project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is $35 per single family residence. The actual fee shall be the current fee in effect at the time payment occurs.

Discussion- Items IX-5, IX-6:
Contaminated runoff from the site could potentially cause negative water quality impacts on Dry Creek. Potential water quality impacts may occur during proposed project construction and after proposed project development. During construction the increased area of disturbed soils would result in increased erosion and potentially introduce sediment into storm water during rain events. After construction is completed, the increased runoff from areas of new impervious surfaces would increase the potential for erosion and the amount of sediment in storm water runoff. Post construction runoff from the proposed project could potentially contain urban contaminants such as oil and grease, coliform bacteria, gas and diesel fuels, nitrogen phosphorus, heavy metals, and suspended solids. High concentrations of pollutants and sediment have the potential to impact fisheries and other uses such as recreation, domestic water supply, and cold water habitat. Therefore, the polluted water runoff from the proposed project would have a potentially significant impact.

Coverage under the General Construction Storm Water Permit would be obtained prior to performing any land disturbing activities. As part of the requirements of the General Permit, a Storm Water Pollution Prevention Plan (SWPP) would be prepared for the proposed project. The SWPP would be designed to reduce or eliminate pollutant discharges to surface waters. The SWPP practices would apply to both the original construction undertaken by the project proponent, and the subsequent home site improvements. It would specify the implementation of site-specific Best Available Techniques (BAT) and /or BMPs. Monitoring of the BATs and BMPs would be performed pursuant to the requirements of the General Permit. Implementation of BATs/BMPs would help meet storm water discharge water quality criteria for the proposed project by capturing pollutants before they enter the waterways.

Monitoring of all BATs and BMPs would be performed for the duration of coverage under the General Construction Storm Water Permit. Monitoring consists of performing routine and storm-based site inspections and making specific recommendations to the project manager, such as installing additional BMPs and performing maintenance on existing BMPs. Typical construction-related (temporary) BMPs and BATs that could be implemented as part of the proposed project include, but are not limited to, the following:

- Application of a street-sweeping program to remove potential contaminants from street and roadway surfaces before they reach drainage inlets or discharge locations.

- Proper installation of erosion control measures to all disturbed areas including, but not limited to, the installation of straw mulch, hydraulic mulch, hydroseed, and erosion control blankets.

- Proper installation of sediment control measures below all areas that have a moderate to high potential for erosion. Sediment control measures to be installed on-site include, but are not limited to, silt fence, straw wattles, gravel bag check dams, sediment traps, drainage inlet (DI) bags and gravel bags.

The implementation BAT/BMPs would help meet storm water discharge water quality criteria for the proposed project by capturing urban runoff pollutants before they can enter the area waterways. In addition, the proposed drain systems would comply with LID design standard requirements described in section E.12 of the state permit, and include the use of a CDS device near the discharge point that would be designed to treat the required water quality flows remaining after incorporated infiltration methods have reduced the project runoff. The implementation of the above permitting requirements as well as the following mitigation measures would reduce the impacts of polluted water runoff to less than significant.

Mitigation Measures- Items IX-5, IX-6:
Mitigation measures MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, and MMVI .7 (See Geology and Soils Section VI).

MM IX.5 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering

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and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed 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: bioretention areas/swales and water quality vaults. 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 insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM IX.6 The proposed project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The proposed project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The proposed project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management.

MM IX.7 Provide an Irrevocable Offer of Dedication on the Improvement Plans and Final Map to the satisfaction of the ESD and DRC for easements as required for access to, and protection and maintenance of post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM IX.8 The Improvement Plans shall include the message details, placement, and locations showing that 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 /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The homeowners' association is responsible for maintaining the legibility of stamped messages and signs.

MM IX.9 Applicant or Homeowners' association shall distribute printed educational materials highlighting information regarding the stormwater facilities/Best management Practices (BMP's), recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook.

Discussion- Item IX-7:
The proposed project would result in urban storm water runoff. Standard BMPs would be used to prevent erosion, reduce stormwater runoff, and mitigate downstream drainage impacts. The proposed project would not substantially degrade ground water quality. There would be no impact.

Discussion- Items IX-8, IX-9, IX-10:
The project site is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary of Flood Insurance Rate Map or other flood hazard delineation map. The proposed project would not place housing or other improvements within a 100-year flood hazard area, and therefore people or structures would not be exposed to a significant risk of loss, injury or death involving flooding. There would be no impact.

Discussion- Item IX-11:
The proposed project will not utilize groundwater and will not alter the direction of rate of flow of groundwater. There would be no impact.

Discussion- Item IX-12:
The project site is located approximately one-half mile from the main stem of Dry Creek within the Dry Creek watershed, which is a tributary to the Sacramento River. The proposed project is not located in close proximity to an important surface water resource, therefore impacts would be less than significant. No mitigation measures are required.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)			X	
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)		X		
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)			X	

Discussion- Item X-1:
The proposed project would not physically divide an established community. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-2:
The project site is currently designated for Commercial and Low Density Residential land uses. The project site has split zoning, and is currently zoned Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc) on the corner of Walerga and PFE Roads, and Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2) on the periphery. The project proposes a Dry Creek West Placer Community Plan Amendment to create a new land use category within the Community Plan for Medium Density Residential land uses, allowing

two to four dwelling units per acre. The proposed project's density of 3.5 dwelling units per acre would be comparable to the approved adjacent subdivisions to the north, east and west. No other land use designation changes within the Dry Creek West Placer Community Plan area are included with the proposed project. The proposed land use designation change of the site from Low Density Residential to Medium Density Residential does not affect the level of impacts previously discussed, as the number of proposed units and site design remains identical to the originally-proposed project. The proposed project also requests a rezone to Residential Single-Family, combining Agriculture with a Building Site combining district (RS-AG-B-X) as part of the proposed project. If commercially developed, the portion of the project site currently zoned CPD-Dc and designated for Commercial would result in more vehicle trips compared to the proposed project. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-3:
The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-4:
The project site adjoins an approved single-family residential development (Hidden Crossing) that is currently under construction. Land uses in the proximity of the proposed project include residential subdivisions, churches, schools and recreation areas. The development would not result in incompatible uses or the creation of land use conflicts. As discussed above, the density of the proposed project is comparable to that of adjacent subdivisions. Therefore, the proposed project would have less-than-significant impact. No mitigation measures are required.

Discussion- Item X-5:
The project site is currently undeveloped. There are no agricultural and timber resources or operations on the project site. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-6:
The proposed project would not disrupt or divide the physical arrangement of an established community. The roads within the proposed project would connect with those from the adjacent residential subdivision, Hidden Crossing. The County requires any privately-initiated proposal to amend a Community Plan land use designation of Commercial to a land use designation of Single-Family Residential to include an affordable housing component. The County has worked with the developer to analyze the needs and mitigation for affordable housing, and the developer proposes to pay an in-lieu fee instead of constructing four affordable housing units at the project site. The in-lieu fee would be amortized over the 61 lots, and would be determined at the time of issuance of each building permit. With the implementation of the following mitigation measure for in-lieu fees, the impacts to low-income housing were determined to be less than significant.

Mitigation Measure- Item X-6:

> MM X.1 The proposed project is subject to in-lieu fees for affordable housing, pursuant to the "Placer County Affordable Housing Requirement, Housing Element Policy B-12". The current estimated in-lieu fee is $2,033 per single-family residence, payable to Placer County prior to Building Permit issuance. The actual fee shall be the current fee in effect at the time payment occurs.

Discussion- Item X-7:
The project site is currently designated for Commercial and Low Density Residential land uses and was anticipated for development within the Dry Creek West Placer Community Plan. Rezoning the project site from Commercial Planned Development, combining Design Scenic Corridor (CPD-Dc), and Residential Single-Family, combining Agriculture, with a minimum lot size of 20,000 square feet, and a Planned Development with a maximum of 2 residences per acre (RS-AG-B-20 PD=2) to Residential Single-Family, combining Agriculture, with a Building Site combining district (RS-AG-B-X) would not be considered a substantial alteration of the land use of the area, as the adjacent parcels have already been approved (and some are under construction) for single-family residential subdivisions at similar densities. Therefore, the proposed project would not substantially alter the present or planned use of the project area and thus would have a less-than-significant impact. No mitigation measures are required.

Discussion- Item X-8:
The proposed project would not be expected to cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, the proposed project would have a less-than-significant impact. No mitigation measures are required.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)			X	
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)			X	

Discussion- Items XI-1, XI-2:
The project site is designated by the California Geologic Survey as MRZ-4, an area of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. The Mineral Land Classification of Placer County, California (CDMG 1995) does not identify any documented mines, including aggregate operations, near the project vicinity. Therefore, the potential that mineral resources on the project site would be rendered inaccessible would be considered less than significant. No mitigation measures are required.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X		
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1, XII-3:
The proposed project would expose people to traffic noise from PFE and Walerga Roads. An Environmental Noise Analysis for the proposed project was prepared by Bollard Acoustical Consultants in August 2013 (Bollard, 2013). The analyses determined that future (2025) exterior traffic noise levels are predicted to exceed the 60 dB Ldn exterior noise level standard applied by Placer County to the outdoor activity areas of new residential developments. Specifically, future noise levels in the yard areas of the lots located nearest to PFE and Walerga

Roads are predicted to be approximately 5 and 9 dB Ldn above the 60 Ldn standard, resulting in a potentially significant impact. The implementation of Mitigation Measures XII.1 through XII.3 would reduce traffic noise impacts to less than significant.

During the construction phases of the proposed project, noise from construction activities would add to the noise environment in the immediate project vicinity, exposing people at nearby homes to increased levels of noise. Activities involved in construction would generate maximum noise levels ranging from 85 to 88 dB at a distance of 50 feet. Section 9.36.030 of the Placer County Code exempts nose from construction activities occurring between the hours of 6:00 a.m. and 8:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. Construction noise exceeding adopted standards and occurring outside of the hours specified in the Placer County Code would be considered a significant noise impact. Mitigation Measure MM XII.4 through MM XII.6 would reduce construction noise impacts to less than significant.

Mitigation Measures- Items XII-1, XII-3:

MM XII.1 Solid noise barriers shall be constructed on lots fronting PFE and Walerga Roads. The barriers could take the form of earthen berms, masonry walls, or a combination of the two. The barriers shall have a minimum height of 6 feet along the PFE Road and 10 feet along Walerga Road. Barrier heights are specified relative to back yard elevation.

MM XII.2 Disclosure statements shall be provided within the CC&R's to prospective residents of this development identifying Walerga and PFE Roads as substantial local noise sources and informing residents that traffic noise levels can vary with daily volume of traffic, vehicle speeds, and percentages of trucks using the roadway.

MM XII.3 Air conditioning shall be provided for all residents of this development to allow occupants to close doors and windows as desired for additional acoustical isolation.

MM XII.4 The following standard note shall be required on Improvement Plans:
"Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs four feet by four feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations."

MM XII.5 All project construction equipment with internal combustion engines shall be fitted with manufacturer's mufflers or the equivalent and be maintained in good working order.

MM XII.6 Construction staging areas shall be located as far as practical from the nearest residences.

Discussion- Item XII-2:

There would not be a substantial permanent increase in ambient noise levels in the project vicinity due to the proposed residential development. Noise generated from the residents at the proposed project would mainly be the result of noise generated from the additional traffic. However, given the current high level of traffic on PFE and Walerga Roads, the noise from residential traffic generated by the proposed project would have minimal effect on the average noise levels on Walerga and PFE Roads, and permanent increases in ambient noise levels from the proposed project would be less than significant. No mitigation measures are required.

Discussion- Items XII-4, XII-5:

The project site is not located within two miles of a public or private airstrip. There would be no impact from airport noise.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XIII-1:
Build-out of project site was anticipated under the Dry Creek/West Placer EIR. Population growth was adequately documented and planned for and would not create shortfalls in necessary services. Given the amount of development that has already occurred within the Community Plan or is contemplated through existing development applications, it is extremely unlikely that the development of the proposed project would facilitate or induce growth in areas not accounted for in the Community Plan. Therefore, the proposed project would not induce substantial population growth and this impact would be less than significant. No mitigation measures are required.

Discussion- Item XIII-2:
The project site is undeveloped and would result in a 61-unit single-family, residential subdivision. No existing housing would be displaced. Therefore, there would be no impact.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

Discussion- Item XIV-1:
Fire protection services would be provided by Station 100 of the Placer County Fire Department, Dry Creek Battalion, in cooperation with the Department of Forestry and Fire Protection. Funding for additional fire personnel and equipment would be provided in the short term by development fees collected to offset the additional demand for community services and in the long term by revenues generated by Placer County (such as property taxes or other mechanisms). Current staffing is adequate to provide services to the project area, therefore impacts to fire protection are less than significant. A "Will Serve" letter would be required from the Placer County Fire Department as a condition of approval for the proposed project. No mitigation measures are required.

Discussion- Item XIV-2:
The Placer County Sheriff's Department provides Law enforcement services to the project area. The project area is serviced by the South Placer Substation, which covers the area from Newcastle to the Sacramento County line. Funding for additional law enforcement personnel and equipment would be provided in the short term by development fees collected to offset the additional demand for community services and in the long term by revenues generated by Placer County (such as property taxes or other mechanisms). Current staffing is adequate to provide services to the project area, therefore impacts to sheriff protection are less than significant. A "Will Serve" letter would be required from the Placer County Sheriff Department as a condition of approval for the proposed project. No mitigation measures are required.

Discussion- Item XIV-3:
The project site is within the by Dry Creek Joint Elementary School District and Roseville Joint Union High School District. The school district(s) could require payment of school fees to support upgraded or new facilities to serve the additional school-age population in the project area. Since school fees are statutory and are required to be paid at the time of building permit application, funding is available to address individual and cumulative school demand impacts. Therefore, the impact of increased demand for schools is a less-than-significant impact. A "Will Serve" letter would be required from the aforementioned school districts as a condition of approval for the proposed project. No mitigation measures are required.

Discussion- Item XIV-4:
The proposed project would result in an increase in the number of residential dwellings within Placer County and an increase in the demand for maintenance of public facilities. Due to the size of the proposed project, additional maintenance of public facilities would not be needed to meet increased demand. Funding for additional personnel and equipment would be provided by revenues generated by Placer County (such as property taxes or other mechanisms), and development fees collected to offset the additional demand for public services. Therefore the increased demand on public services would be a less-than-significant impact. No mitigation measures are required.

Discussion- Item XIV-5:
The proposed project would not be increase the need for any other governmental services. Therefore the increased demand on other governmental services would be a less-than-significant impact. No mitigation measures are required.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)		X		
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)		X		

Discussion- Items XV-1, XV-2:
The proposed project would generate an increase in population of the local area, which will likewise generate an increased demand for park and recreational facilities. The proposed project would include a tot lot consisting of 0.26 acres. Furthermore, the Dry Creek Community Park is approximately 700 feet north of the project site. In order to comply with the Placer County General Plan recreation standards, the applicant would mitigate any additional park and recreation space requirements through mitigation fees. Mitigation measure XV.1 would reduce recreation impacts to less than significant. The proposed project would have a less-than-significant impact on recreation with mitigation incorporated.

Mitigation Measures- Items XV-1, XV-2:

MM XV.1 The applicant shall pay the appropriate mitigation fees in order to satisfy the Placer County General Plan recreation standards, per the Placer County Park Dedication Fee Program.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)			X	
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1, XVI-2:
A Traffic Impact Analysis for the 61-lot Morgan Knolls Subdivision was prepared for the proposed project by KD Anderson & Associates, Inc. on October 9, 2014. The analysis determined that the proposed project would generate 581 trip ends per day (46 a.m. peak hour trips and 61 p.m. peak hour trips). To determine the impacts of proposed project traffic, the analysis uses Placer County methodology to determine the significance of traffic impacts within the context of Level of Service goals established by the General Plan and local community plans. The general minimum Level of Service standard is LOS D but that at build out of the Community Plan some intersections and roadway segments may exceed that standard.

Trips generated by the proposed project would slightly increase the length of delays occurring at intersections in the project vicinity, but would not result in any new intersections operating with an overall Level of Service (LOS) in excess of the adopted standard. The proposed project would add a small amount of traffic to the unsignalized Watt Avenue/ PFE Road intersection, which currently operates at LOS F during the a.m. peak hour. In this case, the incremental change in average delay resulting from the project does not exceed the 2.5 second increment permitted under Placer County guidelines. Thus, the project's impact to this intersection is not significant.

The proposed project would also add traffic to the signalized PFE/ Walerga Road intersection which currently operates at an LOS that exceeds the minimum LOS D standard. Proposed project traffic would not exceed the 0.05 volume to capacity (V/C) ratio increase for intersections currently operating below the acceptable LOS. Therefore, the proposed project would have a less than significant impact to the LOS at intersections in the project vicinity.

The proposed project would also increase trips on roadway segments in the project vicinity. Proposed project traffic would not change the current LOS on PFE Road, which would remain at LOS B. The proposed project would increase traffic on Walerga Road, which currently exceeds the interim LOS D Placer County threshold. Proposed

project trips would increase the V/C ratio on Walerga Road, but since the incremental increase in V/C ratio is less than the 0.05 Placer County threshold for roadway segments currently operating below LOS standards, the impact to the LOS on Walerga Road would be less than significant.

The analysis also included cumulative (year 2025) impacts of the proposed project. Using Placer County methodology, the analysis determined that cumulative impacts would also be less than significant at intersections and on roadway segments in the project vicinity.

The proposed project creates site-specific impacts on local transportation systems that are considered less than significant using Placer County methodology when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS; however, the cumulative effect of an increase in traffic has the potential to create significant incremental impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. Signal and intersection improvements are included in the CIP for the intersection of PFE Road and Walerga Road as well as the intersection of PFE Road and Watt Avenue. The nearby Riolo Vineyards Specific Plan project will design and construct intersection and signal improvements at each of these locations as the project builds out; however, the County may proceed with one or both of these intersection improvements sooner based on the need. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measures- Item XVI-1, XVI-2:

MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Dry Creek Fee District), 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:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
B) South Placer Regional Transportation Authority (SPRTA)
C) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is $4,488 per single family residence. 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. (DPW)

Discussion-Item XVI-3:
The proposed project would not result in increased impact to vehicle safety due to roadway design features. No sharp curves or dangerous intersections are proposed. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-4:
The proposed project would not result in inadequate emergency access or access to nearby uses. No security gates are proposed with the project. Emergency vehicles would also be able to access the project site through multiple access points constructed with the adjoining Hidden Crossing subdivision. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-5:
The proposed project would provide at least four spaces of available parking for each residence (two spaces in the garage and two spaces in the driveway), which would meet parking standards for residential uses required by the Placer County Zoning Ordinance (Section 17.54.060 Item 5). Therefore, the proposed project would provide sufficient parking. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-6: The proposed project would not result in hazards or barriers for pedestrians or bicyclists. The proposed project would provide an eight-foot wide meandering bike/walking trail adjacent to Walerga and PFE Road. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-7:
The proposed project would not conflict with adopted policies, plans or programs supporting alternative transportation. The proposed project would be consistent with alternative transportation policies found in the Placer

County General Plan, Dry Creek West Placer Community Plan, and the Placer County 2035 Regional Transportation Plan. This impact would be less than significant. No mitigation measures are required.

Discussion-Item XVI-8:
The proposed project would not result in a change in air traffic patterns. Therefore, there would be no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)		X		
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Items XVII-1, XVII-2, XVII-6:
Sanitary sewer service would be provided to the proposed project by Placer County. The proposed project would connect to the existing sewer constructed with the adjacent Hidden Crossing Subdivision. The project site would have to be annexed into the Placer County Service Area 28 Zone 173 (CSA 28, Zone 173). Placer County operates and maintains the sewer infrastructure in the CSA 28, Zone 173 and the City of Roseville operates and maintains the Dry Creek Wastewater Treatment Plant, where the wastewater from the project will be treated.

The type of wastewater to be produced by the proposed project is typical of wastewater already collected and treated at the Dry Creek and Pleasant Grove Wastewater Treatment Plants. The aforementioned treatment facilities are capable of handling and treating residential wastewater to the treatment requirements of the Central Valley Regional Water Quality Control Board. Due to the relatively small size of the proposed project (61 units), it would not be expected to exceed wastewater treatment requirements, require new construction or expansion of wastewater treatment facilities, or require sewer service that is unavailable. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion- Item XVII-3:
The project would be served by public sewer, and would not require or result in the construction of new septic systems. There would be no impact

Discussion- Item XVII-4:
The proposed project would require the construction of an on-site storm water drainage system and the replacement of the existing Walerga Road culvert crossing. The storm water drainage system of the proposed project would connect to the existing drainage system constructed with the Hidden Crossing Subdivision. The proposed system would be designed to meet the criteria outlined in the Placer County Flood Control and Water

Conservation District's Storm Water Management Manual and Placer County's Land Design Manual (Meredith Engineering, 2014).

The Applicant has proposed to replace the existing Walerga Road culvert crossing with a new concrete or plastic drain pipe and an increased slope for improved flow characteristics. The replacement of the existing Walerga Road culvert crossing would increase pipe capacity to accommodate the increase in peak flow from the proposed project.

The construction of an on-site storm water drainage system and replacement of the existing Walerga Road culvert crossing would involve physical changes to the site, such as excavation and soil disruption, which have the potential to negatively impact water quality. The impact of the proposed project related to construction of a new storm water drainage system would be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVII-4:

Mitigation measures MM VI.1, MM VI.2, MM VI.5, MM VI.7, and MM IX.5 (See Geology and Soils Section VI and Hydrology and Water Quality Section IX).

Discussion- Item XVII-5:

The proposed project would be served by Cal-American Water, a private water service provider. Cal-American contracts with the Placer County Water Agency (PCWA) for reliable sources of potable water. The proposed project would connect to the existing water constructed with the adjacent Hidden Crossing Subdivision. PCWA would use surface water entitlements to serve the proposed project, consistent with Placer County's policy to encourage the use of surface water (Policy 6.A.13.c.). The proposed project would have sufficient water supplies, therefore impacts would be less than significant. No mitigation measures are required.

Discussion- Item XVII-7:

Solid waste would be collected and disposed of at the Western Placer County Regional Materials Recovery Facility for sorting. Any solid waste not recycled or composted would be disposed of at the Western Regional Sanitary Landfill. The proposed project would be served with a landfill with sufficient permitted capacity to accommodate the solid waste disposal needs of the proposed project in compliance with all applicable laws, therefore this impact would be less than significant. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

☒ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency

☐ California Department of Toxic Substances	☒ U.S. Army Corp of Engineers
☐ California Department of Transportation	☐ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☒ California Regional Water Quality Control Board	☐ _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Lisa Carnahan, Chairperson
Planning Services Division, Air Quality, Lisa Carnahan
Engineering and Surveying Division, Rebecca Taber
Department of Public Works, Transportation, Stephanie Holloway
Environmental Health Services, Laura Rath
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Environmental Engineering Division, Heather Knutson
CALFire, Mike DiMaggio

Signature_____ Date February 23, 2015
Crystal Jacobsen, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603.

County Documents	☒ Air Pollution Control District Rules & Regulations	
	☒ Community Plan	
	☒ Environmental Review Ordinance	
	☒ General Plan	
	☒ Grading Ordinance	
	☒ Land Development Manual	
	☒ Land Division Ordinance	
	☒ Stormwater Management Manual	
	☒ Tree Ordinance	
	☐ _____	
Trustee Agency Documents	☐ Department of Toxic Substances Control	
	☐ _____	
Site-Specific Studies	Planning Services Division	☒ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☒ Cultural Resources Records Search
		☐ Lighting & Photometric Plan
		☒ Paleontological Survey
		☒ Tree Survey & Arborist Report

		☐ Visual Impact Analysis
		☒ Wetland Delineation
		☒ Acoustical Analysis
		☐ _____
	Engineering & Surveying Division, Flood Control District	☒ Phasing Plan
		☒ Preliminary Grading Plan
		☒ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report
		☒ Stormwater & Surface Water Quality BMP Plan
		☒ Traffic Study
		☐ Sewer Pipeline Capacity Analysis
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐ Sewer Master Plan
		☐ Utility Plan
		☒ Tentative Map
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☒ Phase I Environmental Site Assessment
		☒ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☒ CalEEMod Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☒ Traffic & Circulation Plan
		☐ _____

J. REFERENCES:

Barnett Environmental, Jurisdictional Wetland Delineation for the Manikas Property (APN 0230221-015), May 10, 2013

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California Department of Toxic Substances Control. Envirostor Database. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=PFE%20and%20Walgera%20Road,%20antelope%20ca&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

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Placer County, *Placer County Design Guidelines Manual*, Revised September 2003.

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Wallace-Kuhl & Associates (WKA, 2013b), *Phase I Environmental Site Assessment*, August 19, 2013.

Wallace-Kuhl & Associates, *Summary of Soil Sampling and Laboratory Analyses*, July 21, 2014.

Morgan Knolls Residential Subdivision Project
Initial Study/Mitigated Negative Declaration
(PSUB 20130316)
Errata Sheet

1. Page 32 of Initial Study and Checklist – Recreation

Additional clarifying language was added to Mitigation Measure XV.1. The intent of the Mitigation Measure remains the same.

a. Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance. (For reference, the current fee for single family dwellings is $670 per unit at Final Subdivision Map and $3,565 per unit when a Building Permit is issued). Credit against this fee obligation, in an amount of 24 percent, shall be received for the provision of active park amenities to be constructed on Lot C as described in Condition of Approval number ten. ~~The applicant will be providing a recreation tot lot (Lot C) in combinination with payment of the appropriate mitigation fees in order to satisfy the Placer County General Plan recreation standards, per the Placer County Park Dedication Fee Program.~~ (Parks - MM XV.1)

There are no new impacts associated with the revised Mitigation Measure. The revisions simply clarify when the fees are due and approximately what they will be.

2. Page 36 of the Initial Study and Checklist – Water Service

Additional clarifying language was added to Discussion Item XVII-5. The intent of the Mitigation Measure remains the same.

a. The proposed project would be served by Cal-American Water, a private water service provider. Cal-American contracts with the Placer County Water Agency (PCWA) for reliable sources of potable water. <u>The proposed project shall require annexation into PCWA's Zone 1 service area in order for Cal-American Water Company to provide treated water service to the project.</u> The proposed project would connect to the existing water constructed with the adjacent Hidden Crossing Subdivision. PCWA would use surface water entitlements to serve the proposed project, consistent with Placer County's policy to encourage the use of surface water (Policy 6.A.13.c.). The proposed project would have sufficient water supplies, therefore impacts would be less than significant. No mitigation measures are required.

There are no new impacts associated with the annexation requirement. All potential impacts related to water service were fully analyzed.

Mitigation Monitoring Program –
Mitigated Negative Declaration (PSUB 20130316)
for Morgan Knolls Residential Subdivision Project

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre project implementation):
The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s: I.1, III.1, IV.1, IV.2, IV.3, IV.4, V.1, V.2, V.3, V.4, VI.1, VI.2, VI.3, VI.4, VI.5, VI.6, VI.7, IX.1, IX.2, IX.3, IX.4, IX.5, IX.6, IX.7, IX.8, IX.9, X.1, XII.1, XII.2, XII.3, XII.4, XII.5, XII.6, XV.1, and XVI.1.

SMUD

August 26, 2014

AGENCY FILE: PSUB 20130316

COUNTY OF PLACER
PLANNING DEPARTMENT
Attn: Maywan Krach
3091 County Center Drive
Suite 190
AUBURN, CA 95603

Date: 10.24.2014

The applicant has addressed each of the concerns by SMUD and is reflected in the updated Tentative Map.

VIA: E-mail & USPS

We have reviewed your letter of July 29, 2014 containing the Applicant Responses to SMUD's requested items in our Letters of 11/12/13 and 3/10/14 as related to the Morgan Knolls Subdivision Map.

Before SMUD can grant its approval and agreement the following items need further clarification:

1. **SMUD requests that the items as described in paragraphs one through seven contained Applicant responses dated July 29, 2014 (copy attached) be included on all Tentative Maps and Plan Sheets at this time and a copy be provided to SMUD for confirmation prior to submission of the Final Map to the County for approval.**

2. **Despite the Applicant response of July 29 to item 2 there is no confirmation in the current Tentative Map Preliminary Landscape Plan that the establishment of trees and shrubs will not be started until after completion of the undergrounding of SMUD 12 KV Distribution line on the east side of Walerga Road.**

3. **Despite the Applicant response of July 29 to item 3 several of the types of trees shown in the Tentative Map Preliminary Landscape Plan (Norway Maple, 40' – 60'; Deodar Cedar, 70'; Holly Oak, 40' – 70'; Drake Elm, 40' – 50') are incompatible for location alongside SMUD's existing 69 KV Overhead Transmission Line and its planned extension on the east side of Walerga Road. SMUD reiterates its request that Developer consults with SMUD and receive advance approval from SMUD as to the species and types of trees to be planted within the OH S-T/L corridor prior to selecting, designing and installing the landscape plantings.**

Any revisions or deletions relative to the above conditions must be submitted in writing by the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the County of Placer.

We look forward to hearing on these matters as soon as possible so we can move forward on this issue. Thank you very much for your consideration in resolving this matter as soon as possible.

Tom Neely
Land Specialist
Real Estate Services
(916) 732- 6417

cc: Welerga PFE Partnership
RCH Group/Dave Cook.

TB 238-J4 - COPY OF LETTER SENT TO PLANNER
SMUD FILE: COP 2013-03-16

P2

ATTACHMENT H

Powering forward. Together.

SMUD™

March 10, 2014
(Applicant responses July 28, 2014)

AGENCY FILE: PSUB 20130316

COUNTY OF PLACER
PLANNING DEPARTMENT
Attn: Maywan Krach
3091 County Center Drive
Suite 190
AUBURN, CA 95603

We have reviewed your Memo of 2/7/14 (attached) regarding the Developer's comments on SMUD's initial comment letter, dated 11/12/13, regarding the Tentative (Parcel Map/Subdivision Map Morgan Knolls Subdivision PSUB 20130316) located at PFE Road and Walerga Road.

Before agreement to the terms as stated in the Memo, clarification is needed on the following two items:

1. Before SMUD is able to concur with the term shown in italics below, SMUD must be provided with the specific language contained in the "MPE" so it can determine if that language is comparable to terms contained in the PUE's that are customarily contained in tentative maps.

   SMUD currently owns and operates a 69 KV Overhead Sub-Transmission Line (OH S-T/L) and a 12 KV Distribution line located in the Public Right of Way of Walerga Road alongside the western boundary of the proposed subdivision (see attached annotated Tentative Map). Dedicate a 15-foot public utility easement for overhead and underground facilities and appurtenances adjacent to the eastern side of Walerga Road. *MPE will be dedicated over entire landscape lot.*

2. Before SMUD is able to concur with the response on items 2 through 7 in the memo it seeks affirmative acknowledgment that the term "Noted" as used by the developer means that the condition as submitted will be made a part of the map.

Any revisions or deletions relative to the above conditions must be submitted in writing by the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the County of Placer.

We look forward to hearing on these two matters so we can move forward on this issue. Thank you very much for your consideration.

Tom Neely
Land Specialist
Real Estate Services
(916) 732-6417

cc: Walerga P.F.E. Partnership
RCH Group/Dave Cook

CP * TB 238-J-4- COPY OF LEITER SENT TO PLANNER

SMUD FILE: COP 13-03-16

The following response to comments was submitted February 7, 2014 and is included here with the requested modified responses requested in the letter above:

We request the following be conditions of the subject map.

1. SMUD currently owns and operates a 69 KV Overhead Sub- Transmission Line (OH S-T/L) and a 12 KV Distribution line located in the Public Right of Way of Walerga Road alongside the western boundary of the proposed subdivision (see attached annotated Tentative Map). **Dedicate a 15-foot public utility easement for overhead and underground facilities and appurtenances adjacent to the eastern side of Walerga Road.** *MPE will be dedicated over entire landscape lot.*

2. SMUD has future plans to relocate the existing overhead 12 KV Distribution line located in the public Right of Way of Walerga Road alongside the western boundary of the proposed subdivision to underground conduit within the space currently occupied in the future (see attached annotated Tentative Map). **Do not permit the establishment of trees and shrubs as shown in the Tentative Map Preliminary Landscape Plan until after completion of the undergrounding of the 12 KV Distribution line.** *Noted. This condition will be included with the Conditions of Approval and/or shown on the tentative map.*

3. The existing 69 KV Overhead Sub-Transmission Line (OH S-T/L) occupies the southerly 150' along the western boundary of the proposed subdivision. SMUD has plans to extend this 69 KV OH S-T/L northward within the same alignment of the existing OH S- T/L to the north boundary of the proposed subdivision (see attached annotated Tentative Map). The species and types of trees shown in the Tentative Map Preliminary Landscape Plan are inconsistent with the species and types that are suitable for location within an OH S-T/L. **Postpone the establishment of trees and shrubs as shown In the Tentative Map Preliminary Landscape ·Plan along the subdivisions western boundary until after complete installation of the proposed 69 KV OHS- T/L. SMUD also requests that the Developer consult with SMUD and receive advance approval from SMUD as to the species and types of trees to be planted within the OH S-T/L corridor prior to selecting, designing and installing the landscape plantings. As a reference to suitable trees approved for planting in proximity of this line please see the attached SMUD reference guide book "The Right Tree in the Right Place".** *Noted. This condition will be included with the Conditions of Approval and/or shown on the tentative map.*

4. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of ways. *Noted. This condition will be included with the Conditions of Approval and/or shown on the tentative map.*

5. Label SMUD's Overhead Sub-Transmission Line P.U.E./corridor as a "Restricted Building and Use Area". *Noted. This condition will be included with the Conditions of Approval and/or shown on the tentative map.*

6. In the event that security gates or other restrictive access measures are adopted for the proposed Subdivision, vehicular access must be provided to SMUD at all times. This access must include a turning radius that allows for large line trucks to successfully navigate in to and out of the P.U.E. areas. *Noted. This condition will be included with the Conditions of Approval and/or shown on the tentative map.*

7. The owner/developer must disclose to future/potential owners the existing or proposed 69KV electrical facilities. *Noted. This condition will be included with the Conditions of Approval and/or shown on the tentative map.*

Any revisions or deletions relative to the above conditions must be submitted in writing by the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the County of Placer. No verbal or other written agreements should be accepted by the County of Placer. *Noted. This condition will be included with the Conditions of Approval and/or shown on the tentative map.*

Lisa Carnahan

From: Heather Trejo <htrejo@pcwa.net>
Sent: Wednesday, March 11, 2015 8:08 AM
To: Lisa Carnahan
Cc: Placer County Environmental Coordination Services
Subject: Morgan Knolls PSUB 20130316

Hi Lisa,
Thank you for the opportunity to review and comment on the Mitigated Negative Declaration for the Morgan Knolls Residential Development. Placer County Water Agency (PCWA) has reviewed the information and has the following comments discussed below:

On June 7, 2013, PCWA sent a comment letter in response to the pre-development process. The letter requested the environmental document include the need for the site to be annexed into PCWA's service area. The proposed project is not located within a PCWA service zone. The project will require annexation into PCWA's Zone 1 service area in order for Cal-American Water Company to provide treated water service to the project. Although I do not foresee any new impacts associated with this, I request the project's environmental document describe and evaluate the potential impacts of PCWA's approval of the annexation similar to what was described for the sanitary sewer. This will allow PCWA to reference the MND and file an exemption from CEQA for the development's annexation.

If you have any questions please call me at (530) 823-4905.
Thank you,
Heather

Heather Trejo
Environmental Specialist
Placer County Water Agency
Phone: (530) 823-4905

PCWA
water • energy • stewardship