



**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: Rainbow Lodge CUP (PLN19-00017)

PROJECT DESCRIPTION: The project proposes a Conditional Use Permit in order to allow the operation of the Rainbow Lodge Bulk Water Sales, a commercial collection, distribution, and sale of spring water.

PROJECT LOCATION: 50080 Hampshire Rocks Road, Soda Springs, Placer County

APPLICANT: McGinley & Associates

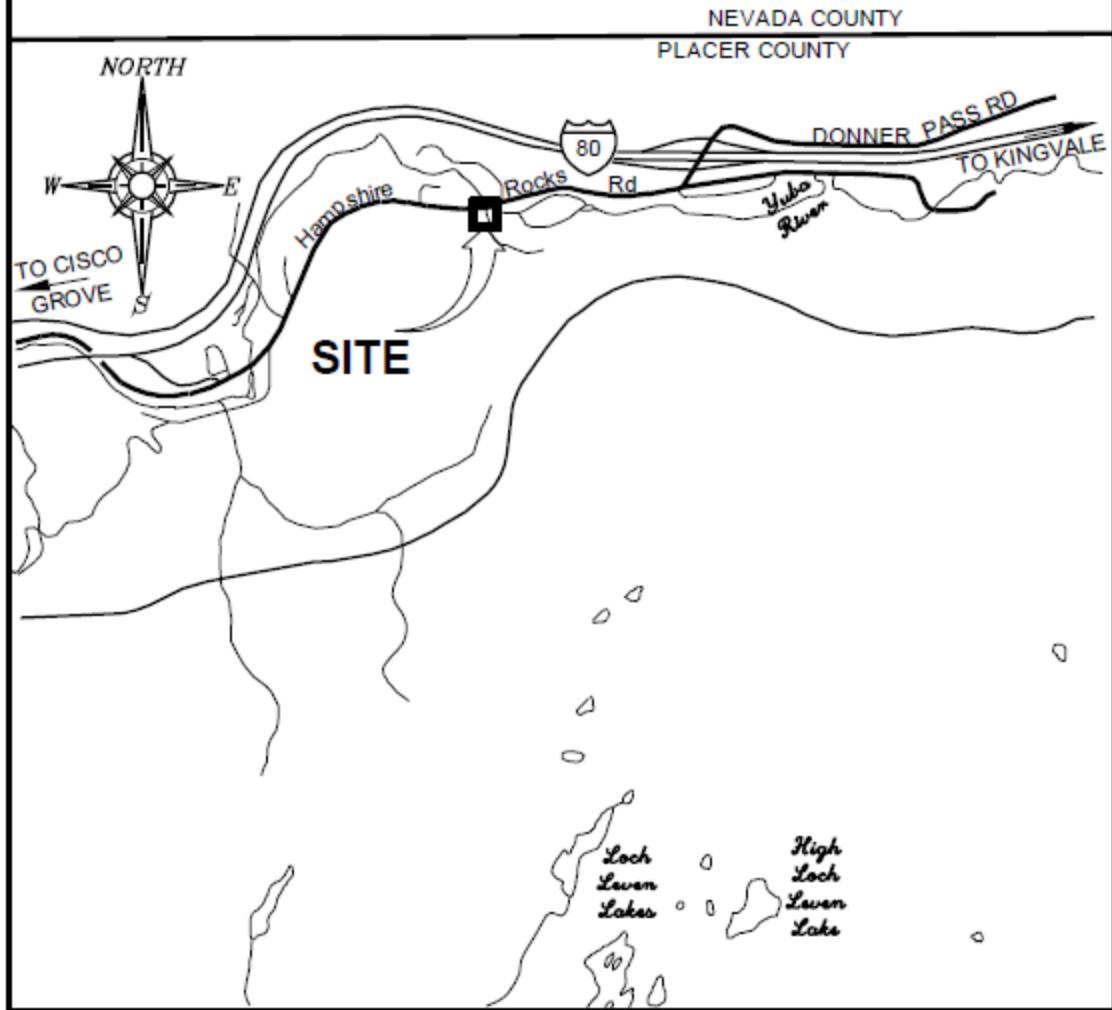
The comment period for this document closes on November 21, 2019. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

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

Community Development Resource Agency public counter, and at the Truckee 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 or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on October 23, 2019

VICINITY MAP





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

Title: Rainbow Lodge Bulk Water Sales	Project # PLN19-00017
Description: The project proposes a Conditional Use Permit in order to allow the operation of the Rainbow Lodge Bulk Water Sales, a commercial collection, distribution, and sale of spring water.	
Location: 50080 Hampshire Rocks Road, Soda Springs, Placer County	
Project Owner: Swift Real Estate	
Project Applicant: McGinley & Associates	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **November 21, 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 Truckee 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. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

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: Rainbow Lodge Bulk Water Sales	Project # PLN19-00017
Entitlement(s): Conditional Use Permit	
Site Area: 62.32 acres	APN: 066-120-035-000
Location: 50080 Hampshire Rocks Road, Soda Springs, CA	

A. BACKGROUND:

Project Description:

The project proposes a Conditional Use Permit in order to allow the operation of the Rainbow Lodge Bulk Water Sales, a commercial collection, distribution, and sale of spring water, located on the 62.32-acre site at 50080 Hampshire Rocks Road in Soda Springs. The site (APN: 066-120-035-000) is governed by the Placer County General Plan and currently contains the Rainbow Lodge and Restaurant and existing water tanks.

The property has a Land Use Designation of Low Density Residential 10,000 square feet to one-acre minimum, 1-5 dwelling units per acre, and has multiple zone districts throughout the 62.32-acre site. These zone districts include: RF-B-X 40 ac. Min. (Residential Forest, combining minimum Building Site of 40 acres), RES-Ds (Resort, combining Design Sierra), & RS-AG-B-40 PD=1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot, combining Planned Residential Development one dwelling unit per acre). However, the specific locations of the proposed project are currently zoned Resort with a Design-Sierra overlay district (RES-Ds). Commercial water extraction and storage is allowed within the RES-Ds zone district with approval of a Conditional Use Permit.

The proposed project consists of upgrading existing water storage and conveyance infrastructure which was previously used to sell water under an expired Conditional Use Permit (CUP) PCPC 20050661, and commercial collection, distribution, and sales of spring water. The project proposes to upgrade existing water sales infrastructure (water supply holding tanks, water conveyance line) for the purpose of selling up to 67,000 gallons of water per day,

to be transported by tanker truck to an offsite bottling facility by a third party. The proposed improvements consist of two new + 22,500 gallon water storage tanks, a water conveyance line, and an upgraded point of sale/pump house (pump house) consisting of approximately 100 square feet. The two new water storage tanks would occupy an approximately 1,000 square-foot pad area. It is anticipated that the existing above ground water supply infrastructure would be tied into the new infrastructure near the proposed storage tank location. The proposed system would maintain separation from the public water system (PWS) via check valves. The proposed tanks would be located proximal to the existing tanks to limit disturbance. Water would be transferred from the storage tanks to the point of sale by an underground water conveyance line and transfer pump. The proposed water conveyance line would be installed along an existing gravel walkway to limit disturbance, terminating at the pump house located just west of the existing Rainbow Lodge.

The pump house would be relocated approximately 80 feet to the west of the existing pump house to allow more buffer between the Rainbow Lodge and trucks loading water at the pump house. No off-site improvements are anticipated for the proposed system upgrade.

The water sales would be operated and maintained by existing employees/personnel of the Rainbow Lodge who currently operate and maintain the existing PWS and Lodge facilities. It is anticipated that the proposed system would require occasional part time operation and maintenance activities by one existing Lodge employee.

The project proposes to conduct water sales under the same conditions as previously permitted through CUP20050661. Circulation routes for water transport trucks would be limited to Interstate 80, Rainbow Road interchange, and Old Highway 40. In order to access the site, trucks would exit Interstate 80 at Rainbow Road located east of the proposed project site and head west on Old Highway 40. The trucks would fill up at the pump house just west of the Lodge on an existing paved area located outside of County right-of-way. After trucks are filled with water, they would head west on Old Highway 40 and enter Interstate 80 via the Cisco Road interchange. Truck traffic speed would be limited to 15 miles per hour. Truck idling would be limited to no more than five minutes. Hoses would be utilized to convey water from the pump house to the trucks which would allow for more flexible positioning of trucks during filling operations. Trucks would turn off their headlights while parked during filling operations. The proposed location of the pump house is farther away from the original location to provide additional space for truck circulation. Truck operation at the site is anticipated to be conducted between the hours of 7 AM and 10 PM on weekdays. Truck operations would not occur on weekends. Lodge/water sales management would communicate with the water truck operations personnel to mitigate potential unforeseen conflicts. For example, management will provide future water bottling companies with event schedules at least one month in advance in order to avoid water pumping during events. Additionally, management will coordinate with the water bottling companies and request the truck schedules on a monthly basis to avoid trucks arriving during times that could adversely impact hospitality operations of the Rainbow Lodge. Signage would be utilized to ensure parking and truck access conflicts do not occur between the water operations and the Lodge parking.

Project Site (Background/Existing Setting):

The Rainbow Lodge is located at 50080 Hampshire Rocks Road in Soda Springs. The 62.32-acre proposed project site is bounded by Rainbow Road and existing single-family residences to the east, Rainbow Lodge and Hampshire Rocks Road to the north and the Yuba River to the northeast, open space and undisturbed land to the north, south, and west.

The 62.32-acre parcel consists of multiple zone districts: RF-B-X 40 ac. Min. (Residential Forest, combining minimum Building Site of 40 acres), RES-Ds (Resort, combining Design Sierra), & RS-AG-B-40 PD=1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot, combining Planned Residential Development one dwelling unit per acre) and is located within the Low Density Residential 10,000 square feet – 1 acre (1-5 dwelling units per acre) designation of the Placer County General Plan.

The 62.32-acre site includes the existing Rainbow Lodge and associated on-site parking and accessory buildings. Four existing water tanks are located on the subject property south of the Lodge, and the existing point of sales/pump house is located to the west of the Lodge.

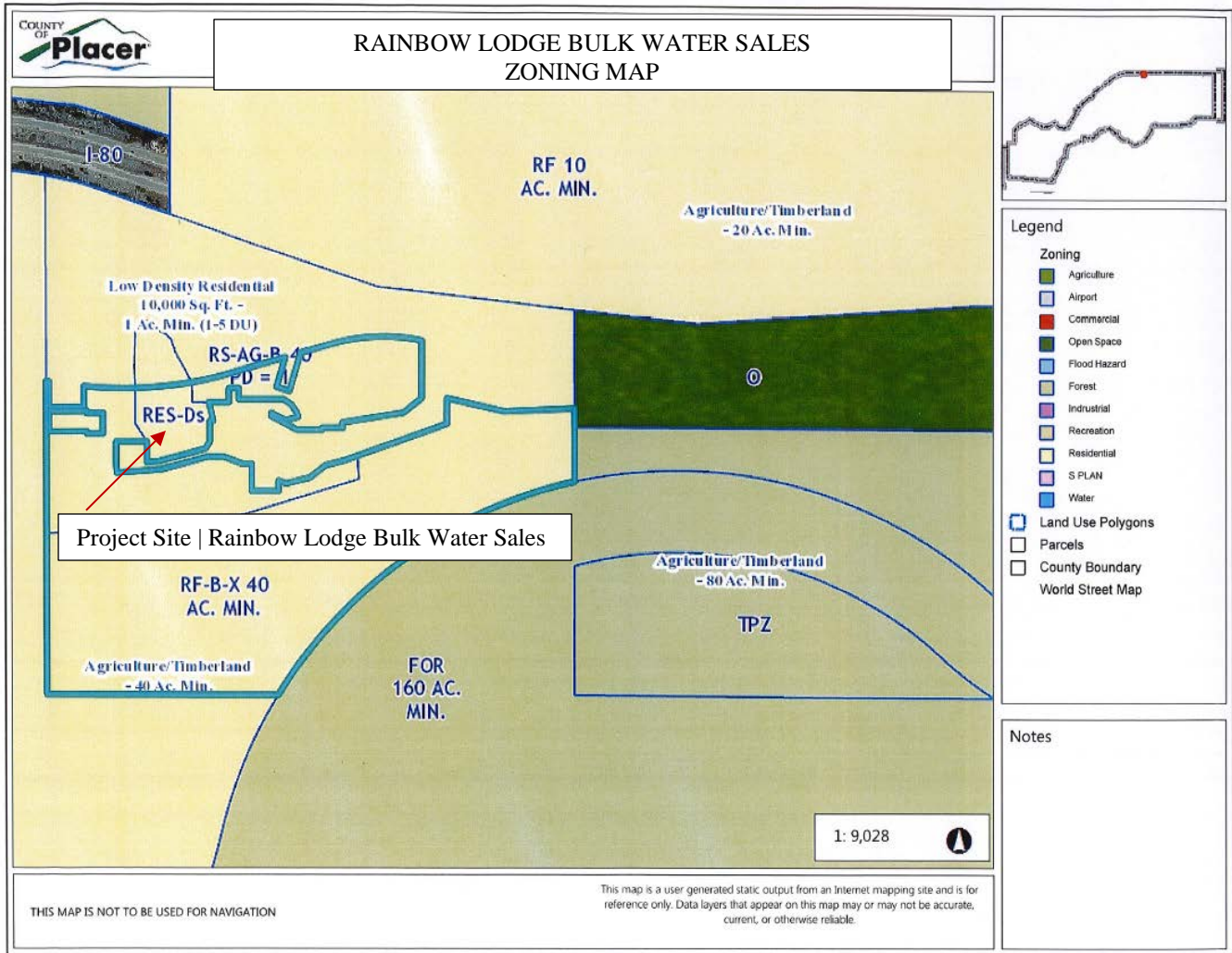
The Lodge was built in 1869 and later expanded in 1930. The Rainbow Springs, are the source of potable water for the Lodge and nearby cabins and also provide water for fire suppression and the proposed water sales. The project area is at an elevation of approximately 5,800 feet above mean sea level. The project area has previously been disturbed by the existing water system infrastructure. In addition, the project area is next to a main road and the adjacent area is developed with the lodge facilities. The spring source is from an underground pipe and no ponded water is present at the spring location. Native soils are not present along the proposed pipeline replacement route

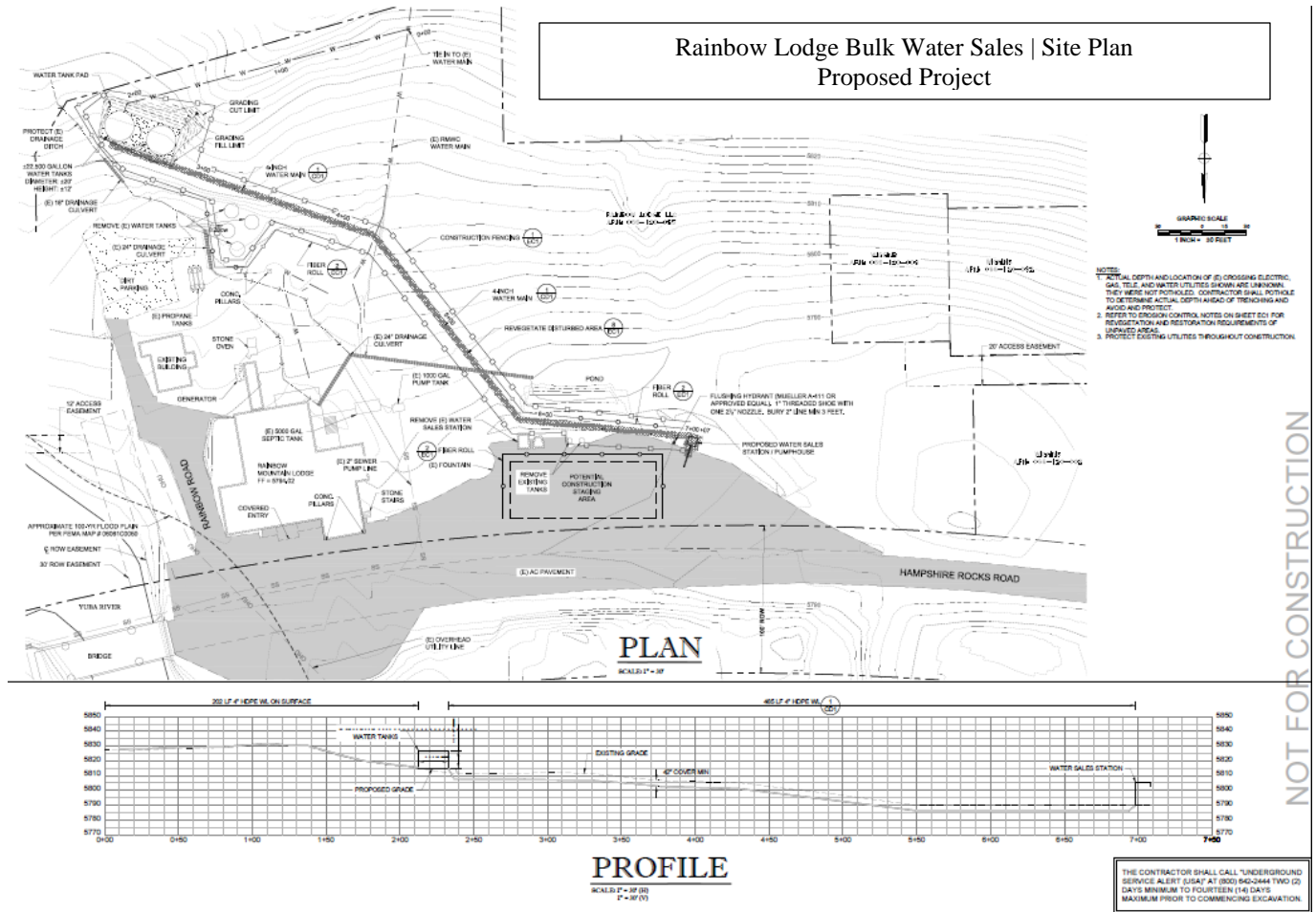
and within the majority of the tank replacement area. The proposed location of the tank pad foundations is mostly disturbed and contains multiple boulders. Habitat surrounding the project area includes an overstory of mixed conifer forest interspersed with small groves of aspen trees. The understory consists of various native shrubs and forbs. No major weed infestations are present in the project area. The Rainbow Springs have been used at the Lodge since before 1920. Potable water at the Lodge is provided under a Public Water System (PWS) permit (permit number 3100027) issued by the State Department of Public Health. The PWS consists of existing water collection, conveyance, and storage facilities. These facilities are operated and maintained by the Lodge in accordance with their permit requirements. The Lodge also provides water to the Rainbow Mutual Water Company (RMWC) in accordance with their water supply agreement (document number: 2007-0087195-00). Specifically, the agreement requires that the Rainbow Lodge deliver 15,000 gallons per day to the RMWC water tanks when spring flows allow. Water is conveyed to the RMWC storage tanks, which are separated from the Rainbow Lodge water lines by totalizer meters/check valves that prevent water from flowing between the two systems once delivered. Each system has its own separate water storage and conveyance facilities, and provides water to separate end users. RMWC owns and maintains separate water storage and conveyance facilities used to provide water to local residences. The RMWC facilities are not a part of the Lodge water system and are not regulated under the Lodge's PWS permit.

Water sales at the Lodge have been conducted off and on since the early 2000's. The commercial collection, distribution, and sale of water was previously permitted under Conditional Use Permit (CUP) PCPC 20050661 which expired due to in-operation for a period of approximately five years. Existing water storage, transmission and sales infrastructure from the previously operated system consists of water conveyance lines, storage tanks, and a truck filling station (point of sale). Historically, the water supply for sales operations consisted of the remaining water available following RMWC allocation and the Lodge water use requirements. Once these supply requirements were met, remaining water was piped to the existing water sales storage and conveyance system which is separated hydraulically from the PWS by check valves.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RF-B-X 40 ac. Min. (Residential Forest, combining minimum Building Site of 40 acres), RES-Ds (Resort, combining Design Sierra), & RS-AG-B-40 PD=1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot, combining Planned Residential Development one dwelling unit per acre)	Low Density Residential 10,000 square feet – 1 acre (1-5 dwelling units per acre) & Agricultural / Timberland – 40 acre minimum	Rainbow Lodge and accessory structures and parking, Rainbow Road, Hampshire Rocks Road, Four (4) existing water tanks, Point of Sale/Pump house, Open Space
North	RS-AG-B-40 PD=1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot, combining Planned Residential Development one dwelling unit per acre); RF 10 ac. min. (Residential Forest 10 acre minimum)	Low Density Residential 10,000 square feet – 1 acre (1-5 dwelling units per acre)	Residential Land Use, Yuba River, Undisturbed Land/Open Space
South	RF-B-X 40 ac. Min. (Residential Forest, combining minimum Building Site of 40 acres) & FOR 160 ac. Min. (Forestry 160 acre minimum)	Agricultural / Timberland – 40 acre minimum	Residential Land Use, Undisturbed Land/Open Space
East	FOR 160 ac. Min. (Forestry 160 acre minimum); TPZ (Timberland Protection Zone); O (Open Space)	Low Density Residential 10,000 square feet – 1 acre (1-5 dwelling units per acre)	Residential Land Use, Undisturbed Land/Open Space





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.?

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on March 13, 2019. A letter from the United Auburn Indian Community (UAIC) was received April 25, 2019 requesting copies of any records and/or searches prepared for the project which were provided. A letter from the Colfax Todds Valley Consolidated Tribe was received March 19, 2019 requesting additional information about the project which was provided. Neither tribe requested consultation and no other tribe 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 21080.3.2.) 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

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 – Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

Discussion Item I-1, 3:

The proposed project would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources within a state scenic highway, degrade the existing visual character or quality of the site or its surroundings, or create a new source of substantial light or glare resulting from replacement of the existing water tanks.

Components of the proposed project, the water storage tanks and the point of sale pump house, would be visible to motorists traveling along Hampshire Rocks Road and the residents that utilize Rainbow Road. The applicant proposes to replace the four existing stainless-steel tanks with two polyethylene water tanks with an exterior wood cover with metal accents that would blend in with the surrounding forest area. The pump house proposes a wood siding and trim to be painted dark green to match the Rainbow Lodge. The replacement tanks and the pump house propose the use of natural materials and colors in keeping with the Design Guidelines of Placer County. 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 surroundings would be less than significant. No mitigation measures are required.

Discussion Item I-2:

The proposed project is located on a site that includes the Rainbow Lodge. The Rainbow Lodge has been identified as an historic-period cultural resource, historic era building. The proposed project would not damage the significance of the historic building in that the proposed project proposes to replace the existing water tanks and pump house and reinstate the use of the bulk water sales. The bulk water sales water tanks, associated infrastructure and pump house exist on-site. This is a replacement project that will upgrade the existing facilities within the same general location. The replacement water tanks, associated infrastructure and the pump house will not degrade the historic aspects of the building setting in that tanks and the pump house propose the use of natural materials and colors for the construction of these structures and similar to what exists today. Further, the tanks and the pump house will match the colors and materials of the existing Rainbow Lodge. The visual character will be maintained as it exists today and therefore no impacts to the historic building, the Rainbow Lodge. The impact would be less than significant. No mitigation measures are required.

Discussion Item I-4:

The development of the proposed project would not introduce new lighting to the area. Any exterior lighting installed would be required to be compliant with Placer County Rural Design Guidelines lighting standards and shall be low intensity, directed downward, shielded, and dark sky compliant. There are no specific features within the proposed project that would create unusual light and glare. Therefore, there is no impact.

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 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 existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. 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
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

Discussion Item II-1, 2, 3, 4, 5, 6:

The proposed project would not convert Farmland to non-agricultural use, conflict with the Placer County General Plan goals or policies regarding land use buffers for agricultural operations, conflict with existing zoning for agricultural use, or a Williamson Act contract or involve changes in the existing environment which could result in conversion of Farmland to non-agricultural use. The proposed project proposes to reinstate an existing use that demonstrated no impacts to any agricultural resource. 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? (AQ)			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			X	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			X	
4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? (AQ)			X	

Discussion Item III-1, 2:

The proposed project is located within the Mountain County Air Basin (MCAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The MCAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of a Conditional Use Permit (CUP) to upgrade an existing water sales infrastructure (water supply holding tanks, water conveyance line) for the purpose of selling up to 67,000 gallons of water per day, to be picked up and transported to an offsite bottling facility by a third party.

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_x), and particulate matter smaller than 10 microns (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀.

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.

Construction is anticipated to last 30-45 days. The proposed project improvements consist of new water storage tanks, construction of a new pumphouse, a water conveyance line, and an upgraded delivery/point of sale location. The anticipated area of disturbance is 0.15 acres. Material would be disposed of offsite as construction waste. Existing steel tanks would be removed and recycled. Some above ground water conveyance piping and the existing pump in-house would be removed and disposed of as construction waste.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The proposed project related long-term operational emissions would result from vehicle exhaust, utility usage, and water conveyance. Proposed project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NO_x, and PM₁₀.

The proposed project would result in an increase in regional and local emissions from construction of the proposed 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 proposed project does not propose to increase density beyond the development anticipated to occur within the SIP. Up to ten truck visits per day are anticipated during the week for water delivery.

No stationary or heating sources are proposed. Buildout of the proposed project is not expected to exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:

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 anticipated traffic resulting from the ten truck trips would not impact the nearby intersections' ability to operate acceptably 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 to the east of 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
- 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.

Discussion Item III-4:

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, water sales are not typically associated with the creation of objectionable odors and idling times for trucks will be restricted to five minutes. 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 & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		

2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		X		
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)		X		
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
6. 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
7. 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		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X

Discussion Item IV-1, 2, 3, 4, 7:

A Habitat Assessment for the property was performed by Rubicon Environmental Consulting in November of 2018. The purpose of the assessment was to identify sensitive biological resources with the potential to occur on the project site. The following information is summarized from the Habitat Assessment.

The proposed project area is at an elevation of approximately 5,800 feet above mean sea level. The project area had previously been disturbed by the existing water system infrastructure. In addition, the project area is next to a main road and the adjacent area is developed with lodge facilities. The spring source is from an underground pipe and no ponded water is present at the spring location. It was found by the Environment Specialist of Rubicon Environmental Consulting that prepared the Habitat Assessment, that native soils are not present along the proposed pipeline replacement route or within the majority of the tank replacement area. The proposed location of the tank pad foundations is mostly disturbed and covered in boulders. Habitat surrounding the proposed project area includes an over-story of mixed conifer forest interspersed with small groves of aspen trees. The understory consists of various native shrubs and forbs. No major weed infestations are present in the proposed project area. According to the National Wetlands Inventory (NWI) data, there are no mapped wetlands within the project area. One emergent wetland was mapped south of the project area, but no indication of wetland vegetation is visible in this area on aerial photographs.

Existing literature was reviewed and data requests were sent to resource agencies for the purpose of identifying potential biological resources and special status species that have the potential to occur on the project site. The following data collection activities were conducted for characterizing potential habitat for special status species:

1. Requested a threatened and endangered species list from the United States Fish and Wildlife Service (USFWS) in 2018 and utilized the Information, Planning and Conservation System to perform a search for a site-specific list of federally endangered, threatened, or candidate species that have the potential to occur in 2018;
2. Reviewed the RareFind Database for endangered, threatened, candidate, or at-risk plant species within or near the proposed project area from the California Native Plant Society (CNPS);

3. Queried the California Natural Diversity Database (CNDDDB) for including special status species occurrence information;
4. Reviewed the USFWS' National Wetland Inventory Maps to determine if any mapped riparian or wetlands are present in the proposed project area; and
5. Reviewed and evaluated additional sources of information including aerial photographs and USGS topographic maps.

The data review of the species resulted in the following:

- The USFWS identified the potential for the Sierra Nevada Yellow-legged frog (*Rana sierra*) and delta smelt (*Hypomesus transpacificus*). There is no aquatic habitat present in the proposed project area or vicinity to support either of these species, and therefore they were eliminated from further consideration.
- The CNPS RareFind database and the CNDDDB did not report any federally or state listed endangered or threatened plant species within the proposed project area or vicinity.
- The CNDDDB identified occurrences of 12 sensitive or state or federally listed wildlife species within the proposed project vicinity including the southern long-toed salamander (*Ambystoma macrodactylum sigillatum*), Sierra Nevada yellow-legged frog, Coast Range newt (*Taricha torosa*), bald eagle (*Haliaeetus leucocephalus*), yellow warbler (*Setophaga petechia*), olive-sided flycatcher (*Contopus cooperi*), willow flycatcher (*Empidonax traillii*), Sierra Nevada snowshoe hare (*Lepus americanus tahoensis*), California wolverine (*Gulo gulo*), fisher (*Pekania pennanti*), and western pond turtle (*Emys marmorata*). Based on the habitat types available in the proposed project area and immediate vicinity, proximity to human development and activity, and existing disturbance within the footprint of proposed disturbance, only the yellow warbler and olive-sided flycatcher have a moderate potential to occur.

Based on the assessment results, Rubicon Environmental Consulting concluded the following:

- The habitat within the proposed project area is disturbed from existing infrastructure and adjacent development.
- There is no documentation of threatened or endangered plant species within the proposed project area and vicinity. Further the existing surface conditions of the proposed project area, surrounding development, and general lack of native soils further precludes the potential for sensitive plant species to occur.
- No wetlands are present within the proposed project area.
- No major infestations of noxious weeds were present in the Project Area.
- Two sensitive bird species, the yellow warbler and olive-sided flycatcher have the potential to utilize the proposed project area and vicinity for nesting and foraging.

Based on the results of the assessment and conclusions, no additional focused or protocol-level surveys are recommended for plant or wildlife species. To the extent feasible, the project would be required to minimize disturbance to the surrounding vegetation, specifically the aspen trees which provide nesting habitat for the two sensitive bird species with the potential to occur. In order to comply with protections of the Migratory Bird Treaty Act, a pre-construction breeding/nesting bird survey should be conducted during avian breeding season within fourteen (14) days of disturbance to the surface or vegetation. This season typically runs from March through August. A buffer should be placed around any active nests until the young have fledged. With implementation of the following mitigation measure, potential impacts to sensitive bird species should be reduced to a less than significant level.

Mitigation Measures Item IV-1, 2, 3, 4, 7:

MM IV.1

Prior to any grading or tree removal activities, during the bird nesting and raptor nesting season (February 1 September 1), a pre-construction survey for nesting birds and raptors shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to the Placer County Planning Services Division and the California Department of Fish & Wildlife (CDFW) within 10 days of the completed survey. If an active bird nest or raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between February 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active raptor nest (or greater distance, as determined by the CDFW). These no-disturbance buffers may be reduced based on consultation and approval by CDFW. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the

initial survey, if the initial survey occurs between February 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and February 1st no surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and February 1st.

A note reflecting these requirements shall be shown on the Improvement Plans.

Discussion Items IV-5, 6:

The proposed activity would not conflict with any local policies or ordinances protecting biological resources, or any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional or state habitat conservation plan. Therefore, there is no impact.

Discussion Items IV-8:

The proposed project would not have a substantial adverse effect on the environment by converting oak woodlands in that the proposed project site does not contain any oak trees or oak woodlands. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1, 2:

On July 26, 2018 the North Central Information Center (NCIC) for the California Historical Resources Information Systems conducted a complete records search of the California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in Placer County and within a ¼-mile radius of the proposed project area. The following information is summarized from the NCIC report to Placer County.

Review of this information indicated that the proposed project area contains no prehistoric-period resource(s) and one historic-period cultural resource, an historic era building. No cultural resources study reports are on file at the North Central Information Center that cover the proposed project area.

The historic era building consists of the Rainbow Lodge, which is located on the project site. The Rainbow Lodge, a classic mountain lodge, was built in 1869 and later expanded in 1930. The springs have been in use at the Lodge since before 1920. The upgrade and new construction of the water tanks and pump house will not significantly change the historic integrity of the Rainbow Lodge in that there are no changes proposed to the existing Rainbow Lodge, the water tanks will be located behind the Rainbow Lodge and designed to be compatible with the Rainbow Lodge colors and materials. Similarly, the pump house located to the west of the lodge will replicate the existing pump house and incorporate similar materials and colors as the Rainbow Lodge.

Outside of the proposed project area, but within the ¼-mile radius, the broader search area found no prehistoric-period resources but did identify five historic-period cultural resources including an historic era railroad, bridge, trail,

roads. Additionally, there are thirteen cultural resources study reports on file at the North Central Information Center that cover a portion of the broader search area.

In this part of Placer County, archeologists locate prehistoric-period habitation sites “along streams or on ridges or knolls, especially those with southern exposure”. (Moratto 1984:290) This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations (Wilson and Towne 1978:387-389). The proposed project search area is situated in the Sierra Nevada Mountains and the South Yuba River flows through the parcel. Given the extent of known cultural resources and the environmental setting, there is moderate potential for locating prehistoric-period cultural resources in the immediate vicinity of the proposed project area.

Within the search area, the 1867 GLO plat of T17N, R13E shows evidence of a nineteenth-century railroad, trail, road, bridge, and building. The 1955 Cisco Grove 7.5' USGS topographical map shows evidence of twentieth-century buildings, structures, and paved and unpaved roads. Given the extent of known cultural resources and patterns of local history, there is high potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area.

Therefore, implementation of standard cultural resource construction mitigation below would ensure that should any cultural resources be located during construction of the concrete pad, point of sale pump house or grading for the water lines, any potential impacts would be mitigated to less than significant.

Mitigation Measures 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, Planning Services Division, 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 Planning Services Division following coordination with cultural resources experts and tribal representatives as appropriate.

Discussion Item V-3:

No human remains are known to be buried at the proposed project site as a result of the search. 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 Items V-3:

MM V.1

Discussion Item V-4, 5:

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 scared uses of the proposed project site. Therefore, there is no impact.

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 proposed project consists of the removal of the existing water tanks on site and replacement with two new ± 22,500 gallon tanks immediately northeast of the existing tanks. During construction there would be a temporary consumption of energy resources for the movement of equipment and materials, but the duration would be limited and the area of project construction is minimal, consisting of approximately 0.15-acre including the construction of the concrete pad, the new pump house, and grading.

The construction and operation of the proposed project would be required by State law to comply with the California Green Building Standards Code (commonly known as “CALGreen”), as applicable. 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 proposed project’s construction to the extent feasible and proposed project construction would not result in a wasteful or inefficient use of energy. There are no unusual proposed 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 VI-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 CAL Green regulate the amount of energy consumed by new development for heating, cooling, ventilation, and lighting.

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The County is currently preparing a Sustainability Plan (PCSP) that would provide a strategy to reduce GHG (greenhouse gas) emissions. This Plan would include goals and policies for energy efficiency. In the event the PCSP is adopted prior to the proposed project receiving its entitlements, the proposed project would be required to comply with the PCSP. Nevertheless, the proposed project’s construction methods are consistent with the goals and measures in the County’s General Plan. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)			X	
2. Be located on a geologic 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	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)		X		
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
7. Result in substantial change in topography or ground surface relief features? (ESD)			X	
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 6, 7:

The proposed project would result in an upgrade to the existing water sales infrastructure. This would include the removal of four existing water tanks, installation of two new water tanks, installation of approximately 475 feet of new four-inch water supply line, and relocation and reconstruction of the pump house. To construct the improvements proposed, minor disruption of soils on-site would occur, including compaction for the tank pad and pump house foundation, and trenching and backfill for the water supply line installation. The area of disturbance for these improvements would be minimal. Any required slopes would meet the Placer County maximum slopes. Also, any erosion potential would only occur during the short time of the construction of the improvements. The proposed project would be constructed in compliance with the Placer County Grading Ordinance and would obtain grading permits as necessary to address grading issues. Therefore, the impacts to soil disruptions, topography changes, and erosion are less than significant. No mitigation measures are required.

Discussion Item VII-2, 3:

The proposed project is not located in an area with soil type classified as Tinker-Rock outcrop, granitic (RSE) which is well drained and not subject to erosion, instability, or expansion. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including onsite or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

The proposed project is located within Placer County. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the proposed pump house and water tank pad would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore the likelihood of severe damage due to ground shaking would be minimal. Therefore, the impacts of unstable soil, expansive soil, and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:

The proposed project does not propose to generate waste water, and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:

No unique paleontological resources or unique geologic or physical features are known to be at the proposed project site as a result of the search. 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 unique paleontological resources or unique geological or physical features. Accordingly, this is a potentially significant impact. Implementation of the following standard mitigation measure would reduce the potentially significant adverse environmental impacts of proposed 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 date and corresponding geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting.

Mitigation Measures Item VII-5:

MM V.1

Discussion Item VII-8:

According to the Fault Activity Map of California and Adjacent Areas, the Peak Acceleration from Maximum Credible Earthquakes in California, no active faults or Earthquake Fault Zones are located on the proposed project site and no evidence of recent or active faulting is present on the site. Due to the relatively low seismicity of the area and the granite landscape, the potential for seismically induced damage due to 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 structures. The proposed 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.

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 impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). 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, subsequent paving and the construction of residential and accessory buildings, along with the construction of associated utilities and roadways.

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) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational,

were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/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 CO₂e/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 CO₂e 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 the De Minimis Level, and
- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO₂e 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 transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			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:

The proposed 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:

The proposed project would not be located within an airport land use plan, where such a plan has been adopted or within two miles of a public airport. Therefore, there is no impact.

Discussion Item IX-6:

The proposed project consists of the construction of two water tanks and associated pump house. The proposed tanks are proposed to be located entirely on the proposed project site and within the confines of the subject parcel. The operation of a bulk water sales would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan as this proposed project would not alter what existing circulation facilities or patterns for the Rainbow Lodge, or usage patterns of the surrounding roads and adjoining residential uses. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is located within an area determined by CalFire to be a very high risk for wildland fires and is located within a California State Responsibility Area. Although the proposed project involves the construction of a water tank and a pump house, the standard fire regulations and conditions that are applicable to this type of proposed project would be applied, including standard fire safe setbacks. With the implementation of said regulations and fire safe setbacks, impacts related to wildland fires would be less than significant. No mitigation measures are required.

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 water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage			X	

systems? (ESD)				
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)			X	
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)				X
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			X	

Discussion Item X-1:

This proposed project would not rely on groundwater wells as a potable water source. Instead, the existing Rainbow Springs, would be utilized which currently have a high yield. The Rainbow Springs public water system must fulfill the agreement to supply water to Rainbow Mutual Water Company as well as meet the demands of Rainbow Lodge prior to directing water for this auxiliary use. Therefore, the proposed project would not violate water quality standards with respect to potable water and any impacts are expected to be less than significant. No mitigation measures are required.

Discussion Item X-2, 6:

The project proposes to capture water from a naturally occurring springs and would not be drilling any new water wells. The existing natural springs have a high yield, and prior to supplying water for bottling the applicant would be required to obtain a Private Water Source Operator License from California Department of Public Health – Food and Drug Branch. Therefore, any potential impacts are anticipated to be less than significant. No mitigation measures are required.

Discussion Item X-3:

The proposed project would ultimately include the construction of a small water tank pad (approximately 1,000 square feet) and relocate the existing point of sale pump house approximately 80 feet west of the existing location. The proposed tanks and point of sale pump house would be located proximal to the existing locations in order to limit disturbance. The proposed project would not significantly modify the existing runoff patterns of the site. The overall drainage patterns from the proposed construction would not be significantly changed.

The proposed project would not add additional impervious surfaces to the existing site. The proposed project would not cause an increase to surface runoff, therefore no downstream drainage facility or property owner would be significantly impacted. Therefore, the impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of drainage systems are less than significant. No mitigation measures are required.

Discussion Item X-4:

The area of disturbance for the proposed project improvements would result in disturbance of an approximately 0.15-acre portion of the 72-acre project site. Improvements consist of relocation of the existing water tank pad, relocation of the existing point of sale pump house, and installation of the new water supply line. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the proposed project site and the development would be required to install effective erosion and sediment control Best Management Practices (BMPs). Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant. No mitigation measures are required.

Discussion Item X-5:

The proposed project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate proposed project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. Therefore, there are no impacts.

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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)				X
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
4. 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, 2, 3:

The proposed project proposes construction of two new water tanks and a pump house for the operation of bulk water sales. The proposed project site contains multiple zoning districts however, the location of the water tanks and pump house are located within the RES (Resort) zone district. A Conditional Use Permit is required for the construction and operation of the commercial water extraction, storage and sales land use. This use had been originally approved and operated under Conditional Use Permit PCPC 20050661. The project proposes to construct new water tanks, pump house, and associated infrastructure. The operations of the bulk water sales are the same as previously approved. The proposed project would be developed in accordance with the development standards for the Resort zone district and would not develop an incompatible use or result in the creation of land use conflicts with the existing Rainbow Lodge and surrounding residences as it can be demonstrated by the original use and operations that did not cause any conflicts. Therefore, there is no impact.

Discussion Item XI-4:

The proposed project would not result in economic or social changes that would have the potential to result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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? (PLN)				X
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion Item XII-1, 2:

No valuable locally important mineral resources have been identified on the project site. The project site is not a mineral resource recovery site. The 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 vicinity of the project site 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 decision 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-3(a) occurs within the project site. MRZ-3(a) zones are areas containing known mineral occurrences of undetermined mineral resource significance. 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. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)		X		
3. For a project located within the vicinity of a private airstrip or 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

Discussion Item XIII-1, 2:

In June of 2019, an Environmental Noise Assessment was prepared by J.C. Brennan & Associates, Inc. for the proposed project. The report addressed the existing noise environment and the noise levels associated with the proposed project. The proposed project noise levels were compared to the existing noise environment and the Placer County General Plan Noise Element and Noise Ordinance criteria. The noise assessment specifically addressed truck traffic roadway noise levels, water truck fill / collection noise levels, and construction noise levels.

The proposed project construction would result in a temporary increase in ambient noise levels in the project vicinity from associated construction noise sources such as earth moving equipment, transport vehicles, and from general construction activities. Policies of the Placer County General Plan and the results of the noise assessment recommend limiting construction days and hours in conformance with the requirements of the County Noise Ordinance in order to reduce the impact of construction noise on adjacent residences and occupants of the Lodge. It was also recommended that construction equipment be fitted with factory installed muffling devices and all construction equipment be maintained in good working order. This temporary increase in ambient noise levels can be mitigated to a less than significant level by implementing the goals and policies of the Placer County General Plan, the requirements of the Noise Ordinance and recommendations of the noise consultant through implementation of mitigation measures MM XIII.1 and MM XIII.2.

As a means of analyzing the truck traffic noise levels along Old Highway 40, the noise consultant utilized the Federal Highway Administration (FHWA RD77-108) Traffic Noise Prediction Model. The overall Ldn was analyzed with the assumption of a maximum of ten (10) trucks visiting the site per day, arriving and departing during the daytime periods. Based upon the analysis, the truck traffic noise levels would not exceed the Placer County noise level standards for roadway traffic of 60 dB Ldn. Specifically, the noise study predicted truck traffic noise levels measured 30-feet from the centerline of Highway 40 and it was calculated that a the Ldn would be 46 dB and the hourly Leq noise level would be 53 dB. It was determined that the truck traffic noise levels will not exceed the Placer County noise level standards for roadway traffic of 60 dB Ldn. In addition, the peak hour truck traffic noises levels are expected to be less than 55 dB Leq, and will not exceed the typical background hourly noise levels. To ensure the proposed project complies with the requirements of the Placer County General Plan, Noise Ordinance and as recommended by the Noise Assessment, the project would implement mitigation measure: MMXIII.3 to limit water truck operations to weekday daytime hours. Implementation of this mitigation measure would reduce any potential significant impact to a less than significant level.

Mitigation Measures Item XIII-1, 2:

MM XIII.1

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, many occur at other times. Work occurring within an enclosed building may occur at other times as well. The Planning Direction is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

MM XIII.2

Construction equipment shall be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order.

MM XIII.3

All activities associated with water truck operations shall be limited to the following daytime hours:

- 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)

Discussion Item XIII-3:

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, and the proposed project is for the installation and operation of a bulk water sales and would not be exposed to adverse levels of noise due to aircraft overflight. Therefore, there is no impact.

XIV. 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 unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XIV-1:

The proposed project would not construct new homes or businesses and would not demolish existing residential structures. Staff from the Rainbow Lodge would be utilized to assist with the minimal operations necessary for the

bulk water sales operations.

Existing roads in the area would not be extended as a result of the proposed project. Water lines would be installed from the water tanks to the new pump house. The proposed project would not induce growth in the area or surrounding communities. Therefore, there is no impact.

Discussion Item XIV-2:

The proposed project would not displace existing people or housing necessitating the construction of replacement housing elsewhere. The proposed project is a commercial bulk water sales use. Therefore, there is no impact.

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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. Parks? (PLN)				X
5. Other public facilities? (ESD, PLN)				X
6. Maintenance of public facilities, including roads? (ESD, PLN)				X

Discussion Item XV-1, 2:

The stored water in the water tanks could essentially be an accessory emergency use and/or option for emergency purposes for fire protection. The License for Diversion and Use of Water (License Number 1903 - Permit Number 4680 and Application 8343) allows the water to be used for domestic and fire protection uses. However, the construction of the proposed project and use would not result in substantial adverse physical impacts associated with the existing operations of emergency personnel, and would maintain, assist and potentially improve service ratios, response times and other performance objectives for all of the public services. Therefore, there is no impact.

Discussion Item XV-3:

The proposed project does not generate the need for the construction of a new school facility as a part of this proposed project. Therefore, there is no impact.

Discussion Item XV-4:

As a bulk water sales operation/water extraction and collection use, the proposed project is not expected to result in impacts to parks. The proposed project involves the construction of two new water tanks, a pump house and associated on-site infrastructure and the use of filling tanker trucks with water for offsite delivery. This type of use does not create an additional demand on the proposed project area parks. Because the proposed project would not induce population growth there is no expectation that it would put further pressure on recreational amenities, such as parks, 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.

Discussion Item XV-5:

As a bulk water sales operation/water extraction and collection use, the proposed project is not expected to result in impacts to public facilities. A total maximum of 67,000 gallons of water may be extracted on a daily basis. Water

extraction may be limited from time-to-time in accordance with the terms of agreement of both the Division of Water Rights Order Permit Number 4680, License 1903 and Application 8343, which requires water from this sources to be provided to the Rainbow Mutual Water Company. Therefore, there is no impact.

Discussion Item XV-6:

The proposed project does not create an additional demand on public facilities, including roads. During construction the use of Rainbow Road would be used to provide access to the water tank site. Because construction is temporary, it would not result in substantial impacts to public facilities, including roads. Therefore, no impacts related to the maintenance of public facilities, including roads, are expected to result from the proposed project. Therefore, there is no impact.

XVI. RECREATION:

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 XVI-1, 2:

As a bulk water sales operation/water extraction and collection use, the proposed project is not expected to result in impacts to recreational facilities. The proposed project involves the construction of two new water tanks, a pump house and associated on-site infrastructure and the use of filling tanker trucks with the water for offsite delivery. This type of use does not create an additional demand on the proposed project area recreational amenities. Because the proposed 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.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)				X
5. 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		X		

substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				
6. 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		

Discussion Item XVII-1, 2:

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. The proposed circulation route for the water transport trucks would be limited to Interstate 80, Rainbow Road interchange, and Old Highway 40. To access the proposed project site, trucks would exit Interstate 80 at Rainbow Road east of the proposed project site, and head west on Old Highway 40. Trucks would fill up at an existing paved area located on the proposed project site outside of public Right-of-Way. After trucks are filled with water, they would head west on Old Highway 40 and enter Interstate 80 via the Cisco Road interchange. The proposed operations do not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc. Therefore, the impacts to the circulation system and vehicle safety is less than significant. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. No gated access is proposed. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The proposed project does not generate the need for on-site parking as trucks would pull up to the point of sale/pump house on the existing paved area of the proposed project site. Further, there are no on-site parking requirements for the use of water extraction and commercial storage per the parking requirements, Section 17.54.060 of the Placer County Zoning Ordinance as it is understood that the trucks are only parked in front of the point of sale/pump house as they are being filled. There is sufficient space for the trucks to be parked in front of the point of sale/pump house entirely located on the proposed project site. Therefore, there is no impact.

Discussion Item XVII-5, 6:

The proposed project would result in the reconstruction and implementation of water sales infrastructure to sell up to 67,000 gallons of water per day, to be transported by tanker truck to an off-site bottling facility. The proposed water sales would generate up to ten truck traffic trips per day. The proposed project traffic does not create a large enough incremental increase (greater than 5 percent) to existing traffic to make a finding of significance. Therefore, the site-specific impacts on local transportation systems are less than significant when analyzed against the existing baseline traffic conditions.

The addition of the proposed project traffic to the cumulative traffic volumes would not result in a substantial enough incremental increase (greater than five percent) to result in a finding of significance. Nevertheless, for potential cumulative traffic impacts, the Placer County General Plan includes a fully funded Capital Improvement Program. With payment of traffic mitigation fees for the ultimate construction of the CIP improvements, cumulative effects of the project would be reduced 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 measure:

Mitigation Measures Item XVII-5, 6:

MM XVII.1

Prior to issuance of a Grading Permit, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Placer East), 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 DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$6,999.33 based on one water truck in the PM peak hour. The fees were calculated using the information supplied. If the use changes, then the fees would change. The actual fees paid shall be those in effect at the time the payment occurs.

XVIII. 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 XVIII-1, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on March 13, 2019. A letter from the United Auburn Indian Community (UAIC) was received April 25, 2019 requesting copies of any records and/or searches prepared for the project which were provided. A letter from the Colfax Todds Valley Consolidated Tribe was received March 19, 2019 requesting additional information about the project which was provided. Neither tribe requested consultation and no other tribe contacted the County.

The project is not anticipated to result in disturbance or discovery of Tribal Cultural Resources (TCR's) as none are known to exist on the project site or immediate vicinity. However, information from the North Central Information Center stated that cultural resources are known to occur in the project vicinity (including the onsite historic Rainbow Lodge) and that there is at least a moderate potential that TCR's could also be located within the project vicinity. In the unlikely event of accidental discovery during project construction, implementation of the following mitigation measure would reduce this impact to less than significant.

Mitigation Measure Item XVIII-1, 2:

MM V.1

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)				X
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local			X	

infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)				
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1:

The proposed project involves the construction of two new water tanks, a concrete pad, and associated infrastructure to transmit water from the tanks to the pump house for the purpose of selling the water to commercial companies. The commercial sale of water was previously approved and operated, and the proposed project intends to continue the operations as previously conducted. It is understood that the sale of water would not interfere with the water supply to the surrounding residences.

The proposed project would not require or result in the relocation of other services relative to electric power, natural gas, or telecommunication facilities. Therefore, there are no impacts to these utilities and service systems. No mitigation measures are required.

Discussion Item XIX-2:

The proposed project would utilize existing naturally occurring springs for bulk water sales. These springs produce water at a high yield and have historically. The project would not construct waste water facilities or sewage disposal systems. Any potential impacts are anticipated to be less than significant. No mitigation measures are required.

Discussion Item XIX-3:

The proposed project would be maintained and operated by existing Lodge personnel. The existing lodge is served by an on-site septic system. The capacity of the existing system is adequate and no changes would be required. Therefore, there is no impact.

Discussion Item XIX-4, 5:

The proposed project does not propose to generate solid waste. Therefore any impacts to a landfill are considered less than significant. No mitigation measures are required.

XX. 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) the construction or operation of which 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, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X

Discussion Item XX-1:

The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item XX-2:

The Truckee Fire Protection District 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 “very high” risk for wildland fires. The proposed project site is located in an environmental typically associated with wildland fires.

All construction and equipment staging areas would not be permitted to obstruct the travel lanes of Rainbow Road or Hampshire Rocks Road. The proposed project would not involve the closure or alteration of Rainbow Road that would be used for evacuation in the event of a wildfire. Therefore, there is no impact.

Direct fire vehicle access to the proposed project site would be available via Rainbow Road. Most wildland fires are caused by human activities involving motor vehicles, equipment, arson, and burning of debris. The proposed project proposes to replace existing water tanks and does not add workers, occupants or visitors to the site. The water tanks, storing water, could in fact assist with fires.

Properties east and south of the proposed project site are developed with single-family residences accessed by Rainbow Road. The area to the west is currently undisturbed. The proposed project involves the construction of two new water tanks for the purposes of commercial water sales. The construction of the water tanks would reduce the wildfire risk to a level that is less than significant in that, the water could be used to address a fire. Therefore, there is no impact.

Discussion Item XX-3:

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

Discussion Item XX-4:

The proposed improvements are on a developed site and would replace the existing water tanks northwest of the proposed project site to an area southeast of the existing water tanks. The tanks would be constructed on a ± 1,000 square foot concrete pad that would be designed to address any potential drainage changes and runoff. This area of disturbance would not result in any significant downslope or downstream flooding, mudslides or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, there is no impact

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, 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 or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<input 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"/>
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H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Stacy Wydra, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Michelle Lewis, PE
 Department of Public Works-Transportation, Stephanie Holloway
 DPW-Environmental Engineering Division, Sarah Gilmore
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Joseph Scarbrough
 Placer County Fire Planning/CDF, Dave Bookout

Signature  Date 10/22/19
 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. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input 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 type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>

	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input 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 type="checkbox"/> Tentative Map
		<input type="checkbox"/>
		Environmental Health Services
	<input type="checkbox"/> Hydro-Geological Study	
	<input type="checkbox"/> Phase I Environmental Site Assessment	
	<input type="checkbox"/> Soils Screening	
	<input type="checkbox"/> Preliminary Endangerment Assessment	
	<input type="checkbox"/>	
	Planning Services Division, Air Quality	<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 type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
<input type="checkbox"/>		

Exhibit A: Mitigation Monitoring Program