



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY  
ENVIRONMENTAL COORDINATION SERVICES**  
County of Placer

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

**PROJECT: Granite Bay Congregate Living Health Facility (PLN18-00314)**

**PROJECT DESCRIPTION:** Extended care home with up to 18 residents

**PROJECT LOCATION:** 3140 Spahn Ranch Road in Granite Bay, Placer County

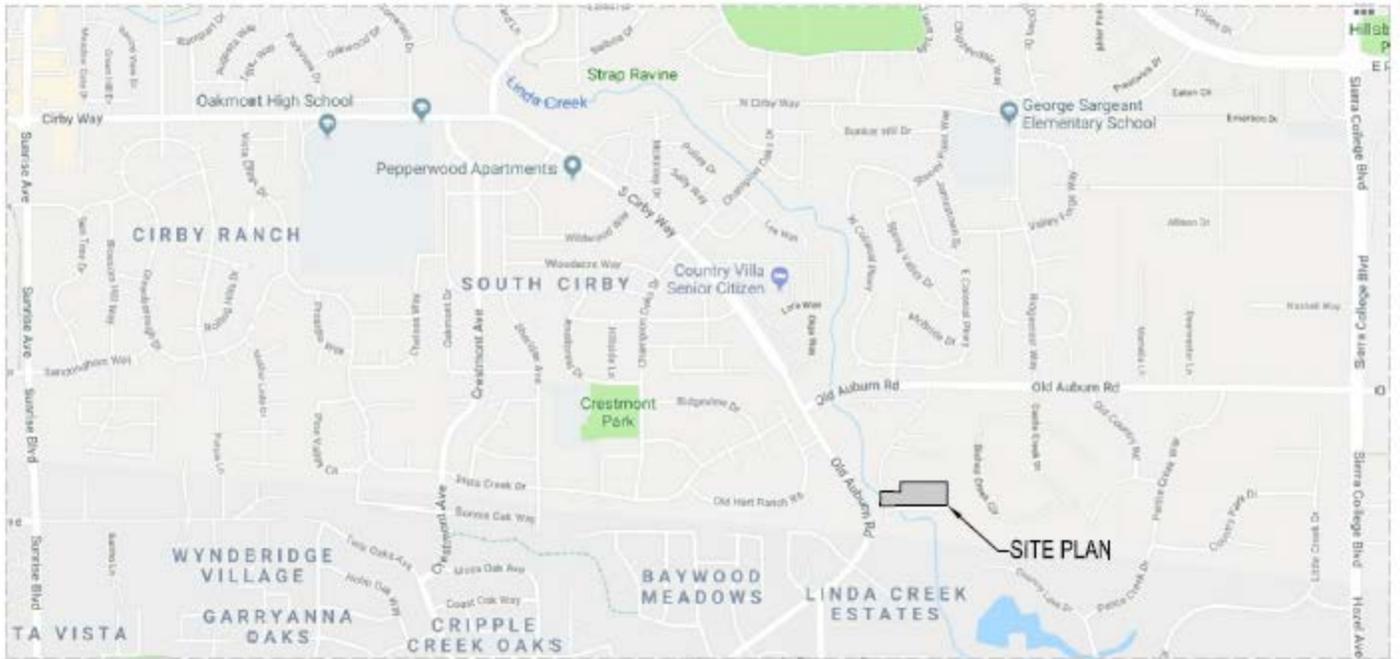
**APPLICANT:** 421 San Juan LLC, B.J. Singh

The comment period for this document closes on **July 23, 2019**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

<https://www.placer.ca.gov/2826/Negative-Declarations>

Community Development Resource Agency public counter, and at the **Granite Bay Public Library**. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on June 24, 2019.



# VICINITY MAP

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**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
County of Placer

**MITIGATED NEGATIVE DECLARATION**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

**PROJECT INFORMATION**

<b>Title:</b> Granite Bay Congregate Living Health Facility	<b>Project #</b> PLN18-00314
<b>Description:</b> Extended care home with up to 18 residents	
<b>Location:</b> 3140 Spahn Ranch Road in Granite Bay, <b>Placer County</b>	
<b>Project Owner:</b> 421 San Juan LLC, B.J. Singh	
<b>Project Applicant:</b> Same	
<b>County Contact Person:</b> Shirlee I. Herrington	530-745-3132

**PUBLIC NOTICE**

The comment period for this document closes on **July 23, 2019**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
 County of Placer

## INITIAL STUDY & CHECKLIST

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 D) and site-specific studies (see Section J) 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 Environmental Impact Report (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: <b>Granite Bay Congregate Living Health Facility</b>	Project # PLN18-00314
Entitlement(s): Rezoning, Conditional Use Permit, Variance	
Site Area: 4.11 acres	APN: 467-090-009-000
Location: 3140 Spahn Ranch Road, Granite Bay, Placer County	

**A. BACKGROUND:**

**Project Description:**

The project proposes a Rezone, Conditional Use Permit, and Variance in order to allow the operation of Granite Bay Congregate Living Health Facility, an extended care home with up to 18 residents, located on a 4.11-acre site at 3140 Spahn Ranch Road in Granite Bay (see Figure 1). The site (APN 467-090-009-000) is located within the Granite Bay Community Plan area and currently contains a nine-bedroom, 5,800 square foot single-family residence, detached garage/carport, pool house, and in-ground pool.

The property has a Land Use Designation of Rural Low Density Residential 0.9 to 2.3-acre minimum and is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, minimum building site of 40,000 square feet). A rezone to RA-B-40 (Residential Agriculture, combining minimum building site of 40,000 square feet) is proposed. Medical Services- Hospitals and Extend Care is allowed within the Residential Agriculture zone district with approval of a Conditional Use Permit. A Variance has been requested to allow a reduction in the required parking from 18 to nine spaces.

The project proposes to convert the existing residence into an 18-bed congregare living health facility. A congregare living health facility is a category of extended care with a State-restricted capacity of no more than 18 beds that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of the following services: services for persons who are mentally alert, physically disabled persons who may be ventilator dependent; services for persons who have a diagnosis of terminal illness, a diagnosis of a life threatening illness, or both; and, services for persons who are catastrophically and severely disabled. The primary need of congregare living health facility

residents is the availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities.

The facility would operate 24 hours per day, seven days per week. There would be up to eighteen residents and two, twelve hour work shifts per day with shifts starting at 6:30 am and 6:30 pm with up to six skilled employees on site during the day and two to three employees at night. Physicians would visit the site to reduce the need for off-site medical trips for residents. Full-time employees include registered nurses, licensed practical nurses, and certified nursing assistants. There would be no mental health, alcohol rehab, or elopement risk residents that would be cared for at the facility.

Access to the property is from a driveway off the dead-end of Spahn Ranch Road. On-site parking is provided for nine vehicles. Renovations are planned to the existing 5,800 square foot residence along with two additions: approximately 700 square feet at the northeast corner of the residence and approximately 2,000 square feet to the south. Site changes include expansion of an existing 12-foot wide/35-foot long driveway bridge over an unnamed tributary to Linda Creek to 20 feet or replacement of the existing bridge with a 20-foot wide bridge, driveway widening to provide adequate turning radii, and construction of a turn-around to the east of the residence to accommodate emergency vehicles. A fire hydrant, trash enclosure, and landscaping along the driveway and near the parking lot would be added.

It is anticipated that site development would be undertaken in one phase and involve renovations to the existing residence, grading for the driveway widening and vehicle turn-around, trenching and digging for underground utilities and infrastructure, landscaping, and widening or replacement of the creek crossing bridge. Approximately 12,000 square feet of additional paving would be required to extend the driveway to Spahn Ranch Road, widen the driveway, and provide fire turning radius. The project would also install bio-swales to filter and clean storm runoff from the site before it is discharged into the creek.

Off-site work would occur along Spahn Ranch Road. The property currently utilizes well water, septic, and propane gas for heating and the project proposes connecting to public water, sewer, and natural gas. Waste water service (Placer County Sewer Maintenance District 2) currently ends at 3165 Spahn Ranch Road to the north. The three-inch sewer line would be extended south to the southern property line of the project site.

The site would connect to an existing water line (San Juan Water District) within Spahn Ranch Road. The new water line would extend through the project site to a termination point on Spahn Ranch Road where a fire hydrant is proposed. A water line easement on the project site would be granted by the applicant to San Juan Water District for future construction of a connection to a water line within Bishop Creek Circle to the east.

**Project Site** (Background/Existing Setting):

The proposed project is located on the east side of Spahn Ranch Road, south of Old Auburn Road, in Granite Bay. The 4.11-acre project site is bounded by the Castle Creek subdivision to the east, large-lot residential to the north and south, and open space within the City of Roseville to the west. The Placer County/Sacramento County line is located 295 feet south of the project site. Spahn Ranch Road dead ends at the property. A bridge on Spahn Ranch Road that spanned Linda Creek was removed some time ago. Old Auburn Road to the west now provides a north-south travel route in the area. The project site is within the City of Roseville Sphere of Influence.

The subject property is designated Rural Low Density Residential 0.9 to 2.3-acre minimum in the Granite Bay Community Plan and is zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, minimum building site of 40,000 square feet). The project site is generally rectangular with the long side of the rectangle oriented in an east-west direction parallel to Old Auburn Road to the north. Terrain in the general project area is relatively flat. The project site is primarily flat, other than an unnamed tributary to Linda Creek that crosses through the site east to west, with a gradual slope towards the southwest. Linda Creek flows east to west and crosses the property in its southwest corner. The elevation on site ranges from approximately 190 to 200 feet above mean sea level.

The site includes a 5,800 square foot residence, primarily one-story but containing a second level along the eastern side of the house. The property also contains an in-ground pool, carport/garage structure, pool house, a bridge over the unnamed tributary, driveway and parking area, and a structure that houses pool equipment. The carport/garage building would be demolished as part of the project.

Vegetation on the site is classified as developed land, disturbed valley foothill riparian, and creek. Developed areas encompass 2.250 acres and include the residence and its associated outbuildings, landscaped areas, and parking

areas. Vegetation within the developed areas consists of grassy lawn area and landscape trees and shrubs. The disturbed valley foothill riparian area totals 1.374 acres and occurs adjacent to Linda Creek and the unnamed tributary to Linda Creek. This habitat lacks the vegetation complexity of an undisturbed riparian corridor and consists primarily of a mix of native and non-native trees and shrubs with a grassy understory. Linda Creek and the unnamed tributary to Linda Creek (0.212 acre) has natural bed and banks with small areas that have been armored to prevent scouring. The banks are vegetated with non-native grasses and forbs.

Fine grading would be required to expand the driveway, create a vehicle turn-around, and trenching for installation of infrastructure. Grading would involve 1,000 cubic yards of material and less than 500 cubic yards of material would be imported.



Figure 1 – Project Location Map

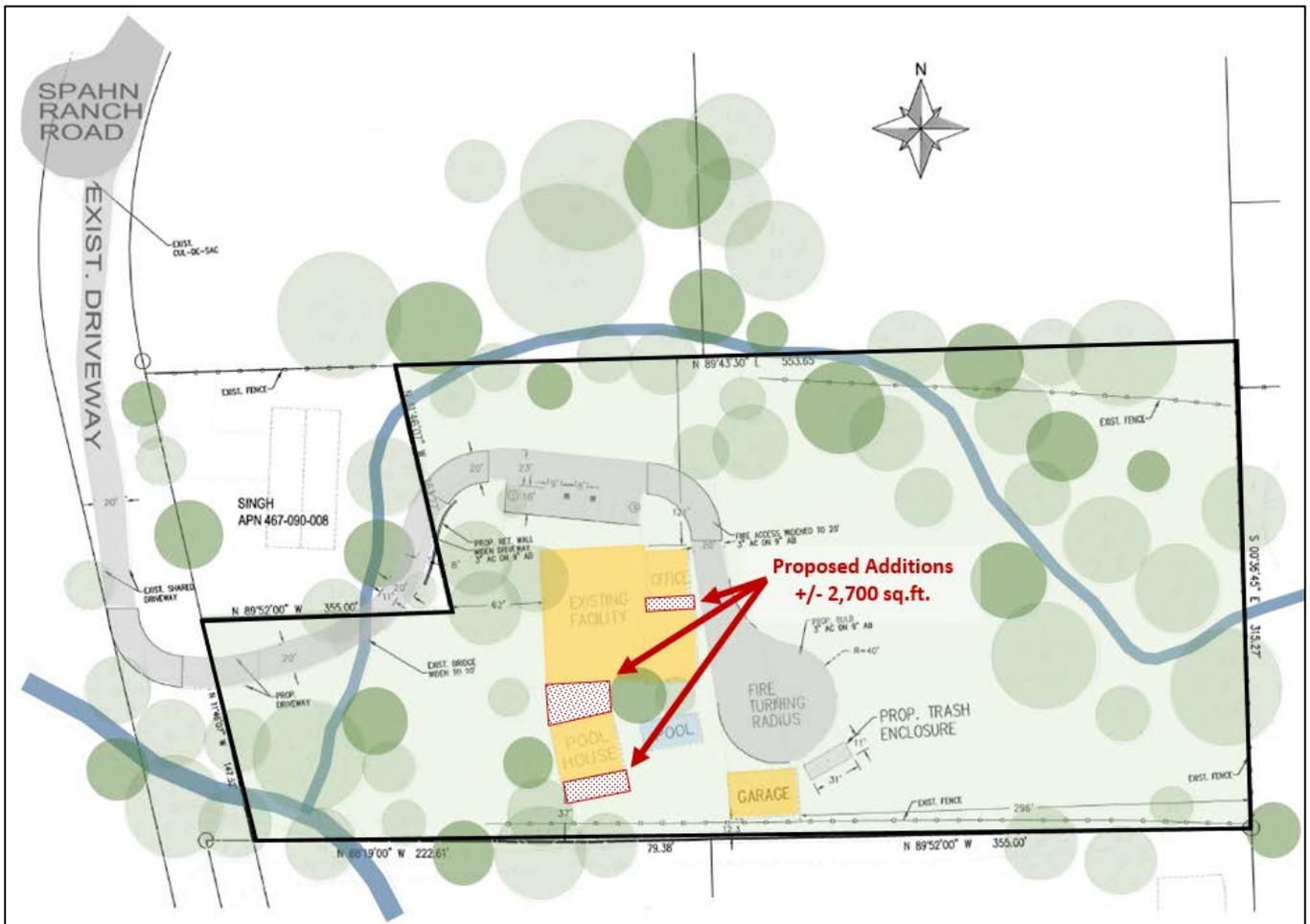


Figure 2 – Proposed Layout

**B. ENVIRONMENTAL SETTING:**

The 4.11-acre project site is located at 3140 Spahn Ranch Road in Granite Bay. It is on the east side of Spahn Ranch Road, 918 feet south of Old Auburn Road and 295 feet north of the Placer County/Sacramento County line. Two, two-acre parcels to the north and a 2.3-acre and 2.7-acre parcel south of the project site are developed with single-family homes. There is a “notch” out of the project site at the northwest corner. This 0.58-acre parcel at 3160 Spahn Ranch Road, currently owned by the project applicant, is developed with a two-family structure. The project’s driveway and a portion of the bridge over the unnamed tributary are located on the 3160 Spahn Ranch Road parcel.

Spahn Ranch Road forms the Placer County/City of Roseville border. An open space area containing Linda Creek is located west of the project site. The 32-lot Old Auburn Ranch (aka Creekside) subdivision was recently completed at the southwest corner of Old Auburn Road and Spahn Ranch Road in the City of Roseville.

The 53-lot Castle Creek subdivision with minimum 0.5-acre lot sizes is located east of the project site. A 9.3-acre common area lot owned by the Castle Creek Homeowner’s Association abuts the project site. The common area lot is predominantly open space and contains the unnamed tributary to Linda Creek, riparian woodland, and a tot lot and tennis court. A 20-foot Public Utility Easement is located at the north end of the open space lot, parallel to the parcel to the north at 8532 Bishop Creek Circle.

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	RS-AG-B-40 (Residential Single Family, combining Agriculture, minimum building site of 40,000	Rural Low Density Residential 0.9 to 2.3-acre minimum	Single-Family Residence, Outbuilding

	square feet)		
North	RS-AG-B-40	Rural Low Density Residential 0.9 to 2.3-acre minimum	Large-lot Single-Family Residential
South	RS-AG-B-40	Rural Low Density Residential 0.9 to 2.3-acre minimum	Large-lot Single-Family Residential
East	RS-AG-B-40 PD = 1.1 (Residential Single Family, combining Agriculture, minimum building site of 40,000 square feet, combining Planned Residential Development of 1.1 units per acre)	Rural Low Density Residential 0.9 to 2.3-acre minimum	Castle Creek Subdivision Common Area Lot (open space)
West	FW (Floodway) [City of Roseville]	OS/FP (Open Space combining Flood Plain) [City of Roseville]	Open Space/Linda Creek

**C. NATIVE AMERICAN TRIBES:** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

*On October 5, 2018, Placer County contacted four Native American tribes to offer to consult regarding Tribal Cultural Resources that might be impacted by the proposed project. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports and requested a mitigation measure addressing inadvertent discoveries. UAIC closed consultation on November 1, 2018. At the time of preparation of this Initial Study, no other tribes have contacted the County.*

**NOTE:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

#### **D. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable 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
- ➔ Granite Bay Community Plan EIR

## E. 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.
  - ➔ **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.

**I. AESTHETICS** – Would the project:

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

Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. Lighting issues address the effects of nighttime illumination and daytime glare on adjacent land uses.

Scenic views and vistas are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not considered under CEQA. Therefore, impairment of private views is not considered to be a significant impact.

The surrounding area is developed with large-lot residential uses to the north and south and there is Linda Creek and an open space area to the west. A common area lot within the Castle Creek subdivision is located to the east with residences on 0.5-acre minimum lots beyond it. The renovation of the existing residence on a 4.11-acre site for use as an extended care home would not change the existing visual nature or character of the site and its surroundings. Residential use of the property was anticipated by, and consistent with, land use and development considered in the Granite Bay Community Plan (2012). The project would not create significant new sources of light and glare.

**Discussion Item I-1:**

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Granite Bay Community Plan (GBCP) area that are protected.

Views to or from the project site are short range and limited to neighboring residents. There are limited views of the site from Spahn Ranch Road since it dead ends northwest of the property. Views from surrounding properties include grasslands, wooded riparian areas, and the existing residence and outbuildings.

Renovation and expansion of the existing residence for a new use would not change the visual quality of the project site and surrounding area. Neither the project site, nor views to or from the project site, have been designated an important scenic resource by Placer County or any other public agency. Construction of the proposed development would not interfere with or degrade a scenic vista. Therefore, there is no impact.

**Discussion Item I-2:**

The project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Therefore, there is no impact.

**Discussion Item I-3:**

As discussed at the beginning of this section, private views (those available from vantage points on private

property) are not protected under CEQA. Ground level views from streets in the project area are limited. Views to or from the project site are short range and limited to neighboring residents but are partially obstructed by trees and other natural vegetation.

The visual impact of the project would be minimal. The project proposes minor additions to the existing residence totaling approximately 2,700 square feet. The existing bridge would be replaced or widened, the driveway would be widened in areas, a vehicle turn-around would be added east of the residence, and a trash enclosure would be constructed. The parking area for nine vehicles currently exists and is screened from properties to the north by trees along the Linda Creek tributary. New landscaping is proposed along the driveway and turn-around to provide additional screening.

There is a sizable distance between the existing residence and proposed additions on the site and surrounding residences. It is 132 feet from the nearest neighboring house located at 3130 Old Auburn Road to the south and 172 feet from the applicant's two-family residential building at 3160 Spahn Ranch Road. In addition, no trees or other vegetation besides ground cover would be removed. Therefore, impacts to the visual character or quality of the site and its surroundings would be less than significant. No mitigation measures are required.

#### Discussion Item I-4:

The development of the project would not introduce new lighting to the area as no changes to the existing lighting on site is proposed. There are existing halogen lights on the residence, pool house, and on a utility pole located just east of the existing residence. Porch lights also exist on the residence. Lighting from the project would consist of illumination emanating through the windows of the facility, as well as lighting on the exterior of the residence and pool house. There are no specific features within the proposed project that would create unusual light and glare. Existing mature trees that would remain in place and proposed landscaping between the care home and adjacent properties would also provide screening from adjacent properties. These sources of light and glare are typical of surrounding development and the project would have a less than significant impact. No mitigation measures are required.

## 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

The project site is not considered prime farmland, agricultural or forestry lands; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The project site is located adjacent to urban land uses, is not in agricultural use, and is not suitable for intensive agricultural uses.

**Discussion Item II-1, 2, 3:**

The project site is shown as 'Other Land' on the Placer County Important Farmland Map (CA Department of Conservation, 2016). Other Land is not included in any other mapping category and can include low-density rural developments, wetland, timber or riparian areas not suitable for livestock grazing, confined livestock, or poultry. Non-agricultural land surrounded on all sides by urban development is also mapped as Other Land.

The project site is not currently used for agricultural production, and is not under a Williamson Act contract. The site may have been used for agriculture uses in the past; including grazing. As a result of the site being surrounded by suburban land uses (detached single-family homes and open space), some agricultural practices may be incompatible with these adjacent and nearby land uses. The project site is not located adjacent to land in productive agriculture; therefore, the County's agricultural buffering standards do not apply. Therefore, there is no impact.

**Discussion Item II-4, 5:**

Neither the project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. As there is no timberland on the project site, development of the project would not conflict with zoning for forest land or timber production, or convert forest land to non-forest use. Therefore, there is 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 Item III-1, 2, 3:**

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO<sub>x</sub>), and nonattainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of a rezone from RS to RA and a Conditional Use Permit to increase the number of allowed residents from six to 18 residents. The existing facility is operated out of an existing single family residence. Increasing the number of residents would not require any additions to the property. Construction would include minor driveway improvements. No demolition, tree removal, or burning is proposed.

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016, as follows:

**PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS**

1. Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NO<sub>x</sub>), and particulate matter smaller than 10 microns (PM<sub>10</sub>);
2. Operational Threshold of 55 pounds per day for ROG, NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub>; and

3. Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM<sub>10</sub>.

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square feet commercial building.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM<sub>10</sub>.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
  - Visible emissions are not allowed beyond the project boundary line.
  - Visible emissions may not have opacity of greater than 40 percent at any time.
  - Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project proposes to increase density by 9 residents. This increase would not interfere with the SIP. The project is not expected to result in significant increases in traffic, as the number of employees would not change. The proposed project would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

**Discussion Item III-4:**

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The project would not increase traffic nor result in delays at nearby intersections and would therefore not result in substantial concentration of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling, is located on the project site.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following idling restriction (five minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: [www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf](http://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf)
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. With compliance of State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, the project would not result in substantial CO emissions at intersections. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposures to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma. The proposed project is not located in any areas identified by published geologic mapping (California Division of Mines and Geology, Special Report 190 (2006)) as an area with a likelihood for the presence of NOA mitigation measures and therefore would have a less than significant effect. No mitigation measures are required.

#### Discussion Item III-5:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust that could create odors. However, residential and living health facility uses are not typically associated with the creation of objectionable odors. Therefore, potential impacts from odors 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

The 4.11-acre project site contains a nine-bedroom, 5,800 square foot single-family residence, an in-ground pool, carport/garage structure that would be removed, pool house, a bridge over the unnamed tributary, driveway and parking area, and a structure that houses pool equipment. The project site is primarily flat, other than an unnamed tributary to Linda Creek that crosses through the site east to west, with a gradual slope towards the southwest. Linda Creek flows east to west and crosses the property in its southwest corner. Vegetation on the site is classified as developed land, disturbed valley foothill riparian, and creek. The elevation on site ranges from approximately 190 to 200 feet above mean sea level.

#### Discussion Item IV-1, 2:

A Biological Resources Evaluation (BRE) for the property was prepared by HELIX Environmental Planning in April 2018. During field assessments conducted on April 4 and April 20, 2018, plants and animals observed on the site were noted, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed.

County staff has reviewed the documentation and is also aware that HELIX Environmental Planning has a professional reputation that makes their conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, County staff accepts the conclusions found in the reports which are summarized below.

#### Soil Types

The project site is comprised primarily of two soil mapping units (NRCS 2018): Xerofluvents, frequently flooded and Urban land - Xerarents - Fiddyment Complex, 0 to 8 percent slopes. Xerofluvents occurs along Linda Creek and the tributary to Linda Creek and the Urban Land soil occurs in the developed portions of the property occupied by the residence.

#### Habitat Communities

There are three vegetation communities/land cover types on the project site: developed land, disturbed valley foothill riparian, and creek (see Figure 3). Developed land is not a sensitive habitat. Disturbed valley foothill riparian and creek habitats are sensitive habitats and are protected by State and Federal Regulations. These habitat types are described below.

*Developed Land.* Developed areas (2.250 acres) include the residence and its associated outbuildings and appurtenant structures as well as the landscaped areas and parking areas around the residence. Vegetation within the developed areas consists of grassy lawn areas and landscape trees and shrubs.

*Disturbed Valley Foothill Riparian.* The disturbed valley foothill riparian habitat (1.374 acres) occurs adjacent to Linda Creek and the unnamed tributary to Linda Creek. This habitat lacks the vegetation complexity of an undisturbed riparian corridor and consists primarily of a mix of native and non-native trees and shrubs with a grassy understory. Native understory shrubs, vines, and forbs are largely lacking. Dominant trees and shrubs within the riparian habitat on-site include valley oak (*Quercus lobata*), willow species (*Salix* spp.), black locust (*Robinia pseudoacacia*), and Himalayan blackberry (*Rubus armeniacus*). Poison oak (*Toxicodendron diversilobum*), edible fig (*Ficus carica*), and giant reed (*Arundo donax*) also occur within this riparian woodland. The understory is primarily non-native grasses such as rip-gut brome (*Bromus diandrus*), barley (*Hordeum marinum*), and vulpia (*Vulpia myuros*).

**Creek.** Linda Creek and the unnamed tributary to Linda Creek (0.212 acre) has natural bed and bank with small areas that have been armored to prevent scouring. The bed is comprised primarily of gravel and cobble with small patches of wetland vegetation such as water primrose (*Ludwigia* sp.), watercress (*Rorippa nasturtiumaquaticum*), and knotweed (*Polygonum* spp.). The banks are vegetated with non-native grasses and forbs.



**Figure 3 – Habitat Map**

#### Wildlife Occurrence and Use

According to the BRE, wildlife species observed during the site surveys included common urban species such as European starling (*Sturnus vulgaris*), northern mockingbird (*Mimus polyglottos*), American robin (*Turdus migratorius*), black phoebe (*Sayornis nigricans*), western scrub jay (*Aphelocoma californica*), and mourning dove (*Zenaidura macroura*). Species observed in the creek include mosquito fish (*Gambusia affinis*), bullfrog (*Rana catesbeiana*), and mallard (*Anas platyrhynchos*). No active bird nests were observed on the project site, although stick nests from the prior nesting season were observed in several trees on the property.

Utilizing the California Natural Diversity Data Base (CNDDB), a list of sensitive wildlife and plant species potentially occurring within the project site was compiled to evaluate potential impacts resulting from project construction. Several special-status species occurrences have been documented in the vicinity of the project site.

The special status species list was reviewed to determine which species could potentially occur within the project site. The determination of whether a species could potentially occur within the project site was based on the availability of suitable habitat within the species' known range. The field surveys and best professional judgment of HELIX biologists were used to refine the list of potentially-occurring special-status plants and special-status animals.

**Plant Species.** Due to the disturbed nature of the project site, special-status plants are not expected to occur. According to the U.S. Fish and Wildlife Service, the California Native Plant Society (CNPS; CNPS 2018), and the California Natural Diversity Database queries, four special-status plant species are known to occur or have the potential to occur within the vicinity of the project site: Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeeeae*), dwarf

downingia (*Downingia pusilla*), pincushion navarretia (*Navarretia myersii* ssp. *myersii*), and Sacramento Orcutt grass (*Orcuttia viscida*). Of these, three are restricted to vernal pools and the fourth one is associated with chaparral and woodland habitats not present on the site. HELIX concluded that none of these four regionally-occurring special-status plant species have habitat on the site or any potential to occur.

**Animal Species.** Of the 19 regionally-occurring special-status animal species found in the database queries, all of the species could be immediately ruled out as having the potential for occurrence on the project site due to a lack of suitable habitat. Eleven of the 19 species analyzed are associated with aquatic habitats such as perennial rivers/streams, lakes, ponds, and vernal pools, which are either not present in the project site or if present (stream) are too disturbed to provide habitat for these species. Another three species are associated with well-developed riparian, woodland, and marsh habitats (tricolored blackbird (*Agelaius tricolor*), Cooper's hawk (*Accipiter cooperi*), and pallid bat (*Antrozous pallidus*) that do not occur or are insufficient in size in the project site to support these species. One of the regionally-occurring special-status species (valley elderberry longhorn beetle (*Desmocerus californicus californicus*) is an obligate specialist on elderberry (*Sambucus* spp.) that is not present on the site, and four utilize expansive, open habitats that are not consistent with the developed character of the project site and vicinity including American badger (*Taxidea taxus*), white-tailed kite (*Elanus leucurus*), merlin (*Falco columbarius*) and Swainson's hawk (*Buteo swainsoni*). According to HELIX, due to the disturbed nature of the site and its location within a highly urbanized area, special-status animal species are not expected to occur.

**Fish Species.** There are no special-status fish species identified as having the potential to occur on site. Linda Creek traverses a highly-urbanized area of Roseville. According to the Dry Creek Watershed Coordinated Resource Management Plan (ECORP Consulting, 2003), "anadromous salmonid habitat is limited to the lowest portion of Linda Creek, just upstream of its confluence with Cirby Creek, but is generally non-existent, especially during the low-flow period."

**Nesting Birds.** A pair of black phoebes (*Sayornis nigricans*) was observed nesting under the bridge over Linda Creek that accesses the site. No other active bird nests were observed on the project site during the biological surveys; however, trees and large shrubs on the project site provide habitat for nesting birds and some unused stick nests were observed in trees on the site. Therefore, birds could begin nesting in trees or shrubs on or adjacent to the project site prior to the commencement of construction.

#### Recommendation

Based on the HELIX Biological Resources Evaluation, Black phoebe is actively nesting on the project site and other nesting birds have the potential to occupy the site. Birds are generally protected during the nesting season by Fish and Game Code. With implementation of the mitigation identified below, impacts to nesting birds would be reduced to a less-than-significant level:

#### **Mitigation Measures Item IV-1, 2:**

##### MM IV.1

If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys at the project site shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If there is a break in construction activity of more than two (2) weeks or if there is a change in the level of disturbance on the site, then subsequent nesting surveys shall be conducted. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish and Wildlife (CDFW) within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

If active nests are identified in these areas, the County shall coordinate with CDFW to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site.

If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location. Should construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, fly off the nest, or show other signs of distress or disruption, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the nesting bird study and/or as recommended by the CDFW.

If all project construction occurs between September 2 and February 14, a survey is not required and no further studies are necessary.

**Discussion Item IV-3:**

Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Preservation Ordinance (Chapter 12, Article 12.16 of the County Code) provides protections for landmark trees and heritage trees. The proposed project does not remove or impact any trees and does not impact oak woodland. There is no impact and no mitigation is required.

**Discussion Item IV-4, 5:**

During the biological surveys, the site was inspected by HELIX for areas that could potentially meet the U.S. Army Corps of Engineers' (USACE) three-parameter test for wetlands, which consists of indicators of hydrophytic vegetation, hydric soil, and wetland hydrology. Based on the results of the biological surveys, there are no wetlands on or adjacent to the project site outside of the banks of Linda Creek and the tributary to Linda Creek. Therefore, potentially jurisdictional waters on or immediately adjacent to the project site are restricted to these creeks. The unnamed tributary to Linda Creek (from top-of-bank to top-of-bank) occupies approximately 0.169 acre on the project site.

The proposed project would include grading and development activities associated with the expansion or replacement of the existing driveway bridge over the unnamed tributary to Linda Creek. Such activities would have the potential to involve the disturbance, removal, fill or hydrologic interruption of waters of the U.S or state regulated by the USACE, RWQCB and/or the CDFW. To determine the potential impacts related to aquatic resources that could occur due to construction activity associated with the proposed project, HELIX mapped these resources and other waters of the U.S., and quantified the areas that would be directly and indirectly impacted by the proposed project. Implementation of the proposed project would have the potential to directly impact 880 square feet of existing on-site aquatic resources, namely shading of the creek from the expanded bridge.

The implementation of the following mitigation measures would reduce the impacts to riparian areas to a less than significant level.

**Mitigation Measures Item IV-4, 5:**

MM IV.2

High visibility and silt fencing shall be erected at the edge of the construction footprint if work is anticipated to occur within 50 feet of potentially jurisdictional features and riparian areas which are proposed for avoidance. No development of the site outside of the building renovations, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing.

MM IV.3

The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. The information provided shall include a description of all of the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this document. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of storm water treatment methods.

Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness

training, seeding disturbed areas with native seed, and installation of project-specific storm water BMPs. Through consultation with CDFW, mitigation may include restoration or enhancement of resources on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable to CDFW.

**Discussion Item IV-6:**

The project site has been disturbed over the years though human activities and is surrounded by suburban uses including residential development to the north and south. Old Auburn Road is a main thoroughfare in this portion of Placer County with relatively heavy traffic during normal commuter times. Linda Creek and its unnamed tributary provide a source of seasonal water for wildlife of the area and may be used as a movement corridor between suitable habitats located on- and off-site. However, the project area does not occupy an important location relative to regional wildlife movement. Additionally, no known wildlife nursery sites are on or near the project site.

While impacts to wildlife movement and habitat fragmentation have already occurred, the tributary corridor will remain intact and the proposed would not implement any features that would prevent wildlife movement through the site. No additional fragmentation of habitat would occur due to the proposed project. Therefore, potential impacts to wildlife corridors would be less than significant and no mitigation measures are required.

**Discussion Item IV-7:**

The proposed project will not conflict with any County policy or ordinance protecting natural resources. Therefore, there is no impact.

**Discussion Item IV-8:**

No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been approved for Placer County. The draft Placer County Conservation Program (PCCP) was released in 2011, which proposes a streamlined strategy and permitting process for a range of covered activities in western Placer County for the next 50 years. The project site is located within the boundaries of the draft PCCP. The mitigation and conservation protocols that are applied through the PCCP are an equal to or greater functional equivalent mitigation standard for biological resources that are represented in this MND. In the event the PCCP should be adopted prior to submittal of improvement plans for the project, then the protocols adopted with the PCCP would replace mitigation measures for the same effects as characterized within this MND.

**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. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
4. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
5. Disturb any human remains, including those interred outside of dedicated cemeteries? (PLN)		X		

A Cultural Resources Assessment was prepared for the project site by HELIX Environmental Planning in April 2018. The potential presence of cultural resources on the project site was determined through a records search and pedestrian survey. The methods and results are described below.

*Record Search.* To determine the potential presence of cultural and historical resources in the project area, staff from HELIX conducted a record search at the North Central Information Center (NCIC) on April 18, 2018. The purpose of

the records search was to identify previous cultural resources studies in and near the project site, and identify previously-recorded resources on the project site or near enough that they might be impacted by the proposed development. Results from the NCIC indicate that nine resources and 18 reports have been recorded within 0.50 mile of the project site. One previously recorded resource (P-31-000788) is within the project site and consists of a concrete foundation and a small trash deposit.

The search also included current inventories of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historical Landmarks listings (CHL), and the California Points of Historical Interest list. The California State Historic Property Data File (HPDF) for Placer County was also reviewed to determine if any local resources have been previously evaluated for historic significance within the search radius.

*Field Survey.* A field survey of the site by HELIX was conducted on April 20, 2018. All visible ground surface within the project site was carefully examined for cultural material, soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings, or historic-era debris. Although every effort was made to locate P-31-000788, neither the foundation nor the trash deposit was found during the survey. No pre-contact or historic properties were discovered during the course of the field survey.

**Discussion Item V-1, 2:**

*Historic Resources.* The residence at 3140 Spahn Ranch Road is currently unoccupied and in good condition. Constructed in 1961, the style of the residence lacks historic features and is not eligible for the State and/or National registers.

*Prehistoric Resources.* No prehistoric resources were identified during the inspection. Historically significant structures and sites as well as the potential for the discovery of unknown archaeological or paleontological resources as a result of development activities are discussed in the Placer County General Plan. Policies and mitigation measures have been included in the General Plan to encourage the preservation of historically significant known and unknown areas. Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of standard cultural resource construction mitigation below would ensure that this impact is less than significant.

**Mitigation Measure Item V-1, 2:**

MM V.1

The Improvement Plans shall include a note stating that if potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after

authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

**Discussion Item V-3, 4:**

The proposed project does not have the potential to cause a physical change that would affect unique ethnic or cultural values and there are no known existing or historic religious or sacred uses of the project site. Therefore, there is no impact.

**Discussion Item V-5:**

No human remains are known to be buried at the project site nor were there any indications of human remains found during the field survey. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. Implementation of the following standard mitigation measure would ensure that this impact is less than significant.

**Mitigation Measure Item V-5:**

MM V.1

**VI. ENERGY –** Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)			X	

**Discussion Item VI-1:**

The applicant proposes to convert and expand an existing residence into an 18-bed congregate living health facility. During construction there would be a temporary consumption of energy resources for the movement of equipment and materials, but the duration is limited and the area of construction is minimal including widening of the existing bridge, paving work, and landscaping. The majority of work would involve interior renovation of the existing residence and additions totaling approximately 2,700 square feet.

The construction and operation of the project would be required by State law to comply with the California Green Building Standards Code (commonly known as “CALGreen”). Compliance with local, state, and federal regulations, which limit engine idling times and require recycling construction debris, would reduce short-term energy demand during the project’s construction to the extent feasible and project construction would not result in a wasteful or inefficient use of energy. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or use of equipment that would not conform to current emissions standards and related fuel efficiencies. Furthermore, individual project elements are required to be consistent with County policies and emissions reductions strategies, and would not consume energy resources in a wasteful or inefficient manner. There is a less than significant impact. No mitigation measures are required.

**Discussion Item V1-2:**

State and local authorities regulate energy use and consumption through various means and programs. Regulations at the state level are intended to reduce energy use and greenhouse gas (GHG) emissions. The proposed project would comply with these regulations that include, among others, Assembly Bill (AB) 1493–Light-duty Vehicle Standards, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, California Code of Regulations Title 24, Part 11–California Green Building Standards. CCR Title 24 and CALGreen regulate the amount of energy consumed by new development for heating, cooling, ventilation, and lighting.

Placer County is currently preparing a Climate Action Plan/Sustainability Plan but it has not yet been released in draft form. Nevertheless, the proposed project’s construction methods are consistent with the goals and measures

in the County's General Plan. Therefore, the proposed project would result in less than significant impacts associated with renewable energy and energy efficiency plans. No mitigation measures are required.

#### VII. 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? (PLN, 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 VII-1, 4:

The project is proposed on an existing developed 4.11-acre residential parcel with a 5,746 square foot residence. Construction of the proposed building addition site access, parking, and circulation improvements would not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The project access and parking improvements would not destroy, cover, or modify any unique geologic or physical features. Therefore, these impacts are less than significant. No mitigation measures are required.

#### Discussion Item VII-2, 3:

To construct the improvements proposed, potentially significant disruption of soils on-site would occur, including excavation/compaction for the circulation and parking improvements, foundations, and various utilities. A portion of the 4.11 acre site would be disturbed by grading activities for the proposed addition to the existing home, driveway widening, vehicular turnaround, bridge replacement, and utility trenching. The earthwork is proposed to move approximately 1,000 cubic yards with less than 500 cubic yards of material imported. The project proposes maximum finished slopes of 2:1 (horizontal/vertical) with a small retaining wall less than 4 feet tall. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

#### Mitigation Measures Item VII-2, 3:

##### MM VII.1

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical

improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and 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. (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.

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 VII.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, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

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 Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by 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 VII.3

The Improvement Plan(s) 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 VII-5, 6:**

The project would disturb approximately 14,700 square feet of area during construction. The disruption of the soil discussed in Items VI-2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting eroded material from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation

measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item VII-5, 6:**

MM VII.1, MM VII.2, MM VII.3

MM VII.4

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)).

MM VII.5

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

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

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.

**Discussion Item VII-7, 8:**

According to the Fault Activity Map of California and Adjacent Areas and the Peak Acceleration from Maximum Credible Earthquakes in California, no active faults or Earthquake Fault Zones are located on the project site and no evidence of recent or active faulting is present on the site. Due to the absence of permanently elevated groundwater table, the relatively low seismicity of the area and the relatively depth to cemented soils, the potential for seismically induced damage due to liquefaction, surface ruptures, and settlement is considered low. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project would be constructed in compliance with the California Building Code, which includes seismic design standards. Therefore, these impacts are less than significant. No mitigation measures are required.

**Discussion Item VII-9**

According to the United States Department of Agriculture Web Soil Survey website the soil type in this area is primarily Xerofluvents, which are not known to be expansive soils. However, the project would be constructed in compliance with the California Building Code to address building related soil issues including expansive soils and would obtain grading permits as necessary to address grading issues. Therefore, these impacts are less than significant. No mitigation measures are required.

**VIII. 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)			<b>X</b>	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			<b>X</b>	

**Discussion Item VIII-1, 2:**

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come

from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading and driveway improvements.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO<sub>2</sub>e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO<sub>2</sub>e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO<sub>2</sub>e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO<sub>2</sub>e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

**PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS**

1. Bright-line Threshold of 10,000 metric tons of CO<sub>2</sub>e per year for the construction and operational phases of land use projects as well as the stationary source projects
2. Efficiency Matrix for the operational phase of land use development projects when emissions exceed
  - a. the De Minimis Level, and
3. De Minimis Level for the operational phases of 1,100 metric tons of CO<sub>2</sub>e per year.

Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

**IX. 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)			<b>X</b>	
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)			<b>X</b>	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			<b>X</b>	
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				<b>X</b>

the public or the environment? (EHS)				
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

**Discussion Item IX-1, 2:**

The use of hazardous substances during normal construction activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant. No mitigation measures are required.

**Discussion Item IX-3:**

There are no existing or proposed school sites within one-quarter mile of the project site. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

**Discussion Item IX-4, 9:**

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

**Discussion Item IX-5, 6:**

The project site is not located in an Airport Land Use Plan area, and no public or private airfields are within two miles of the project site; therefore, the project would not result in a safety hazard for people residing or working at the project site. Therefore, there is no impact.

**Discussion Item IX-7:**

The project site is located in an area that is classified as Urban/Unzoned. The renovated residence on the property would be required by Building Code to include interior fire suppression sprinkler systems. The proposed project has been reviewed by the South Placer Fire District and has been designed with adequate emergency vehicle access and hydrants for use by the District to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. No mitigation measures are required.

**Discussion Item IX-8:**

The project would not create a health hazard or potential health hazard. Therefore, there is no impact.

**X. 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 X-1:**

This project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the San Juan Water District. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

**Discussion Item X-2:**

This project would not utilize groundwater, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. There is an existing well on site and would only be used for landscape. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

**Discussion Item X-3:**

A preliminary drainage report was prepared by the applicant's engineer. The existing approximate 4.11 acre site is surrounded by the floodplain of Linda Creek and its tributary. There is an existing 5,746 square foot main

residence and outbuildings located in the center of the property outside of the floodplain. The existing site drains directly into the Linda Creek tributary along the north of the existing improvements.

The project has analyzed a drainage system that would change the onsite drainage patterns slightly due to the construction of water quality swales to collect and treat the storm water runoff prior to entering the floodplain. The existing flows are discharged from the property by overland flow directly into the Linda Creek tributary. The flows are then conveyed west to Linda Creek crossing under the existing driveway bridge crossing. The proposed project would collect the runoff within a vegetated swale and discharge at specific locations along the tributary of Linda Creek treating the storm water runoff before it enters the floodplain. After the drainage is discharged into the existing tributary to Linda Creek, the drainage would be conveyed west crossing under the widened driveway bridge to the existing point of connection with Linda Creek. The change in drainage pattern from the existing condition to the post development condition has the potential to create downstream drainage impacts.

A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary drainage report calculations and results. The proposed project's impacts associated with altering the existing drainage pattern of the site can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item X-3:**

MM VII.1, MM VII.2

MM X.1

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal.

MM X.2

The final Drainage Report shall evaluate the project's impacts to the 100-year floodplain water surface elevation due to the proposed access improvements within the floodplain, including reconstructing and widening the existing bridge crossing and widening the existing driveway access. The proposed improvement shall not increase the water surface elevation at the adjacent properties.

**Discussion Item X-4:**

The proposed project has the potential to increase the stormwater runoff amount and volume, which could result in downstream impacts. A preliminary Drainage Report and Storm Water Quality Plan was prepared for the project. The existing approximate 4.11 acre site is developed with an existing single family residence, outbuildings, and gravel driveway. The proposed improvements would add approximately 12,000 square feet of additional paving to widen the existing driveway, provide parking areas, and a hammerhead turnaround. Also, 2,700 square feet would be added to the existing residence. The project site is not located in an area identified in the Granite Bay Community Plan / Dry Creek Watershed Flood Control Plan as recommended for local stormwater detention. However, the proposed drainage related improvements would reduce the post-development peak flows to pre development levels or less.

The post development volume of runoff would be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

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. This property is in the Linda Creek North tributary to Dry Creek. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If 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 would persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

A final Drainage Report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item X-4:**

MM VII.1, MM VII.2, MM X.1, MM X.2

MM X.3

This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$7,619.94 (based on a \$1,854 per acre X 4.11 acre parcel), payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

**Discussion Items X-5, 6:**

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item X-5, 6:**

MM VII.1, MM VII.2, MM VII.3, MM VII.4, MM VII.5, MM X.1

MM X.7

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.

MM X.8

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 in accordance with the West Placer Storm Water Quality Design Manual for Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan 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 X.9**

The Improvement Plans shall show that all storm water runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

**Discussion Item X-7:**

This project would not utilize groundwater, therefore, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

**Discussion Item X-8:**

The project site is located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). However, the existing structure and all proposed structural additions would be over 11 feet above the 100-year floodplain water surface elevation. Therefore, no housing would be placed in the flood hazard area and these impacts are less than significant. No mitigation measures are required.

**Discussion Item X-9, 10:**

The project proposes the construction of access and circulation improvements within the 100-year flood hazard area of Linda Creek. The project proposes to increase the existing access road/driveway to an ultimate consistent width of 20 feet, widen the existing bridge from 12.5 feet to 20 feet with the span length remaining essentially the same, and construct a paved hammerhead turnaround within the floodplain. The preliminary Drainage Report prepared by the applicant's engineer analyzed the impacts to the 100-year floodplain water surface elevation due to widening the existing bridge crossing. The report shows no significant increase to the water surface elevation due to the improvements and the flood flows would not be redirected due to construction of the improvements. The flows would be collected and treated in a vegetated swale prior to being discharged into the unnamed tributary of Linda Creek in similar locations as they were prior to construction.

A final Drainage Report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report water surface elevation calculations and results. The proposed project's impacts associated with construction within the floodplain can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item X-9, 10:**

MMVII.1, MM VII.2, MM X.1, MM X.2, MM X.3,

MM X-10

The Improvement Plans shall include the note "No grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The limits of the 100-year flood plain shall be shown and labeled on the Improvement Plans.

MM X-11

The Improvement Plans shall clearly show that no fill will be placed in the floodway of Linda Creek, specifically that the proposed hammerhead turnaround near Linda Creek will be constructed to match the existing grades within the Linda Creek Floodway.

**Discussion Item X-11:**

The project would not alter the direction or rate of flow of groundwater. Therefore, there is no impact.

**Discussion Item X-12:**

The project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the Linda Creek North tributary to the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item X-12:**

MM VII.1, MM VII.2, MM VII.3, MM VII.4, MM VII.5, MM X.1, MM X.4, MM X.5, and MM X.6

**XI. 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 XI-1:**

The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community or between a community and outlying area. The proposed project does not involve any such features and would not remove any means of access in the surrounding area. The project site is surrounded by existing development including residential dwelling units and also open space. As such, the project would not physically divide an established community. Therefore, there is no impact.

**Discussion Items XI-2, 4:**

The proposed project would renovate and expand an existing residence for use as an 18-bed extended care home. The majority of the site is currently undeveloped. The proposed project is consistent with the property's residential land use designation in the Granite Bay Community Plan. The subject property is designated Rural Low Density Residential 0.9 to 2.3-acre minimum. The property is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, minimum building site of 40,000 square feet). An extended care facility is not allowed in the Residential Single Family zone. The applicant is seeking a Rezoning to RA-B-40 (Residential Agriculture, minimum building site of 40,000 square feet). Medical Services- Hospitals and Extended Care is allowed within the Residential Agriculture zone district with approval of a Conditional Use Permit. The Placer County Zoning Ordinance defines Medical Services- Hospitals and Extended Care land use as:

*"Hospitals and similar establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include accessory retail pharmacies, and emergency heliports. Also includes residential establishments providing nursing and health related care as a principal use with in-patient beds, such as: skilled nursing facilities (facilities allowing care for physically or mentally disabled persons, where care is less than that provided by an acute care facility); extended care facilities; convalescent and rest*

*homes; board and care homes. Long-term personal care facilities that do not emphasize medical treatment are classified in "Residential care." (SIC: Groups 80, 805)"*

The proposed zoning would retain the B-40 combining district which requires a minimum lot size of 40,000 square feet and therefore there would be no change in permitted density. The current RS-AG-B-40 zoning requires a 50 foot minimum front setback, 20 foot minimum side setbacks and 20 foot rear setbacks for two-story structures. Maximum height is 30 feet. The RA zone district requires the same 50 foot front setback as the RS zone district. Side and rear setbacks are 30 feet minimum and a height limit of 36 feet is allowed. The current residence and proposed additions on the project site meet the RA setback requirements. The proposed project would be consistent with many of the policy objectives of the General Plan, including the provision of special needs housing.

The project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The proposed project improvements include roadway widening within the floodplain to provide access to the care facility. This proposed access to the care facility is not new, there is an existing access road/driveway and bridge to the existing residence. Since this is the only access available to the existing improvements on the parcel, the project proposes to widen the bridge and road/driveway to provide sufficient fire access. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Construction of project improvements would not result in the removal of any native trees. Under Mitigation Measure IV.3, the project applicant is required to mitigate for the impact to the riparian area of the unnamed tributary resulting from the expansion of the bridge on site from 12 feet to 20 feet in width.

Overall, the proposed project would not conflict with applicable land use plans, policies or regulations and impacts would be less than significant. No mitigation measures are required.

**Discussion Item XI-3:**

No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been approved for Placer County. The draft Placer County Conservation Program (PCCP) was released in 2011, which proposes a streamlined strategy and permitting process for a range of covered activities in western Placer County for the next 50 years. The project site is located within the boundaries of the draft PCCP. The mitigation and conservation protocols that are applied through the PCCP are an equal to or greater functional equivalent mitigation standard for biological resources that are represented in this MND. In the event the PCCP should be adopted prior to submittal of improvement plans for the project, then the protocols adopted with the PCCP would replace mitigation measures for the same effects as characterized within this MND. Therefore, there is no impact.

**Discussion Item XI-5:**

The proposed project would not affect timber resources or operations. The project would not result in cancellation of a Williamson Act Contract. Therefore, there is no impact.

**Discussion Item XI-6:**

The proposed project would not disrupt or divide the physical arrangement of an established community. Therefore, there is no impact.

**Discussion Item XI-7, 8:**

The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration. The proposed project would add extended care home uses in an existing neighborhood that is surrounded by residential properties.

The proposed project would be constructed in an area of the county that is characterized by a range of residential densities. There is no evidence to suggest that reuse of the existing residence on the site as an extended care home would draw residents away from other residential areas resulting in the abandonment and subsequent urban decay of existing residential areas. In addition, the proposed project would not develop retail commercial space, and therefore, would not result in the development of retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. Therefore, there is no impact.

**XII. 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 Item XII-1, 2:**

No valuable locally important mineral resources have been identified on the project site. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the Community Plan area and no known mineral resources that would be of value are known to occur on the project site or in its vicinity.

The California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five mineral resource zone classifications found in Placer County, only MRZ-4 occurs within the project site. MRZ-4 zones are areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Implementation of the proposed project would not interfere with the extraction of any known mineral resources. Therefore, there is no impact.

**XIII. 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				X

excessive noise levels? (PLN)				
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**Discussion Item XIII-1:**

Development of the proposed project would result in an increase in short-term noise impacts from construction activities. Existing noise conditions are determined by the presence of noise-sensitive receptors, the location and type of noise sources, and overall ambient levels. Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where a quiet setting is an essential element of their intended purpose. Residential facilities are a primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels.

The existing noise environment in the project area is primarily influenced by transportation noise from vehicle traffic on Old Auburn Road to the west. The Placer County General Plan Noise Element establishes land use compatibility criteria for both transportation noise sources such as roadways, and for non-transportation (stationary) noise sources. For transportation noise sources in residential areas, Placer County establishes a noise level criterion of 60 dB or less in outdoor activity areas, and 45 dB or less for interior noise levels.

New residents and employees onsite would not be exposed to noise levels in excess of established standards. The surrounding land uses comprised of residential uses are not expected to generate exterior ambient noise levels exceeding 60 dBA. With present and reasonably foreseeable conditions, noise levels onsite would be within the normally acceptable range. As an 18-bed extended care home, the proposed project is not expected to expose adjacent or nearby receptors to excessive exterior noise standards. The project would not exceed applicable noise standards and the impact would be less than significant. No mitigation measures are required.

**Discussion Item XIII-2:**

The proposed project would result in development of an 18-bed extended care home and would not generate a substantial number of traffic trips that would increase noise levels along Spahn Ranch Road or other project area roadways. Once operational, noise would result from mechanical equipment, activities associated with parking such as doors closing, standard landscaping maintenance activities, and the delivery of goods and services to the facility. All of the above listed activities emit intermittent sources of low-level noise and are not expected to cause a perceptible noise increase in the overall ambient noise environment. These noise levels are typical of the urban environment and would not exceed any established noise standards. Operation of the proposed project would have less than significant impacts to the existing noise environment. No mitigation measures are required.

**Discussion Item XIII-3:**

Development of the proposed project would result in a temporary increase in noise levels during daytime hours, particularly from diesel-powered earth-moving equipment and other construction machinery. All construction-related activities would be required to comply with the noise standards contained in the Placer County General Plan and the Granite Bay Community Plan for projects adjacent to/within residential neighborhoods which limits such activities to certain times of the day and week to reduce noise impacts on adjacent properties.

The proposed project is not expected to expose adjacent or nearby receptors to excessive exterior noise standards. An emergency generator would be installed as part of the proposed project. During power interruption, use of the emergency generator may occasionally result in periodic and temporary increase in ambient noise levels in and around the project site and may occasionally reach intrusive levels. This is not a significant impact.

Although an increase in noise levels would most likely result from the typical construction phases of any development, these limited durations of noise impacts from the proposed project would not cause significant impacts beyond the minor inconvenience during construction. This temporary increase in ambient noise levels can be mitigated to a less than significant level by implementing the following mitigation measure:

**Mitigation Measure Item XIII-3:**

MM XIII.3

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

This note shall be included on the Improvement Plans. Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

**Discussion Item XIII-4, 5:**

Since the project site is not located in an area for which an Airport Land Use Plan has been prepared, and no public or private airfields are within two miles of the project site, the residents of proposed project would not be exposed to adverse levels of noise due to aircraft overflight. Therefore, there is no impact.

**XIV. PALEONTOLOGICAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)		X		

**Discussion Item XIV-1:**

No paleontological resources are known or suspected and no unique geologic features exist on the project site. There would be minimal trenching required for extension of public water and sewer to the property. Implementation of the mitigation measure below would reduce the potentially significant adverse environmental impact of project-related ground disturbance and earth-moving on paleontological resources to a less-than-significant level by allowing for the salvage of fossil remains and associated specimen data and corresponding geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting.

**Mitigation Measure Item XIV-1:**

MM V.1

**XV. 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 XV-1:**

The proposed project would not construct new homes or businesses and would not demolish existing residential structures. A nine-bedroom house would be renovated and expanded for use as an extended care home for up to eighteen residents with up to six skilled employees on site during the day and two to three employees at night. Most or all of the staff could be hired from the existing qualified applicant pool already residing within or near the project site. However, if staff are hired from outside the area to fill a specific role, it may result in a few new people and their families moving into surrounding neighborhoods, thus creating a slight increase in the local population. However, the proposed project would not induce substantial population growth in the area. A less than significant impact is anticipated.

Existing roads in the area would not be extended as a result of the project. Water, sewer and gas lines would be extended to the project site. These facilities could allow neighboring properties to connect to this infrastructure but

the neighboring properties are already developed for residential uses. The proposed project would not induce substantial growth in the Granite Bay area or surrounding communities. Therefore, the proposed project would result in a less than significant population and housing impact. No mitigation measures are required.

**Discussion Item XV-2:**

The proposed project would result in the conversion and expansion of an existing rental property into a residential care home. It would not necessitate the construction of replacement housing elsewhere. This is a less than significant impact. No mitigation measures are required.

**XVI. 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 XVI-1:**

The project site is located within the South Placer Fire District. The closest fire station is South Placer Fire Station 15 located 2.12 miles northeast of the project site at 6450 East Roseville Parkway. South Placer Fire has reviewed the project proposal and has determined that the property has appropriate access for fire and rescue vehicles with the expansion of the current driveway bridge over the unnamed tributary to Linda Creek from the current 12 feet to 20 feet, widening the driveway to provide adequate turning radii for emergency vehicles, addition of a fire hydrant on Spahn Ranch Road and sprinklers within the residence, and the provision of a vehicle turnaround east of the residence.

The proposed project would result in a significant environmental impact if new or physically altered fire protection facilities would need to be built to maintain acceptable service ratios, response times, or other performance objects for fire protection. The anticipated increase in population resulting from the proposed project is minimal as the Granite Bay Congregate Living Health Facility would support 18 residents and up to six employees at any one time.

It is reasonable to expect that emergency calls (primarily for fire engine support in conjunction with ambulance) would be generated by the proposed project. As a congregate care home, and the nature of the health condition of the residents, e.g. bed-ridden, emergency calls to the facility are expected to be considerably less than other care facilities such as senior housing. However, increased demands on fire and police service have been previously anticipated as part of GBCP buildout and are met with impact fees that provide funding for the incremental expansion of services. No additional fire personnel or equipment would be necessary to serve the proposed project.

The incremental increase in demand for fire protection services would create a less-than-significant impact. No mitigation measures are required.

**Discussion Item XVI-2:**

The sheriff protection needs for the project site are provided by the Placer County Sheriff's Office. The closest

sheriff station, South Placer Station, is located at 6140 Horseshoe Bar Road, 7.3 miles to the north in the Town of Loomis. There would be an incremental increase in the calls for service due to the proposed development. However, the project site is in a developed area that is already being served by Placer County Sheriff. This project is consistent with land use and does not propose the type of uses that typically involve increased calls for service (i.e., commercial retail). No additional police personnel or equipment would be necessary to serve the proposed project. Therefore, impacts would be less than significant. No mitigation measures are required.

**Discussion Item XVI-3:**

The project site is served by two school districts: the Roseville Elementary School District (grades K-8) and the Roseville Joint Union High School District (grades 9-12). The proposed project would not increase future enrollments however. As such, no additional facilities would be required and no additional physical environmental impacts would be created. Therefore, there is no impact.

**Discussion Item XVI-4:**

The project would result in an incremental increase in demand for maintenance of public facilities. The Placer County Board of Supervisors has approved the levying of Development Impact Fees for most new development within the county. The concept of the impact fee program is to fund and sustain improvements that are needed as a result of new development as stated in the General Plan and other policy documents within the fee program. Development Impact Fees include Traffic Impact Fees, Park Dedication and Park Facilities In-Lieu Fees, Animal Services, and Capital Facilities Fees.

There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. The project would be subject to the County Traffic Impact Fee Program and payment of Traffic Impact Fees would be required prior to approval of Building Permits or Improvement Plans. Payment of Traffic Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the project having no significant impact on maintenance of roads.

Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the project having no significant impact on public facilities. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVI-5:**

The proposed project would result in a modest increase in demand for local governmental services such as assessor services, libraries, courts, and jails. These services are funded by collection of property taxes, which are allocated through the County General Fund.

The proposed project would not result in a significant increase in service demands or render the current service levels to be inadequate, no new public facilities would be necessary to serve the proposed project beyond those already considered in the Granite Bay Community Plan. The proposed project would not require the provision of new, or physically alter existing governmental services and facilities. The impact of the proposed project would be less than significant. No mitigation measures are required.

**XVII. 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 Item XVII-1, 2:**

As a congregate care home, the project is not expected to result in impacts to recreational facilities. The project involves the development of an 18-bed facility with residents that require controlled care. These residents would

not create an additional demand on project area recreational amenities. Because the project would not induce substantial population growth there is little expectation that it would put further pressure on recreational amenities thereby requiring construction or expansion of such facilities. Therefore, no impacts related to the construction or expansion of recreational facilities are expected to result from the proposed project. Therefore, there is no impact.

**XVIII. 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 Item XVIII-1, 2:**

The proposed project would result in the construction of an 18-bed congregate living facility. The project is expected to generate approximately 3 PM peak hour vehicle trips and 36 daily vehicle trips. As a comparison, a single-family residence generates 1 PM peak hour vehicle trip and 10 daily vehicle trips. Since the amount of additional traffic associated with this use is very small, it is unlikely that the planned project would result in any measurable traffic impact. Therefore, the site-specific impacts on local transportation systems are less than significant.

The cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. For potential cumulative traffic impacts, the Placer County General Plan and Granite Bay Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item XVIII-1, 2:**

MM XVIII.1

Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified

that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County Department of Public Works 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 (SPARTA Regional)

The current total estimated fee is \$1,930.76 (based on 18 Congregate Care Dwelling Units with a credit for the Single Family Dwelling). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

**Discussion Item XVIII-3:**

The project has access from Spahn Ranch Road within the jurisdiction of the City of Roseville. The City of Roseville has provided comments on the proposed project and has stated that they do not intend to extend Spahn Ranch Road past the bulb at the end of the existing subdivision, so the access to this site is essentially a private drive. The project does not increase impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVIII-4:**

The proposed project is accessed off of the City of Roseville maintained road, Spahn Ranch Road. The servicing fire district has reviewed the proposed project and has not identified any significant emergency access impacts. The project proposes upgrades to widen the existing driveway, bridge crossing, and improve a turnaround to meet minimum fire safe standards. The project would not result in inadequate access to nearby uses that would result in any physical change to the environment. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVIII-5:**

An 18-bed congregate care is proposed for the site. The Zoning Ordinance requires one parking space for each facility bed. Nine on-site parking spaces including one disabled accessible space are proposed, thus a Variance is required. The Placer County Zoning Ordinance bundles extended care facilities with hospitals as a Medical Services land use; hospitals have a higher visitation rate and larger patient/staff ratio. The applicant has an 18-bed facility in Stanislaus County that has eight parking spaces that have been found to be adequate for parking needs.

Based on a sampling of neighboring jurisdiction's parking requirements, Placer County's eighteen spaces for an 18-bed facility is the highest. Requirements range from one parking space per four beds in Folsom, Roseville, and El Dorado County to no defined requirement in Rocklin where the Use Permit establishes parking requirements. Sacramento County requires one parking space per three beds.

Based upon the applicant's Stanislaus County project, the targeted patient population, and requirements from a sampling of regional jurisdictions, eighteen parking spaces is excessive for this type of facility. The reduced parking would have the added benefit of reducing the amount of impervious surface on the project site. The existing parking on site is expected to be adequate for the facility as proposed. There is a less than significant impact. No mitigation measures are required.

**Discussion Item XVIII-6:**

The proposed project would be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVIII-7:**

The proposed project does not conflict with any policies or plans supporting transit and is not expected to generate an appreciable demand for transit services. The proposed project would not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVIII-8:**

The proposed project would not result in a change in air traffic patterns, increased air traffic levels, or a change in air traffic location or safety issues. In addition, the project is not located within an overflight zone of an airport. Therefore, there is no impact.

**XIX. TRIBAL CULTURAL RESOURCES** – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN)		X		
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.(PLN)		X		

**Discussion Item XIX-1:**

A Cultural Resources Assessment was prepared for the project site by HELIX Environmental Planning in April 2018. The potential for presence of cultural resources on the project site was determined through a records search and pedestrian survey. No historical resources were identified on the property and no additional pre-construction consideration of cultural resources was deemed necessary.

Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of the standard cultural resource construction mitigation measure below ensure that this impact is less than significant. No mitigation measures are required.

**Mitigation Measures Item XIX-1:**

MM V.1

**Discussion Item XIX-2:**

Effective July 1, 2015, AB 52 amended CEQA to mandate consultation with California Native American tribes during the CEQA process to determine whether or not the proposed project may have a significant impact on a Tribal Cultural Resource, and that this consideration be made separately from cultural and paleontological resources. Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies carry out consultation with tribes at the commencement of the CEQA process to identify Tribal Cultural Resources. Furthermore, because a significant effect on a Tribal Cultural Resource is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

On October 5, 2018, Placer County contacted four Native American tribes to offer consultation for Tribal Cultural Resources. At the time of preparation of this Initial Study, the United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports and requested a mitigation measure addressing inadvertent discoveries. No other tribes have contacted the County. Implementation of the following mitigation measure would reduce impacts to tribal cultural resources to a less than significant level.

**Mitigation Measures Item XIX-2:**

MM V.1

**XX. 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 Item XX-1, 2, 6:**

The proposed project is located within County Sewer Maintenance District 2. The project proposes to connect to the existing sewer line within Spahn Ranch Road. The proposed project would contribute additional wastewater flows to the existing conveyance system. The proposed project is eligible for sewer service and the Placer County Department of Public Works Environmental Engineering Division has commented on the project. The project's proposed sewer improvements would be constructed to County standards. The project would increase wastewater flows to the treatment plant. However, the increase is small and would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater service for the proposed project currently exist.

The San Juan Water District has provide comments on the proposed project and the project is eligible for water service. The project's proposed water service improvements would be constructed to water district standards. Therefore, these impacts are less than significant. No mitigation measures are required.

**Discussion Item XX-3, 5:**

This project would require and result in the construction of new water and wastewater delivery systems. This project would connect to the Sewer Maintenance District 2 for sewer service. Also, the project would connect to the San Juan Water District for treated water service. This project would not create significant environmental effects and would not result in the construction of treatment facilities or create an expansion of an existing facility. Thus, it would not cause significant effects to the environment and the construction and connection of this project to the existing sewer and public water service is less than significant. No mitigation measures are required. The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

**Discussion Item XX-4:**

The project has analyzed a drainage system that would change the onsite drainage patterns slightly due to the construction of water quality swales to collect and treat the storm water runoff prior to entering the floodplain. The existing flows are discharged from the property by overland flow directly into the Linda Creek tributary. The flows

are then conveyed west to Linda Creek crossing under the existing driveway bridge crossing. The proposed project would collect the runoff within a vegetated swale and discharge at specific locations along the unnamed tributary of Linda Creek treating the storm water runoff before it enters the floodplain. After the drainage is discharged into the existing tributary to Linda Creek, the drainage would be conveyed west crossing under the widened driveway bridge to the existing point of connection within Linda Creek. The change in drainage pattern from the existing condition to the post development condition has to potential to create downstream drainage impacts.

A final Drainage Report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary drainage report calculations and results. The proposed project's impacts associated with altering the existing drainage pattern of the site can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item XX-4:**

MM VII.1, MM VII.2, MM X.1, and MM X.2

**Discussion Item XX-7:**

The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

**XXI. WILDFIRE** – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)				X
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X

South Placer provides fire prevention, fire suppression, and life safety services to this area of unincorporated Placer County. The proposed project site is located in an area that is classified as “moderate” risk for wildland fires. The project site is located in an environment not typically associated with wildland fires- a suburban neighborhood with scattered oak woodland and grasslands. The area's topography, type, and amount of fuel, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services.

Direct fire vehicle access to the site would be available via Spahn Ranch Road and secondary access is available from adjacent developed properties. Most wildland fires are caused by human activities involving motor vehicles, equipment, arson, and burning of debris. The proposed project does not involve construction of new residences but would add workers, occupants and visitors to the site. The increased amount of impervious surface cover on the site from the new parking areas and other proposed improvements may in fact help reduce the potential fire risk.

**Discussion Item XXI-1:**

All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes located on Spahn Ranch Road. The proposed project would not involve the closure or alteration of Spahn Ranch Road

that would be used for evacuation in the event of a wildfire. Therefore, there is no impact.

**Discussion Item XXI-2:**

Properties north and south of the project site are developed with single-family residences and are primarily grassland with a scattering of oak trees. Properties to the east and west are open space areas. Landscaping on the site would be irrigated. The maintenance of the landscape areas along with defensible space around the congregate care home would reduce the wildfire risk to a level that is less than significant. No mitigation measures are required.

**Discussion Item XXI-3:**

The existing roads in the area would not change. No off-site improvements to the adjacent properties would be required beyond utility installation for the proposed project's implementation. Therefore, there is no impact.

**Discussion Item XXI-4:**

The proposed improvements are on a developed site. The existing roads, travel lane access from the east off of Spahn Ranch Road, and the existing slopes on neighboring properties would not change. Therefore, there is no impact.

**F. 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?		<b>X</b>
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.)		<b>X</b>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		<b>X</b>

**G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

**H. DETERMINATION** – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project <b>COULD</b> have a significant effect on the environment, there <b>WILL NOT</b> be a significant effect in this case because the mitigation measures described herein have been added to the project. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
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**I. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Services Division, Christopher Schmidt, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division, Michelle Lewis  
 Department of Public Works -Transportation, Amber Conboy  
 DPW-Environmental Engineering Division, Huey Nham  
 DPW-Flood Control and Water Conservation District, Brad Brewer  
 DPW-Facility Services-Parks Division, Ted Rel  
 HHS-Environmental Health Services, Joey Scarbrough  
 Placer County Fire Planning/CDF, Ryan Woessner

Signature  Date 6/21/19  
 Leigh Chavez, Environmental Coordinator

**J. 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.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/>	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/> Mineral Resources Letter	
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis

		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Subdivision Map
		<input type="checkbox"/> Sight Distance Exhibits
		<input checked="" type="checkbox"/> Preliminary Title Report
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	Planning Services Division, Air Quality	<input type="checkbox"/>
		<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
	Fire Department	<input type="checkbox"/>
		<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>