



**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: Loomis Basin Equine Medical Center Expansion (PLN20-00188)

PROJECT DESCRIPTION: The proposed project includes a Rezone, Minor Use Permit, Design Review and Variance in order to construct improvements to the existing Loomis Basin Equine Hospital including development of supporting structures (manure storage, storage barn, covered paddocks, large animal crematorium) and development of a small pet hospital. Two residential structures exist on the project site and would remain in place.

PROJECT LOCATION: 2973 Penryn Road (Parcel A), 3001 Penryn Road (Parcel B), and 3025 Penryn Road (Parcel C) in the Penryn area, Placer County.

APPLICANT: Edward Mojica, Mojica Architecture Studio

The comment period for this document closes on February 23, 2024. 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>

A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter, and at the Loomis Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. 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 January 24, 2024



**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: Loomis Basin Equine Medical Center Expansion	Project # PLN20-00188
Description: The proposed Project includes a Rezone, Minor Use Permit, Design Review and Variance in order to construct improvements to the existing Loomis Basin Equine Hospital including development of supporting structures (manure storage, storage barn, covered paddocks, large animal crematorium) and development of a small pet hospital. Two residential structures exist on the Project site and would remain in place.	
Location: 2973 Penryn Road (Parcel A), 3001 Penryn Road (Parcel B), and 3025 Penryn Road (Parcel C) in the Penryn area, Placer County.	
Project Owner: Langdon Fielding	
Project Applicant: Edward Mojica, AIA	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **February 23, 2024**. 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 Loomis Public Library and Community Learning Center. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Zoning Administrator**. 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.

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: Loomis Basin Equine Medical Center Expansion	Project # PLN20-00188
Entitlement(s): Rezone, Minor Use Permit, Design Review, Variance	
Site Area: 27.5 acres / 1,197,900 square feet	APNs: 032-244-071-000, 043-060-060-000, 043-060-054-000
Location: 2973 Penryn Road (Parcel A), 3001 Penryn Road (Parcel B), and 3025 Penryn Road (Parcel C) in the Penryn area, Placer County.	

A. BACKGROUND:

Project Description:

The Project proposes to expand and improve the existing Loomis Basin Equine Medical Center on three parcels totaling 27.5 acres (Assessor’s Parcel Numbers [APNs] 032-244-071-000 [Parcel A], 043-060-060-000 [Parcel B], and 043-060-054-000 [Parcel C]). **Figure 1: Vicinity Map** shows the location of the proposed Project as well as areas and uses surrounding the site. Project improvements would include:

- Development of a 192 square foot temporary manure storage structure on Parcel A;
- Development of a 5,040 square foot 20-stall storage barn, 2,016 square feet of covered paddocks, and an equine/large animal crematorium on Parcel B;
- Development of a 7,750 square foot building that would be occupied by a small pet hospital, retail space, offices and imaging facility on Parcel C;
- Development of internal roads/pathways for horse and vehicle/trailer movement. The drive aisle would include an internal roundabout that would allow vehicle with trailer maneuverability;
- Frontage improvements including landscape, a new driveway connecting Parcel B with Penryn Road, and improvements to Penryn Road consistent with the Horseshoe Bar/Penryn Community Plan; and,
- Improvements to on-site parking with the development of 64 new vehicle/trailer parking stalls, for a total parking inventory of 107 vehicle/trailer stalls.

The proposed Project would continue to have six on-site temporary equestrian events (permitted through the requested Minor Use Permit) annually with a maximum of 350 patrons, where the events would occur on weekends and are estimated to occur between 8:00 AM and 5:00 PM.

FIGURE 1 – VICINITY MAP



These types and quantity of events have been held at the Loomis Basin Equine Medical Facility through issuance of Temporary Outdoor Event Permits since commencement of operation in 2011, and they are considered part of the CEQA baseline condition and are not analyzed further.

The project also proposes to board up to 150 horses (or large animal equivalents) and implement an equestrian facility/riding school and academy on Parcel B. The existing arena used for rehabilitation of large animals will also serve as a training facility for the community where riding instruction under supervision of an instructor would occur in two-hour blocks from 8:00 am to 8:00 pm, seven days per week, with an anticipated 2 to 4 riders for each session with one instructor. County entitlements required for this Project include:

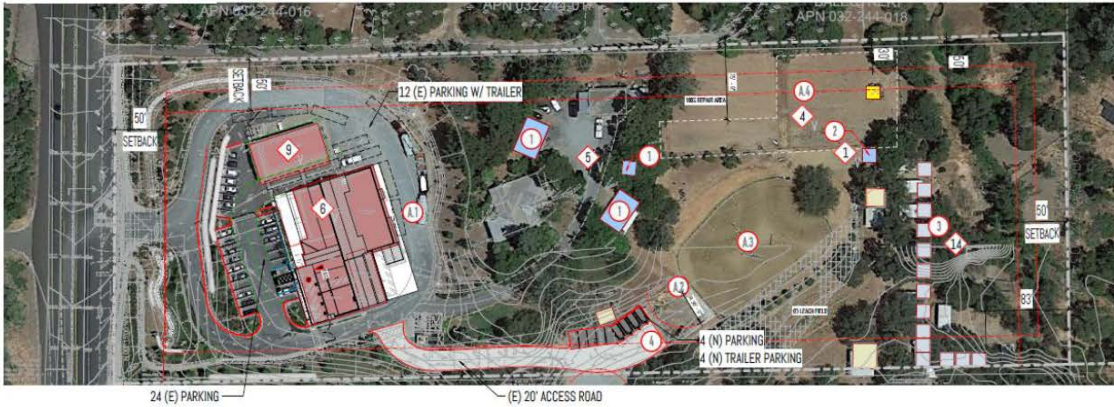
- **Rezone:** To add the combining Agriculture (-AG) district to the Neighborhood Commercial combining Use Permit Required combining Design Review Scenic Corridor (C1-UP-Dc) on Parcels B and C to allow equestrian facilities use.
- **Minor Use Permit:** To allow for the equestrian facilities, small veterinary hospital (including retail/merchandise), and temporary events on Parcels A, B, and C.
- **Design Review:** As required for the small pet veterinary hospital proposed on Parcel C.
- **Variance:** As needed for reduced side setbacks for two existing covered paddocks and existing residential unit/garage on Parcel A.

Figure 2: Project Site Plan (below) shows the site plan depicting the improvements associated with the proposed Project on Parcels A, B and C. **Figure 3: Project Improvements to Penryn Road (below)** shows the proposed improvements to Penryn Road and the proposed driveway connecting Parcel B of the proposed Project to Penryn Road.

Project Site (Background/Existing Setting):

As stated above, the 27.5-acre Project site is comprised of three assessor parcel numbers (032-244-071-000 [Parcel A], 043-060-060-000 [Parcel B], and 043-060-054-000 [Parcel C]). Parcel A is zoned RA-BX-4.6 AC. MIN. (Residential Agricultural combining Building Site District 4.6 Acre Minimum) while Parcels B and C are zoned Neighborhood Commercial combining Use Permit Required combining Design Review Scenic Corridor (C1-UP-Dc). The site is located within the Horseshoe Bar/Penryn Community Plan. The Community Plan identifies the Project site and surrounding areas as Rural Residential and Penryn Parkway Special Study Area. The site is bounded to the north by land developed with rural residential uses; to the east by Interstate 80 and land developed with rural residential uses; to the south by a commercial hay business and commercial center; and, to the west by Penryn Road and land developed with rural residential uses beyond Penryn Road. The site has operated under Minor Use Permit (MUP) PMPB 20110181 since December 2011. Medical equine services, arena use for equine rehabilitation after medical procedures, equine paddock/barns for boarding of animals under medical care, and pregnant mare boarding has been occurring on the Project site since issuance of MUP PMPB 20110181 in December 2011. The site has historically held annual equine related events (both permitted and unpermitted), with up to 500 patrons per event. These events have been a component of the facility's operations since site operations began, and these events are considered part of the CEQA baseline condition for the site. The existing site includes the current Loomis Basin Equine Medical Center, accessory equine veterinary facilities, drive aisles for circulation, pathways for horse circulation, surface parking accommodating 43 vehicle and trailer parking stalls, ruderal/undeveloped areas, blue oak woodland along the eastern portion of the site and remaining areas including the southern slopes which consist of non-native annual grassland. Access to the site is via Penryn Road from a 25-foot-wide entrance.

FIGURE 2A – SITE PLAN – PARCEL A



PARCEL A - 2973 PENRYN ROAD - APN 032-244-071

1 OVERALL MASTERPLAN - LOOMIS BASIN EQUINE | PENRYN PET HOSPITAL
 MP-A 1" = 40'-0"

EXISTING PERMITTED FACILITIES - PARCEL A

- (A.1) GRAVEL CLIENT TEMPORARY HORSE TRAILER PARKING
- (A.2) MANURE STORAGE LOCATIONS
- (A.3) SAND ARENA
- (A.4) PASTURES / CORRALS / TURNOUTS, HOSPITAL OWNED BLOOD DONORS AND JUMP MARES [4 HORSES]

PROPOSED FACILITIES AND EXISTING REQUESTING PERMIT - PARCEL A

- (1) 2 ISOLATION BUILDINGS AND 1 PADDOCK [5 HORSES]
- (2) PADDOCKS - BREEDING MARES, REHABILITATION AND POST SURGERY RECOVERY [1 HORSES]
- (3) PADDOCKS - EQUESTRIAN [14 HORSES]
- (4) PAVED TEMPORARY HORSE TRAILER PARKING

PARCEL A REQUIRED PARKING - 44 PARKING STALLS
 MUP REQUIRED 25 STALLS / 38 STALLS EXISTING

EXISTING PARKING - 38 PARKING STALLS:
 • 24 EXISTING VEHICLE PARKING - PAVED @ LOOMIS BASIN EQUINE MEDICAL CENTER
 • 12 EXISTING VEHICLE WITH TRAILER ATTACHED PARKING - UNPAVED @ A.1

NEW PARKING - 9 PARKING:
 • 4 NEW VEHICLE PARKING STALLS - PAVED @ A.2
 • 4 NEW TRAILER PARKING STALLS - PAVED @ A.2

TOTAL PARKING PROVIDED - 44 PARKING STALLS

TOTAL HORSES THIS PARCEL 39 HORSES
 14 EQUESTRIAN USE
 25 VETERINARY USE

SYMBOL | COLOR LEGEND

- LIGHT RED SHAPES - EXISTING PERMITTED STRUCTURES
- LIGHT BLUE SHAPES - EXISTING / PROPOSED REQUEST FOR PERMIT
- YELLOW SQUARES - WEATHER SHELTERS - NO WALLS
- LIGHT GREEN - NEW PAVED DRIVEWAYS
- LIGHT TAN - GRAVEL ACCESS DRIVE (75,000 LB CAPACITY)
- LIGHT GRAY - PAVED PARKING AREAS
- LIGHT ORANGE - UNPAVED PARKING AREAS
- NUMBER OF HORSES - EQUESTRIAN USE
- NUMBER OF HORSES - VETERINARY USE

FIGURE 2B – SITE PLAN – PARCEL B



1 OVERALL MASTERPLAN - LINDS BARN EQUINE - PENRYN FEI HOSPITAL
 W-4 1" = 40'-0"

PARCEL B - 3001 PENRYN ROAD - APN 043-060-065

EXISTING FACILITIES - PARCEL B

- ⓑ1 HAY STORAGE - ACCESSORY USE TO THE EQUINE MEDICAL CENTER
- ⓑ2 ARENA - RIDING AND TRAINING FACILITY [RIDING SCHOOLS AND ACADEMIES]
- ⓑ3 REPRODUCTION BARN - ACCESSORY USE TO THE EQUINE MEDICAL CENTER [12 HORSES]
- ⓑ4 (E) TURNOUT PASTURES - HORSES IN THIS AREA ARE COUNTED IN THE Paddock COUNT
- ⓑ5 (E) SERVICE YARD - NO HORSE TRAILERS WILL BE ALLOWED TO BE PARKED HERE

PROPOSED FACILITIES - PARCEL B

- Ⓢ 42X120 ADDITIONAL BARN / STORAGE - PLANNED FOR A FUTURE PHASE [20 HORSES, MAX]
- Ⓢ CREMATION UNIT (15X18)
- Ⓢ ADDITIONAL HAY STORAGE - ACCESSORY USE TO THE EQUINE MEDICAL CENTER
- ⓈA NEW RESTROOMS / LOCKER ROOM (20'X20' APPROXIMATE SIZE - 400 SF)
- Ⓢ MARE MOTEL - EQUESTRIAN USE [12 HORSES]
- Ⓢ STREET FRONTAGE IMPROVEMENTS - NEW SERVICE ENTRY AND DRIVEWAY FOR DELIVERIES

PARCEL B REQUIRED PARKING - 6 PARKING STALLS

488 sqft + bathroom (200 sqft) + crematory (1,000 sqft) / 300 = 6 parking spaces
 6 STALLS REQUIRED / 4 STALLS EXISTING

NEW PARKING :

- 4 NEW VEHICLE PARKING STALLS - PAVED @ B.1 [AVAILABLE FOR RIDING SCHOOL PATRONS]
- 2 NEW VEHICLE WITH TRAILER ATTACHED PARKING STALLS - PAVED @ B.1
- 4 NEW VEHICLE PARKING STALLS - UNPAVED @ B.3
- 5 NEW VEHICLE PARKING STALLS - UNPAVED @ 7 [AVAILABLE FOR RIDING SCHOOL PATRONS]
- 3 NEW VEHICLE WITH TRAILER ATTACHED PARKING - UNPAVED @ 7
- 6 NEW VEHICLE PARKING STALLS - UNPAVED @ 8
- 4 NEW VEHICLE PARKING STALLS - UNPAVED @ 8

EXISTING PARKING:

- 4 EXISTING VEHICLE PARKING - PAVED @ B.3

TOTAL PARKING THIS PARCEL 32 STALLS

TOTAL HORSES THIS PARCEL 88 HORSES

18 EQUESTRIAN USE

70 VETERINARY USE

SYMBOL | COLOR LEGEND

- LIGHT RED SHAPES - EXISTING PERMITTED STRUCTURES
- LIGHT BLUE SHAPES - EXISTING / PROPOSED REQUEST FOR PERMIT
- YELLOW SQUARES - WEATHER SHELTERS - NO WALLS
- LIGHT GREEN - NEW PAVED DRIVEWAYS
- LIGHT TAN - GRAVEL ACCESS DRIVE (75,000 LB CAPACITY)
- LIGHT GRAY - PAVED PARKING AREAS
- LIGHT ORANGE - UNPAVED PARKING AREAS
- ◇ NUMBER OF HORSES - EQUESTRIAN USE
- ◇ NUMBER OF HORSES - VETERINARY USE

FIGURE 2B – SITE PLAN – PARCEL B



OVERALL MASTERPLAN - LIVING BASIN EQUINE | PENRYN PET HOSPITAL
 1" = 40'-0"

PARCEL C - 3025 PENRYN ROAD - APN 043-060-054

SYMBOL | COLOR LEGEND

- EXISTING FACILITIES - PARCEL C**
- (E1) (E) ROUND PEN
 - (E2) PASTURES / CORRALS / TURNOUTS, HOSPITAL OWNED BLOOD DONORS AND JUMP MARES [7 HORSES]
 - (E3) (E) RESIDENCE / GARAGE - 4 PARKING STALLS
- PROPOSED FACILITIES - PARCEL C**
- (P10) PENRYN SMALL ANIMAL HOSPITAL - CURRENT PHASE 2022/2024
 - (P11) IMAGING FACILITY - CURRENT PHASE 2022/2024
 - (P12) PAVED PARKING FOR NEW FACILITIES - CURRENT PHASE 2022/2024

PARCEL C REQUIRED PARKING - 38 PARKING STALLS
 REQUIRED (7800/300 = 26) 26 STALLS / 0 STALLS EXISTING

NEW PARKING:

- 27 NEW VEHICLE PARKING STALLS - PAVED @ 12

EXISTING PARKING:

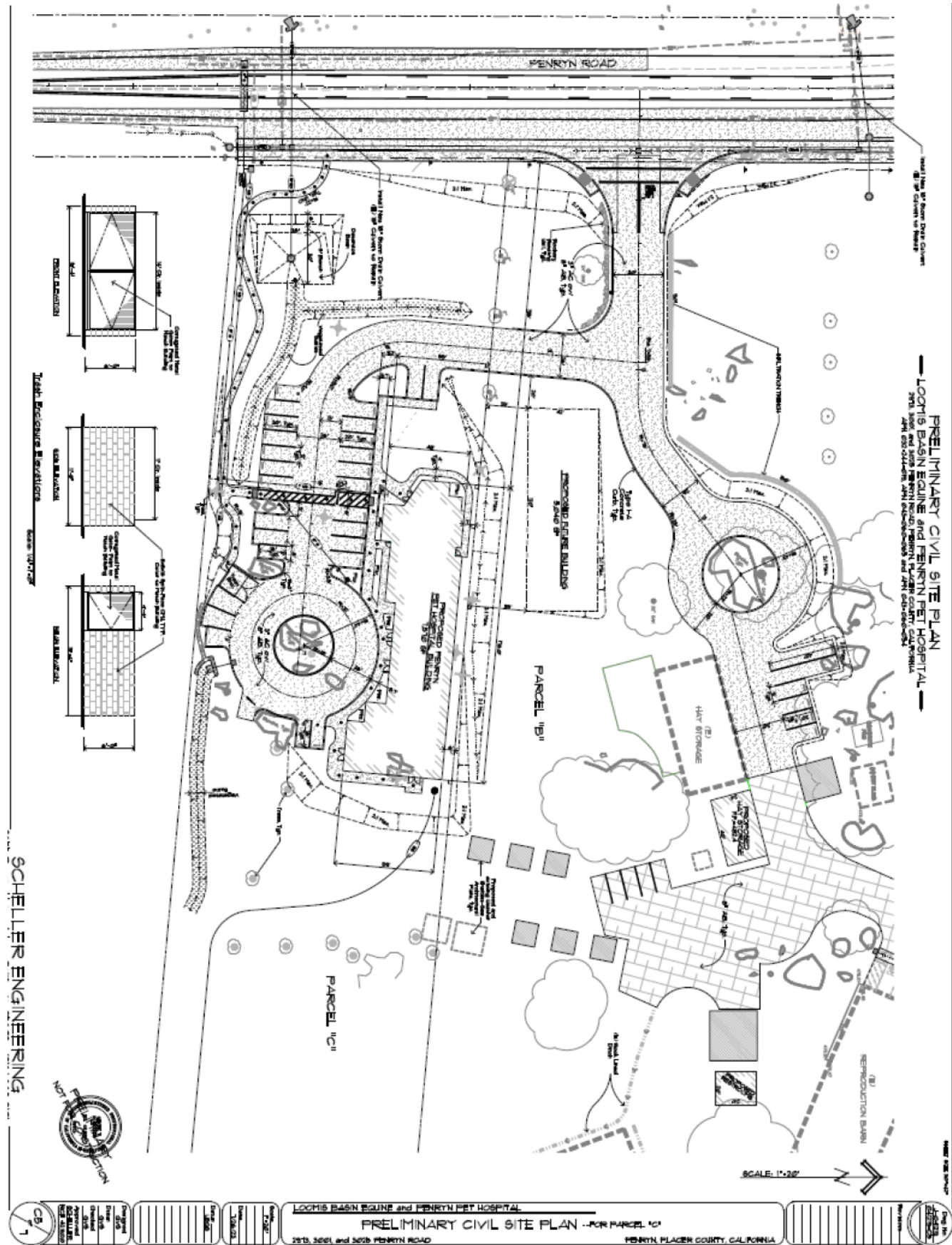
- 4 EXISTING VEHICLE PARKING - PAVED @ C.3

TOTAL PARKING THIS PARCEL 31 STALLS

TOTAL HORSES THIS PARCEL 23 HORSES
 23 VETERINARY USE

- [Light Red Shape] LIGHT RED SHAPES - EXISTING PERMITTED STRUCTURES
- [Light Blue Shape] LIGHT BLUE SHAPES - EXISTING / PROPOSED REQUEST FOR PERMIT
- [Yellow Square] YELLOW SQUARES - WEATHER SHELTERS - NO WALLS
- [Light Green Shape] LIGHT GREEN - NEW PAVED DRIVEWAYS
- [Light Tan Shape] LIGHT TAN - GRAVEL ACCESS DRIVE (75,000 LB CAPACITY)
- [Light Gray Shape] LIGHT GRAY - PAVED PARKING AREAS
- [Light Orange Shape] LIGHT ORANGE - UNPAVED PARKING AREAS
- [Diamond with E] NUMBER OF HORSES - EQUESTRIAN USE
- [Diamond with V] NUMBER OF HORSES - VETERINARY USE

FIGURE 3 – IMPROVEMENTS TO PENRYN ROAD



B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Parcel A -Residential Agricultural combining Building Site District 4.6 Acre Minimum (RA-BX-4.6 ac. min.) Parcels B and C - Neighborhood Commercial combining Use Permit Required combining Design Review Scenic Corridor (C1-UP-Dc)	Rural Estate 4.6 - 20 Ac. Min., Rural Residential 10.1-20 Ac./DU; Penryn Parkway, Special Study Area	Equine Hospital, arenas, corrals, small barns, maternity stalls, car/trailer parking, residential units.
North	Residential Agricultural (RA)	Rural Estate 4.6 – 20 Ac. Min, Rural Residential 10.1-20 Ac./DU	Residential Uses
South	General Commercial combining Design Scenic Corridor combining Use Permit (C1-Dc-UP)	Penryn Parkway Special Study Area	Undeveloped land, commercial hay feed store, commercial businesses
East	Residential Agriculture and General Commercial combining Design Scenic Corridor combining Use Permit (RA C1-Dc-UP)	Rural Estate 4.6-20 Ac. Min, Rural Residential 10.1-20 Ac./DU; Penryn Parkway, Special Study Area	Undeveloped land, residential uses, Caltrans right-of-way, Interstate 80
West	Residential Agriculture combining Development Reserve (RA-DR); Single Family Residential combining Building Site District, 4,000 square foot minimum lot area (RS-B-4)	Penryn Parkway, Special Study Area	Undeveloped land, residential uses.

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, invitations to consult were sent on November 13, 2020, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation – UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this project. No other tribes requested consultation.

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
- ➔ Horseshoe Bar / Penryn Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion

I. AESTHETICS – 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	

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

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

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e. development on a scenic hillside). The primary scenic vistas in the Horseshoe Bar/Penryn area are of open space/agricultural lands, rolling foothills, oak woodlands and of the Sierra Nevada Mountains to the east.

Discussion Item I-1, 2:

According to the Visual and Scenic Resources section of the Final Environmental Impact Report for the Placer County General Plan, important scenic vistas include viewpoints from major public roadways and public areas providing views of river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes.

The components of the proposed Project are consistent in type and scale with the existing features on the site and with similar land uses both existing and planned in the surrounding area. The Project site has been disturbed since the Loomis Basin Equine Medical facility was established in 2011. The Project itself is not located on or near a scenic vista, nor is the Project in direct line of sight of a scenic vista from a public access point. As such, implementation of the proposed Project would not have a substantial adverse effect on a scenic vista. The proposed Project is located along Penryn Road which is not considered a state scenic highway, nor a scenic roadway/corridor designated by Placer County. Interstate 80, approximately 60-feet southeast of the Project site, is not designated as a scenic highway or eligible scenic highway according to the California Department of Transportation (Caltrans). As such, implementation of the proposed Project would not substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings, within a state scenic highway. Therefore, there is **no impact**.

Discussion Item I-3:

Penryn Road and Interstate 80 are the two nearest publicly accessible locations from which views of the Project site are visible. The Project site fronts Penryn Road for approximately 830 feet and most of the Project improvements would occur on Parcels B and C. Improvements that would be visible from Penryn Road include frontage landscaping, a new driveway from Penryn Road to Parcel B of the Project site, internal circulation improvements, a proposed barn on Parcel B, and proposed small animal veterinary building on Parcel C. The proposed barn and small animal veterinary building are set far enough back off Penryn Road that motorists would have fleeting glimpses of the new buildings. These buildings would be designed to match the existing architecture and color of the existing buildings on the Project site so they do not stand out and degrade the visual characteristics of the site. Approximately 620 feet of the Project site (Parcel C) is adjacent to the Interstate 80 corridor where motorist’s views of the site are obstructed by thick natural vegetation, trees, and rolling hills. Improvements on the Project site would not be visible from the Interstate 80 corridor; as such, public views of the existing characteristics of the site would not change from this vantage point. Overall, when comparing the existing conditions of the site with the proposed Project, the proposed Project would have a negligible visual change from existing conditions.

The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the Horseshoe Bar/Penryn Community Plan. The Project is subject to design review and approval by the County. Such a review is being conducted with this Project application and would include, but not be limited to: architectural colors, materials, and textures of structures, landscaping, irrigation, signs, exterior lighting, vehicular circulation, fences, noise, and entry features. The impacts to the visual character or quality of the site and its surroundings would be **less than significant**. No mitigation measures are required.

Discussion Item I-4:

The Project site is already occupied by the Loomis Basin Equine Medical Center which is lighted with both safety and security lighting. Implementation of the proposed Project would include new light sources on the proposed barn (Parcel B) and proposed small animal veterinary building (Parcel C), the new/improved internal circulation, and frontage improvements along Penryn Road. Pursuant to Dark Sky requirements, all Project lighting would be shielded and directed downward to minimize the potential for glare and light spillover onto adjacent parcels, utilize dimming and other appropriate lighting controls, and minimize the use of short-wavelength (blue) light bulbs. The Project lighting would conform to National Electric Safety Code (NESC) requirements and all applicable outdoor lighting codes. The incremental increase in lighting would not create a new source of light or glare greater than the existing light/glare occurring on the site resulting in an adverse effect on day or nighttime views in the area. As such, impacts would be **less than significant**. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide 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:

The California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) was used to determine if the Project site is designated as Important Farmland (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance). The most current FMMP data for Placer County (2018) indicated that the Project site is designated as Other Land (X). As such, implementation of the proposed Project would not convert Important Farmland (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) to a non-agricultural use. Therefore, there is **no impact**.

Discussion Item II-2:

The Project site is not under a Williamson Act Contract. The Project site is zoned as Residential Agriculture combining Building Site 4.6 Acre Minimum (RA-BX-4.6 AC. MIN.) (Parcel A) and Neighborhood Commercial combining Design Scenic Corridor (C1-Dc) (Parcels B and C) both of which allow for the establishment of Medical Services – Veterinary clinics and hospitals with a Minor Use Permit. The project is proposing a Rezone for Parcels B and C to add the combining Agricultural District (-AG) which would allow for an equestrian facility and its components (i.e., barns, weather stables, hay storage, mare motel) under a Minor Use Permit. Should the Rezone be approved, the equestrian facility would be a permitted use and would not conflict with existing zoning for agricultural use. As such, impacts would be **less than significant**. No mitigation measures are required.

Discussion Item II-3, 4:

The Project site is zoned Residential Agricultural combining Building Site District 4.6 Acre Minimum (RA-BX-4.6 ac. min.) and is not zoned as forestland, timberland, or timberland zoned Timberland Production. The Project site comprises trees and vegetation associated with foothill pine-oak woodland; however, the density of the tree canopy onsite does not meet the definition of forestland. Implementation of the proposed Project would not conflict with forestland/timberland/timberland production zoning, nor would it result in the loss of forest land or conversion of forest land to non-forest use. Therefore, there is **no impact**.

Discussion Item II-5, 6:

The proposed Project would be confined to the subject parcels. The parcels surrounding the Project site include undeveloped land, single-family residential uses, Interstate 80, Penryn Parkway, a commercial hay feed store, and commercial businesses. There are no parcels around the Project site that are currently under agricultural production or defined as forestland. As such, implementation of the proposed Project would not involve other changes which could result in conversion of Farmland to non-agricultural land use or conversion of forest land to non-forest uses. The Project site is not adjacent to parcels with agricultural buffers and therefore would not conflict with General Plan or other policies pertaining to such uses. 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:

Air Quality modeling using the CARB-approved CalEEMod modeling program was prepared by Placer County Planning Services Division Staff in July 2023. The proposed Project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed Project requests approval of a Minor Use Permit, Rezone, Design Review, and Variance to make improvements to the existing Loomis Basin Equine Medical Facility and build a small animal veterinary building on Parcel C of the site.

Growth projections for unincorporated Placer County are based on the Placer County General Plan. As such, projects in unincorporated County that propose development consistent with the growth anticipated by the General Plan would be consistent with PCAPCD’s air quality planning efforts. The Project does not include development of new housing or employment centers and would not induce population or employment growth. The new small animal veterinary facility would nominally increase the number of employees on site; however, employees would be expected from the existing employment pool living in Placer County and areas surrounding the Project site. Therefore, the Project would not affect local plans for population growth and the proposed Project would be considered consistent with the population, housing, and employment growth projections utilized in the preparation of PCAPCD’s air quality planning efforts. Therefore, there is **no impact**.

Discussion Item III-2:

Construction activities would include some small vegetation removal (approximately 1500 cubic yards over 1.5 acres), grading (approximately 1.5 acres), removal of trees and rocks, road frontage improvements and construction of buildings. Emissions associated with construction activities would be temporary and short-term (duration of 12-months) but have the potential to generate new air quality emissions. Two basic sources of short-term emissions would be generated through Project construction: operation of heavy-duty equipment (i.e., excavators, loaders, trenchers) and the creation of fugitive dust during clearing and grading. Effects would be variable depending on weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts.

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 PACPCD CEQA thresholds adopted October 13, 2016. These thresholds are 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); and
2. Operational Threshold and Cumulative Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀

Emissions associated with off-road equipment, worker commute trips, and ground disturbance were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects based on typical construction requirements.

The proposed Project would result in an increase in regional and local emissions from construction of the Project, however, emissions would be below the PACPCD’s thresholds, as shown below in **Table III-1: Project Construction-Generated Emissions**. Nevertheless, the Project would be conditioned to list and comply with standard PCAPCD Rules and Regulations on associated grading/improvement plans. A Dust Control Plan shall also be submitted to the PCAPCD prior to the start of earth-disturbing activities. The conditions of approval that would be added as part of the Project entitlement are provided below:

- 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.

Table III-1: Project Construction-Generated Emissions

Construction Year	Pollutant (pounds per day)		
	ROG	NO _x	PM ₁₀
Construction 2024	0.94	8.81	5.31
Construction 2025	0.94	8.81	5.31
<i>PCAPCD Potentially Significance Threshold</i>	82	82	82
Exceed PCAPCD Threshold?	No	No	No

Source: CALCEMod prepared by Placer County Planning Staff, July 2023.

Notes: Pounds per day taken from the season with the highest output.

Compliance with APCD Rules and Regulations, implementation of conditions of approval, and submittal of a Dust Control Plan would ensure that impacts related to short-term construction-related emissions would be **less than significant**. No mitigation measures are required.

Although limited, implementation of the proposed Project would result in long-term operational emissions of criteria air pollutants generated by motor vehicles, onsite equipment, landscape equipment, emergency backup generators, area sources (e.g. solvents and cleaners), and energy uses. Operational emissions would also be generated through use of the propane fired incinerator for the on-site large animal crematorium. The Placer County Air Pollution Control District (APCD) conditioned the proposed Project to a maximum of 2,000 pounds of animal remains cremated per calendar day or 165 tons of animal remains per calendar year, operation of the crematorium to less than 12 hours per day, and combustion of 217,800 gallons of propane annually. Estimated operational-related daily emissions attributable to the Project are below the PCAPCD thresholds of 82 pounds per day for PM₁₀ and 55 pounds per day for NO_x and ROG. **Table III-2: Operational-Related Emissions (Regional Significance Analysis)** shows the operational-emissions from the proposed Project do not exceed the PCAPCD significance thresholds.

Table III-2: Operational-Related Emissions (Regional Significance Analysis)

Emission Source	Pollutant (pounds per day)		
	ROG	NO _x	PM ₁₀
Summer Emissions			
Emergency Generator Emissions¹	0.08	0.68	0.02
Crematorium Emissions²	3.73	6.84	5.95
Other Operational Emissions³	1.72	42.7	15.24
Total:	5.53	50.22	21.21
<i>PCAPCD Significance Threshold</i>	55	55	82
Exceed PCAPCD Significance Threshold?	No	No	No
Winter Emissions			
Emergency Generator Emissions¹	0.08	0.68	0.02
Crematorium Emissions²	3.73	6.84	5.95
Other Operational Emissions³	0.96	35.5	15.23
Total:	4.77	43.02	21.2
<i>PCAPCD Significance Threshold</i>	55	55	82
Exceed PCAPCD Significance Threshold?	No	No	No

Source: CALCEMod prepared by Placer County Planning Staff, July 2023.

Notes: ¹ Emission estimates for the emergency generator were obtained from the Placer County Air Pollution Control District Authority to

Construct Temporary Permit to Operate, AC Number AC-LBEM-22A.

² Emissions estimates for the crematorium were obtained from the Placer County Air Pollution Control District Authority Permit to Operate, Permit Number LBEM-16-01.

³ Operational emissions account for an additional 31 vehicle trips during the AM peak hour and 39 trips during the PM peak. It should be noted that operational emissions due to the 6 annual events with 350 patrons per event is not included as similar events have been occurring at the site since at least 2011 and such events are considered part of the baseline conditions at the project site.

As shown above in **Tables III-1** and **III-2**, the Project would not exceed the PCAPCD's short-term construction or long-term operational thresholds and in turn would not violate air quality standards, and thus would not result in a cumulatively considerable net increase of criteria pollutants for which the Project region is nonattainment. As such, impacts would be **less than significant**. No mitigation measures are required.

Discussion Item III-3:

Certain air pollutants are classified by the California Air Resources Board (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 proposed Project would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations 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 ARB has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. Construction of the Project would result in temporary, short-term Project-generated emissions of DPM from the exhaust of off-road, heavy-duty diesel equipment for Project construction; site grading; paving; and other miscellaneous activities. Based on the emission modeling conducted, the maximum onsite Project construction-related daily emissions of exhaust PM_{2.5}, considered a surrogate for DPM, would be 24.01 pounds/day during Year 2024/2025 construction. The Project would not generate emissions of PM₁₀ that would exceed the PCAPCD's thresholds, nor would it generate any significant emissions of PM_{2.5}. Accordingly, the Project's PM₁₀ and PM_{2.5} emissions are not expected to cause any increase in related regional health effects for these pollutants.

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, through condition of approval implementation, 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 (e.g., 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. As the proposed Project would comply with State and Local regulations, potential public health impacts would be **less than significant**. No mitigation measures are required.

Discussion Item III-4:

During construction, the proposed Project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site. However, these emissions are short-term in nature and would rapidly dissipate, downwind of the emission sources. Additionally, construction odors would be localized and generally confined to the Project site. Therefore, odors generated during Project construction would not adversely affect a substantial number of people.

Land uses commonly considered to be potential sources of undesirable odorous emissions include agricultural (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed Project is an equine/large animal facility that would house injured and recovering animals that produce large quantities of manure; and therefore, a Manure Management Plan has been prepared for the proposed Project to reduce the potential for odorous emissions to emanate from the Project site.

The proposed Project would have an on-site large animal crematorium that would be used for the disposition of horses and other large animals that have died at the facility. The Placer County APCD limits the daily number of equines being cremated to 2,000 pounds which equates to a maximum of 165 tons annually. The Placer County APCD *CEQA Handbook* identifies the following land use types that typically generate significant odor impacts: Wastewater treatment plants; sanitary landfills; composting/green waste facilities; recycling facilities; chemical manufacturing plants; painting/coating operations; agricultural operations; and slaughterhouse/food packaging plants. Large animal crematoriums are not defined as potential odor sources by the Placer County APCD.

The crematorium would be located in the middle of Parcel B approximately 670 feet to the east of the closest residential unit (sensitive receptor). The next closest residential unit and a church are approximately 845 feet to the west. Odors related to cremation would be the result of equine carcass storage queued for cremation and incomplete combustion in the air. Cremation of equines typically occurs on the same day (and is limited to the cremation of 2,000 pounds of animal remains per calendar day [per operation permit issued by the Placer County Air Pollution Control District] which equates to about one horse per day) as the animal is euthanized; however, if it is a holiday or more than one horse is euthanized on the same day, same day cremation may not be possible. As such, temporary storage of horse carcasses may occur on site until cremation can occur. The facility has a refrigerated storage container that can be used for temporary storage of euthanized equines waiting to either be cremated on site or picked up and taken off-site to a rendering facility. The refrigerated storage container is set at a low enough temperature (below 40 degrees Fahrenheit) to delay carcass decomposition, thus reducing any odors that could affect nearby residents (or sensitive receptors). To ensure that cremation occurs as soon as possible after horse euthanasia, to reduce storage time, and reduce the potential for odors generated by decomposition, **Mitigation Measure III.1** shall be implemented as part of the Project. The propane fired crematory incinerator would be equipped with an afterburner to control emissions from incomplete combustion that could lead to the generation of odors. The cremation unit has been designed such that the temperature inside the chambers is high enough to evaporate any fluids, which would be the cause of smoke, and the large afterburning area ensures that gases are fully combusted in the chambers prior to exit from the stack. Accordingly, if operated correctly, the cremation unit would not be a source of objectionable odors.

The proposed Project would provide on-site housing for a maximum of 150 horses that would generate a conservative estimate of 2.4 cubic feet of bedding/manure per horse on a daily basis. It should be noted that hospitalized equine often produce less than 2.4 cubic feet per day as they are held off of feed for surgery or due to illness, and pastured equine will also produce significantly less bedding/manure as there is no bedding to be removed. Currently, the manure/bedding generated onsite is collected from all animal enclosures and common areas 1 to 2 times per day and transported to the temporary manure storage units (720 cubic feet capacity) located on Parcel A of the Project site. Improvements associated with the Project would include construction of a second temporary manure storage unit and therefore would provide a total capacity of 1,584 cubic feet of capacity. These enclosures would have concrete floors, concrete walls on 3 sides, and a metal roof to divert rain water, provide shade from the sun, and minimize dust, all of which would help reduce odorous emissions. Assuming 2.4 cubic feet of manure and bedding/day/horse, and a maximum of 150 horses, the maximum amount of manure/bedding to be disposed of per day equals 360 cu. ft. Given a total storage capacity of 1,584 cubic feet, this allows temporary manure storage for a maximum of 4.4 days. However, manure is removed from the temporary enclosures daily Monday through Friday and transported offsite to local partners that use manure for fertilizer stock. Any excess manure would be taken to the Western Regional Sanitary Landfill located at 3195 Athens Avenue in the Lincoln area. Given the daily manure clean-up, storage in concrete enclosures, and Monday through Friday removal of manure offsite, odorous emissions generated by the proposed Project are not anticipated to affect nearby residents. Nevertheless, **Mitigation Measure III.2** and **III.3** shall be implemented to ensure that nearby residents are not affected by manure odors emanating from the Project site.

With implementation of **Mitigation Measures III.1, III.2** and **III.3** the Project would not generate odors that would adversely affect a substantial number of people. As such, impacts would be **less than significant**.

Mitigation Measures Item III-4

MM III.1

To ensure that odor generation does not affect nearby sensitive receptors, deceased equine shall be cremated on the same day euthanasia occurs. If more than one horse is euthanized on the same day, or a horse is euthanized on a holiday, carcasses shall be stored in the onsite refrigerated storage container (at temperatures below 40 degrees Fahrenheit), for no more than four (4) business days from the time euthanasia has occurred (unless a longer period is mandated by State Officials [i.e., California Department

of Food and Agriculture Animal Health Branch] requiring equine disease surveillance). After four (4) business days, the carcass shall either be immediately cremated or shall be immediately removed off-site to a rendering facility for proper disposal.

MM III.2

Pursuant to Section 17.56.050(F)(9)(b) and Appendix G Equine Management Regulations of Chapter 17 of the Placer County Code, all manure generated by equine at the Loomis Basin Equine Medical Facility shall be removed from off the ground within 48 hours of deposition. Manure that is collected shall be removed from the parcel and disposed of in a lawful manner or as otherwise approved in advance by Placer County every seven (7) days. Manure may be stored on the Loomis Basin Equine Medical Facility site for up to seven days provided that the manure is placed in a containment area covered with an appropriate material to prevent fly production and kept dry to reduce odor generation. Manure shall not be allowed to accumulate or be stored in a manner as to cause unreasonably offensive odors to migrate from the boundaries of the Loomis Basin Equine Medical Facility site. If Placer County receives odor complaints from the Loomis Basin Equine Medical Facility, all stored manure shall be removed from the Project site within 48-hours of the complaining call. Repeat complaints will trigger a field visit from County staff. If during the field visit County staff determines that Project stockpiled manure is generating the odor, the Project applicant shall remove the stockpiled manure within 24 hours from staff field review.

MM III.3

No manure stockpiling for composting shall occur on the Project site (within Parcels A, B, and C). The “finished compost” stockpile located on Parcel C shall be either spread and used for landscaping or shall be removed from the Project site prior to the commencement of construction activities associated with the proposed Project.

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		

Salix Consulting prepared a Biological Resource Assessment (BRA) for Parcels B and C of the proposed Project in May 2022 and June 2020, respectively. The BRA included literature review of recent and historic aerial photographs, review of USGS maps, review of engineering exhibits, review of site maps, unmanned aerial vehicle flights to obtain orthomosaic aerial photographs/oblique photos of the sites, review of the California Natural Diversity Data Base, California Native Plant Society Inventory, United States Fish and Wildlife Service Information for Planning and Consultation, California Department of Fish and Wildlife list of Species of Special Concern, and conducted field reviews to determine the potential impacts to biological resources that could occur with Project implementation. Field visits to the proposed Project were conducted on February 24, March 25, and March 29, 2022, for Parcel B and March 5, April 8, and June 5, 2020, for Parcel C to assess the potential for sensitive plant and wildlife resources to occur, to determine if water of the U.S. were present on site, and to measure/evaluate/map trees on site proposed to be removed.

Biological Communities

Through literature review and field visits, **Table IV-1: Project Site Biological Communities**, summarizes the type and number of biological communities that were determined to be located on site (Parcels B and C).

Table IV-1: Project Site Biological Communities

Biological Community	Acreage
Parcel B	
Urban	9.963
Oak Woodland	1.296
Riverine/Riparian Complex	0.531
Aquatic/Wetland Complex	0.183
Parcel C	
Foothill Woodland	5.0
Mixed-Used Oak Woodland	2.3
Irrigated Pasture	0.6
Wetland Swale	0.04
Intermittent Stream	0.01
Total	19.923

Urban/Suburban

The Urban/Suburban landcover type occupies about ten acres of the Project site. It is characterized by a substantial mix of equine utilization with a retention of oak canopy. The equine applications include shelters, support structures, pathways, pastures, landscaping, and other equine support facilities. Interior live oak (*Quercus wislizeni*) is the most common tree species but other native trees including valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), and foothill pine (*Pinus sabiniana*) also occur. Native shrubs scattered among the converted areas include coyote brush (*Baccharis pilularis*), California buckeye (*Aesculus californica*), western poison-oak (*Toxicodendron diversilobum*), and toyon (*Heteromeles arbutifolia*). Many typical ornamentals are planted throughout this landcover type.

Oak-Foothill Pine Woodland

Approximately 1.3 acres of the eastern area of the Project site, contains Oak-Foothill Pine Woodland habitat. Woody species are similar to those occurring in the Urban/Suburban area. Oaks are mostly interior live oak but valley oak and blue oak are also present as is foothill pine. Similar to the urban/suburban landcover, shrub species include

coyote brush, California buckeye, western poison-oak, Himalayan blackberry (*Rubus armeniacus*), buckbrush (*Ceanothus cuneatus*), and toyon. Common species in the herbaceous layer include hedgehog dogtail (*Cynosurus echinatus*), miner's lettuce (*Claytonia osmarinus*), ripgut grass (*Bromus diandrus*), Italian thistle (*Carduus pycnocephalus*), winter vetch (*Vicia villosa*), soaproot (*Chlorogalum pomeridianum*), and yellow star-thistle (*Centaurea solstitialis*).

Riparian

The riparian habitat includes “bottomland” species associated with the woody hydrophytes rooted in the riparian zone of the unnamed tributary to Secret Ravine. The riparian area is dense and mostly impenetrable on foot with a well-developed shrub and canopy layer. Common species include valley oak, Fremont cottonwood (*Populus fremontii*), arroyo willow (*Salix lasiolepis*), and Himalayan blackberry. Herbaceous species include curly dock (*Rumex crispus*), Baltic rush (*Juncus balticus*), tall flatsedge (*Cyperus eragrostis*), bugle hedge-nettle (*Stachys ajugoides*), western goldenrod (*Euthamia occidentalis*), and black sand spikerush (*Eleocharis pachycarpa*).

Intermittent Stream and Wetland Swale

Two categories of aquatic resources are identified on the Project site, including wetland swale and intermittent stream. Two wetland swales flow through the Project site from west to east. Both are relatively minor features that travel through the urban/suburban lands and into the intermittent stream located near the freeway in the eastern area of the Project site. The swales support mostly grass species, primarily perennial ryegrass (*Festuca perennis*) but also Bermudagrass (*Cynodon dactylon*), annual bluegrass (*Poa annua*) and curly dock. An unnamed intermittent stream passes through the eastern portion of the study area. The intermittent stream flows seasonally and with low volume and this feature supports riparian vegetation.

Foothill Woodland

Approximately 5 acres of the eastern half of the Project site, contains foothill woodland habitat. Interior live oak (*Quercus wislizeni*) is the most common tree species, but foothill pine (*Pinus sabiniana*), valley oak (*Quercus lobata*), and blue oak (*Quercus douglasii*) are well represented. Common shrub species include coyote brush (*Baccharis pilularis*), California buckeye (*Aesculus californica*), western poison-oak (*Toxicodendron diversilobum*), Himalayan blackberry (*Rubus armeniacus*), and toyon (*Heteromeles arbutifolia*). Common species in the herbaceous layer include hedgehog dogtail (*Cynosurus echinatus*), miner's lettuce (*Claytonia osmarinus*), ripgut grass (*Bromus diandrus*), Italian thistle (*Carduus pycnocephalus*), winter vetch (*Vicia villosa*), soaproot (*Chlorogalum pomeridianum*) and yellow star-thistle (*Centaurea solstitialis*). Dirt trails meander through the foothill woodland habitat, and large boulders are interspersed throughout the area.

Mixed-Use Oak Woodland

The majority of the western half of the Project site (approximately 2.3 acres) contains mixed-use oak woodland. Plant species within this area are similar to those found within the foothill woodland in the eastern half of the Project site. However, interior live oak and valley oak are the dominant tree species within this portion of the Project site. Unlike the eastern half, this portion is interspersed with horse corrals, small stables, a landscape pond, a dirt driveway, two residential structures, and human use areas surrounding the structures. In addition, this area also includes ornamental species such as deodar cedar (*Cedrus deodara*), crepe myrtle (*Lagerstroemia* sp.), weeping willow (*Salix babylonica*), daffodil (*Narcissus* sp.), and rosemary (*Salvia osmarinus*).

Irrigated Pasture

Irrigated pasture occupies approximately 0.6 acre in the westernmost portion of the Project site. Vegetation within this area is primarily pasture grasses. There is very little woody vegetation apart from a few ornamental species including American sweetgum (*Liquidambar styraciflua*).

Trees

The Project site contains a variety of trees, some of which will have to be removed to accommodate the proposed Project. Seven trees in the mixed-use oak woodland are planned for removal on Parcel C and details regarding their size, species, and conditions are provided below in **Table IV-2: Summary of Trees Proposed for Removal**.

Table IV-2: Summary of Trees Proposed for Removal

Tree Species	Diameter at Breast Height (inches)	Dripline Radius (feet)	Overall Condition
American sweetgum	23 (aggregate)	18	Fair to Good

Interior Live Oak	36 (aggregate)	22	Fair to Poor
Interior Live Oak	6	13	Poor
Interior Live Oak	8	15	Fair to Good
Interior Live Oak	14 (aggregate)	10	Fair
Interior Live Oak	15	19	Fair to Good
Valley Oak	12 (aggregate)	17	Fair to Good
Total	114	--	--

Source: Salix Consulting, Inc., Biological Resources Assessment for the 7.9 Acre Penryn Pet Hospital Study Area, pgs. 13 to 19, June 2020.

Figure 4: Biological Communities Types shows the types of biological communities, landcover types and trees proposed for removal on Parcels B and C of the proposed Project.

Special Status Animals and Plants

The urban/suburban portion of the Project site supports opportunistic species adapted to anthropogenic environments. Many common bird species may nest in the area, and coyote, opossums, skunks, raccoon, and squirrels are common inhabitants in the area. Many may live in adjacent less congested areas and visit the property at night. Species of wildlife observed are typical of such interfaces. Fence lines, posts, and other built infrastructure within the study area provide perches and foraging habitat for house finch, western bluebird, American robin, western scrub-jay, spotted towhee and oak titmouse. Himalayan blackberry scrub located along the eastern boundary and around the intermittent stream provide the densest cover within the Project site, and the stream would serve as a water source for many wildlife species. Western mule deer and wild turkey were observed along the riparian edge during the field surveys. Western fence lizards were common in the more disturbed and actively managed portions of the Project site, and western grey squirrels were observed moving freely between the different habitats. Larger oaks and cottonwoods within the Project site could provide potential nesting habitat for raptors; none were observed within the study area during the field assessment. The BRA prepared for the proposed Project determined that both special status animal and plant species have the potential to occur onsite.

Special Status Animals

Four special status animal species were determined to have some potential to occur within the Project site. These species include the Foothill yellow-legged frog, white-tailed kite, purple martin, and Valley elderberry longhorn beetle. It should be noted, that none of these special status animal species were observed during the field surveys conducted on the Project site.

Foothill yellow-legged frog: (*Rana boylei*) (FYLF) is a California candidate for listing under the state Endangered Species Act. They inhabit partially shaded, rocky streams and their life cycle is synchronized with the seasonal timing of streamflow conditions. FYLF is found in or near rocky streams in a variety of habitats, including valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, ponderosa pine, mixed conifer, coastal scrub, mixed chaparral, and wet meadow types. Adult frogs move throughout stream networks from winter refugia to mating habitat where eggs are laid in spring and tadpoles rear in summer. They breed in streams with riffles containing cobble-sized or larger rocks as substrate. Although the FYLF is known from the project region, the CNDDDB documents the nearest occurrence of the foothill yellow-legged frog as an April, 1953 observation, approximately 8.5 miles northeast of the Project site at the confluence of the Middle and North Forks of the American River. Suitable breeding habitat for the FYLF may exist in an intermittent stream that passes through the northeastern-most corner of the Project site. The species did not appear in the 6-quad California Natural Diversity Database and was not observed during the field assessments conducted on the Project site. Furthermore, there have been no reported occurrences within a 5-mile radius of the Project site.

White-tailed kite: (*Elanus leucurus*) is a California Fully-Protected species. According to CDFW, the white-tailed kite is commonly associated with certain types of agricultural areas. It also generally occurs in low elevation grassland, wetland, oak woodland, low shrub, open woodlands, or savannah habitats. Riparian areas adjacent to open space areas are typically used for nesting. Kites prefer dense, broad-leafed deciduous trees for nesting and night roosting. The white-tailed kite is known to communally roost in the summer, fall, and winter, generally in small stands of trees. It is possible that white-tailed kite may nest in larger trees on the Project site. The species appeared in the 6-quad CNDDDB query results, and there were reported occurrences within a 5-mile radius of the Project site. The nearest reported occurrence of white-tailed kite is about 2.5 miles northwest of the Project site, between Delmar Avenue and Colwell Avenue, two miles west of Penryn. This species was not observed during the Project site field assessments.

Purple Martin: (*Progne subis*) is a California Species of Special Concern. According to CDFW, purple martins are distributed in forest and woodland areas at low to intermediate elevations throughout much of California. Common to all nesting areas are high concentrations of nesting cavities, relatively open-air space above accessible nest sites, and relatively abundant aerial insect prey. Nearly all woodland nesting sites support concentrations of very large trees, primarily Valley Oaks and sycamores. It is possible that purple martin may nest in cavities in larger trees in the eastern portion of the Project site. The species appeared in the 6-quad CNDDDB query results, but there were no reported occurrences within a 5-mile radius of the Project site. The nearest reported occurrence of purple martin is 6.5 miles southwest of the Project site, at the Highway 65 overcrossing at Taylor Road. This species was not observed during the Project site field assessments.

FIGURE 4A – BIOLOGICAL COMMUNITY TYPES

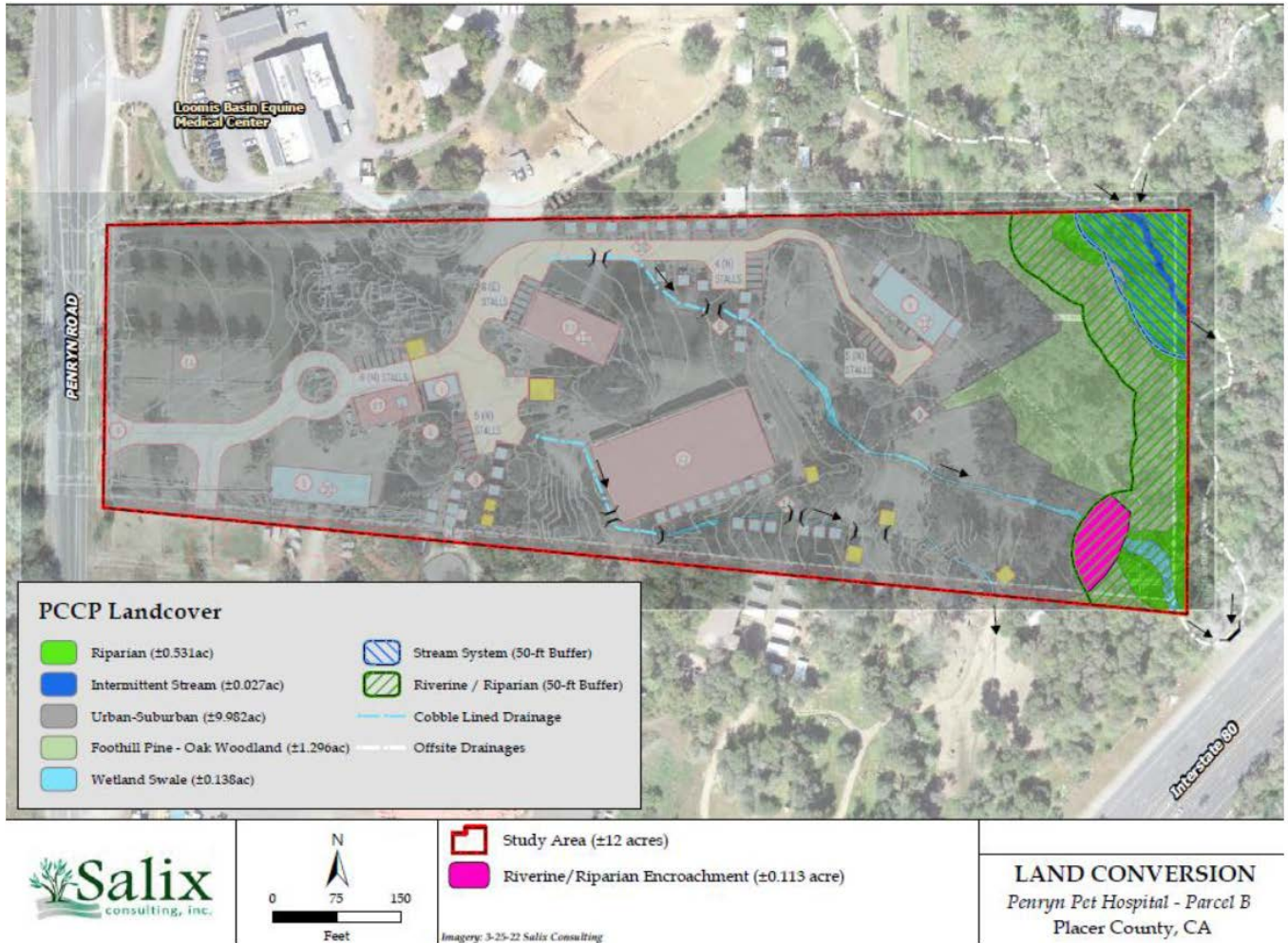
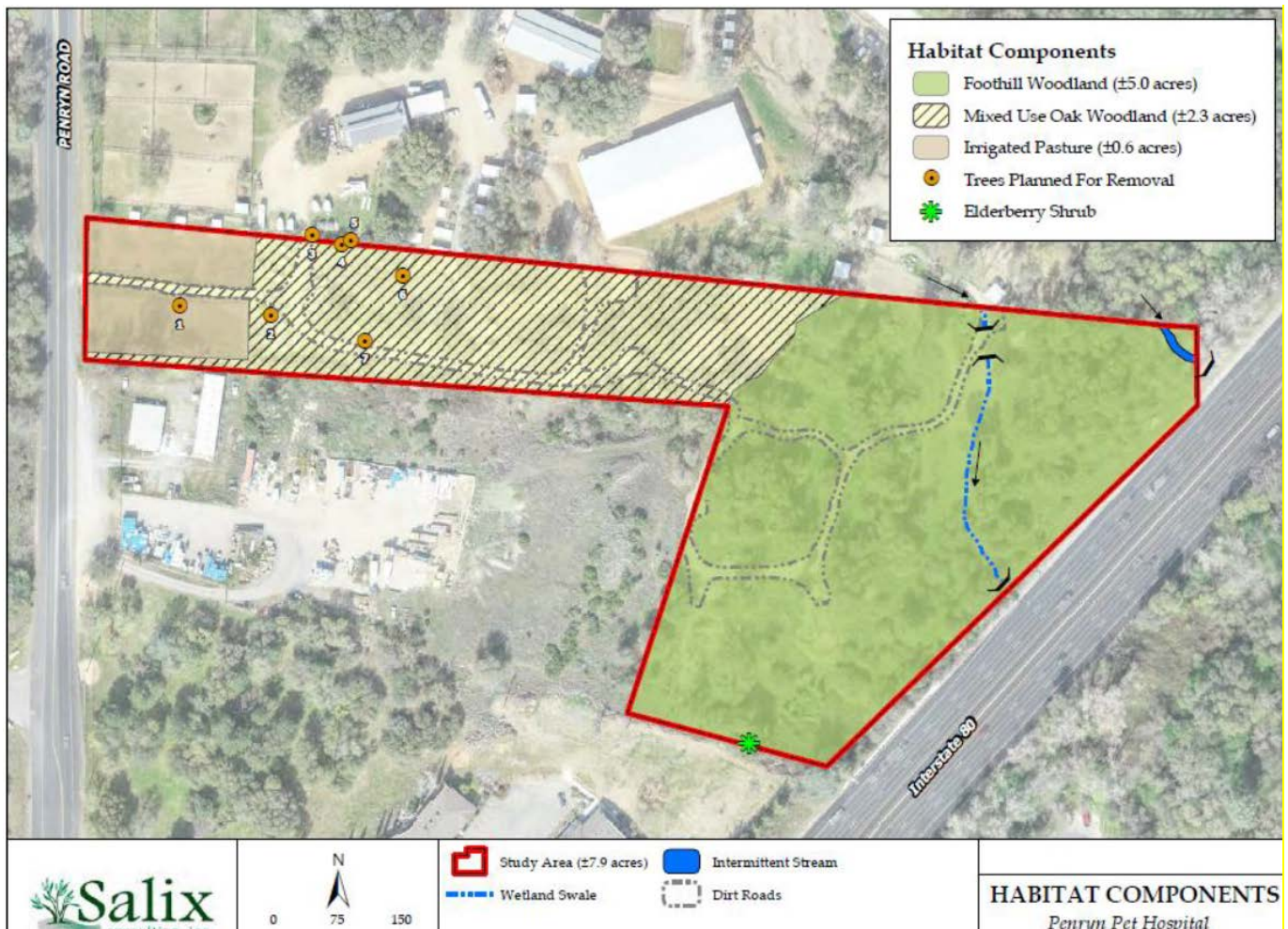


FIGURE 4B – BIOLOGICAL COMMUNITY TYPES CONTINUED



Valley Elderberry longhorn beetle: (*Desmocerus californicus dimorphus*) (VELB) requires a host plant (elderberry shrub) for most of its life cycle. The CNDDDB documents the nearest occurrence of VELB as an April 1991 observation, approximately 3.2 miles southeast of the Project site along Folsom-Auburn Road in Miner’s Ravine. One large elderberry shrub occurs along the southern boundary of the Project site. No other elderberry shrubs were identified on the Project site. The elderberry shrub located along the southern boundary of the Project site provides potential habitat for VELB, and it is possible that the species may occupy this shrub.

Special Status Plant Species

Twenty (20) special-status plants are known from the region surrounding the Project site, and two (2) of these plants are known from within a five-mile radius of the Project site. Nineteen (19) of the species listed in the CNDDDB were determined to have no potential for occurring onsite and were eliminated from further consideration. One (1) of the special-status plant species from CNDDDB, big-scale balsam-root (*Balsamorhiza macrolepis*), was determined to have some potential to occur within the Project site.

Big-scale balsam-root: (*Balsamorhiza macrolepis*) Big-scale balsam-root is an herbaceous perennial member of the sunflower family (*Asteraceae*). It has no state or federal status, but has a California Rare Plant Rank of 1B.2. This species has large yellow flowering heads and leaves that arise from the ground. It differs, in part, from other balsam-roots by having coarsely serrated leaves. Big-scale balsam-root grows in open woodlands and grasslands at widely scattered locations in Northern California. It blooms from March to June. The CNDDDB documents the nearest reported occurrence of big-scale balsam-root from an undated observation approximately 4 miles east of the Project site, along the North Fork of the American River. Because only marginal quality habitat is present onsite and occurrence of the

species is rare in the region, it is unlikely that big-scale balsamroot occurs within the Project site. It was not observed on the Project site during the field surveys. An appropriately timed botanical survey of the Project site was conducted on April 8 and June 5, 2020 to determine the presence or absence of the species, and no members of the genus *Balsamorhiza* or similar genus *Wyethia*, were identified.

Stream System and Potential Aquatic Resources

Two categories of aquatic resources are identified on the property, including wetland swale and intermittent stream.

Two wetland swales flow through the Project site from west to east. Both are relatively minor features that travel through the urban/suburban lands and into the intermittent stream located near Interstate-80 in the eastern area of the Project site. The wetland swales convey site runoff in a southerly direction across the eastern half of the Project site and pass through a 12-inch pipe underneath a dirt access road before crossing through a horse pasture and exiting the Project site along the eastern edge. The swales support mostly grass species, primarily perennial ryegrass (*Festuca perennis*) but also Bermudagrass (*Cynodon dactylon*), annual bluegrass (*Poa annua*) and curly dock. South of the horse pasture (Parcel C), the swale supports a dense layer of Himalayan blackberry as well as herbaceous species including South American vervain (*Verbena bonariensis*), bugle hedge-nettle (*Stachys ajugoides*), western goldenrod (*Euthamia occidentalis*), black sand spikerush (*Eleocharis pachycarpa*), soft rush (*Juncus effusus*), and tall flatsedge (*Cyperus eragrostis*).

An unnamed intermittent stream passes through the eastern portion of the Project site and flows in a southeasterly direction before exiting at the eastern boundary of the Project site where it drains underneath Interstate-80 via a 6-foot-wide culvert. The intermittent stream flows seasonally and with low volume. It supports riparian vegetation within Parcel B and supports a valley oak gallery and is mostly covered by an expansive and dense layer of Himalayan blackberry within Parcel C.

A landscaped pond is located within the mixed oak woodland near the center of Parcel C which was dry at the time field assessments occurred. The pond is an ornamental feature and is controlled by a water valve.

Discussion Item IV-1:

The BRA prepared for the Project determined that there is potential for special-status species, including White-tailed kite, foothill yellow-legged frog, purple martin, and Valley Elderberry longhorn beetle, to occur on the Project site. This determination is based on the habitat found on the Project site and the current sightings that have occurred in close proximity to the Project site. The Project site is currently occupied by internal roads, parking, an indoor arena, pasture areas, storage facilities, weather shelters and other related equine facilities. The improvements associated with the proposed Project as well as the addition of new structures, a new small animal veterinary building, Penryn Road and driveway encroachment improvements will not generate impacts to special-status species. Improvements associated with the proposed Project will not occur within the boundary of the stream system on site nor near the location of the elderberry shrub located on the southeastern boundary of the Project site. As such, impacts to Foothill yellow-legged frog or Valley Elderberry longhorn beetle are not anticipated to occur.

Neither Purple Martin nor White-tailed Kite were observed on the Project site; however, there is suitable nesting habitat that has the potential to be disturbed during Project construction activities and during tree removal. As such, **Mitigation Measure IV.1** would be implemented to reduce potential impacts during the nesting season for both of these species. With implementation of **Mitigation Measure IV.1** impacts to nesting bird species would be **less than significant**.

Mitigation Measures Item IV-1

MM IV.1

Construction activities, such as vegetation clearing and grading activities, shall be completed between September 1 and February 1, if feasible, to avoid impacts to suitable nesting habitat during the typical nesting season. If vegetation removal and grading activities must occur during the nesting season (February 1 to August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If a break in construction activity of more than two (2) weeks occurs, then subsequent surveys shall be conducted.

If nests are not found, no further mitigation shall be required.

If active raptor nests are found, construction activities shall not take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established until the young have fledged. The foregoing non-disturbance buffers may be reduced if a smaller buffer is proposed by the project biologist and approved by Placer County, following an effort to coordinate with CDFW staff, and after taking into consideration the natural history of the species of nesting bird, the proposed activity level adjacent to the nest, habituation to existing or ongoing activity, and nest concealment (if visual or acoustic barriers are located between the proposed activity and the nest). A qualified biologist can visit the nest as needed to determine when the young have fledged and are independent of the site. Alternatively, the nest can be left undisturbed until the end of the nesting season when the young have fledged.

A report summarizing the survey(s) shall be provided to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season.

Should construction activities cause a nesting bird to exhibit any signs of distress (e.g., vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest), then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged, or as otherwise determined by a qualified biologist in consultation with the County and CDFW if feasible.

Construction activities may only resume within the buffer zone after a follow-up survey by the project biologist has been conducted and a report has been prepared indicating that the nest (or nests) is inactive, and that new nests have not been identified.

Discussion Item IV-2:

The proposed Project is occupied by 0.531 acre of riparian, 0.037 acre of intermittent stream, and 0.196 acre of wetland swale. According to the Project site plan, none of the improvements or new components associated with the proposed Project would occur within these riparian, intermittent stream, or wetland swale boundaries. As such, implementation of the proposed Project would not 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 and Wildlife, United States Fish and Wildlife Service, United States Army Corps of Engineers, or Regional Water Quality Control Board. Impacts would be ***less than significant***. No mitigation measures are required.

Discussion Item IV-3:

The improvements and new components associated with the proposed Project would not encroach into or occur in a federal or state protected wetland. As such, implementation of the proposed Project would not have a substantial 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. Therefore, there is ***no impact***.

Discussion Item IV-4:

The Project site is surrounded by suburban and public infrastructure uses including residential and commercial development, Penryn Road and Interstate 80. Both Penryn Road and Interstate 80 are main thoroughfares in this portion of Placer County with relatively heavy traffic during normal commuter times. The Project site does not occupy an important location relative to regional wildlife movement because it does not act as a link between two or more patches of otherwise disjunct habitat. The Project site does not fall within an Essential Habitat Connectivity area mapped by the CDFW and is a fenced, disturbed area that is subject to regular vehicular traffic and human presence. During the field assessment, the following animal species were observed onsite: Western fence lizard, Turkey vulture, Red-tailed hawk, Wild turkey, Anna's hummingbird, Black phoebe, Western scrub-jay, American crow, tree swallow, oak titmouse, Bushtit, White-breasted nuthatch, western bluebird, American robin, Yellow-rumped warbler, Spotted towhee, California towhee, House finch, Lesser goldfinch, Western gray squirrel, and mule deer. These wildlife species may occasionally move through the Project site. However, due to the disturbed nature of the Project site, it is unlikely to support significant wildlife movement corridors.

Nursery sites include but are not limited to concentrations of nest or den sites such as heron rookeries or bat maternity roosts. No nursery sites were documented within the Project site and none were observed during the field assessment. The Project will require tree removal; as such, there is potential to affect nesting birds and raptors. **Mitigation Measure IV.1**, described above, would be implemented to reduce impacts to nesting birds/raptors during Project construction. As such, impacts would be ***less than significant with mitigation incorporated***.

Mitigation Measures Item IV-4
Implementation of **Mitigation Measure IV.1.**

Discussion Item IV-5:

The proposed Project includes the removal of seven trees (see **Table IV-2**) with a combined diameter at breast height of 114 inches. Pursuant to Section 19.50.070 of the Placer County Code, the Project applicant would be conditioned (Condition of Approval) to apply for a tree permit for removal of the trees from the Project site. As such, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Impacts would be **less than significant**. No mitigation measures are required.

Discussion Item IV-6:

Review of the proposed Project determined that Parcel A was entitled with a Minor Use Permit in 2011 and Parcels B and C were recorded as a Parcel Map on November 10, 1976, both of which occurred prior to the Placer County Conservation Plan (PCCP) going into effect on November 1, 2020. As such, the PCCP would not apply to the proposed Project. Implementation of the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat plan. Impacts would be **less than significant**. No mitigation measures are required.

Discussion Item IV-7:

As discussed in items IV-1 through IV-6, the majority of the Project site where the improvements would occur or new structures would be developed is disturbed and urbanized. Fish species were not observed on the Project site in the intermittent stream during field visits and Project improvements would not occur within or near the intermittent stream where fish habitat could be impacted. Nesting birds, raptors, white-tailed kite, and purple martin may be located onsite and may be in trees planned for removal from the site. However, **Mitigation Measure IV.1** described above would ensure that impacts to these species would be reduced. As such, implementation of the proposed Project would not 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, or substantially reduce the number of or restrict the range of an endangered, rare, or threatened species. Impacts would therefore be **less than significant with mitigation**.

Mitigation Measures Item IV-7

Implementation of **Mitigation Measure IV.1.**

Discussion Item IV-8:

Most of the Project site where improvements and new structures would occur is disturbed and urban in nature. The eastern portions of the Project site are covered in oak woodlands; however, the proposed Project would not be implemented in this area of the Project site. The middle portion of Parcel C is designated as oak woodland (see **Table IV-2** above) and seven trees would need to be removed for Project implementation. Trees that would be removed include one American sweetgum, five interior live oaks, and one valley oak. The Project would be conditioned (Condition of Approval) to apply for a tree permit (which would require payment of mitigation fees for tree removal or replanting of similar trees elsewhere on the site) for removal of the trees from the Project site. The remainder of the oak woodland on the Project site would remain intact and would not be affected by Project implementation. Issuance of a tree permit and payment of appropriate mitigation fees or replanting of trees elsewhere on the site through implementation of **Mitigation Measure IV.2**, as applicable, would reduce impacts to oak woodlands on the Project site. With implementation of **Mitigation Measure IV.2**, impacts to oak woodlands would be **less than significant**.

Mitigation Measure Item IV-8

MM-IV.2

Prior to issuance of a Grading Permit for the proposed Project the applicant shall obtain a Tree Permit for all native trees six (6) inches diameter at breast height (dbh) or greater, or multi-trunked trees 10 inches dbh or greater, to be removed or are located within 50 feet of disturbance activity. Trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated as follows:

A) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown

on the Improvements Plans and must be installed by the applicant and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

B) In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$125 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for Placer County to consider revocation of this permit/approval.

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 those 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

A Cultural Resource Assessment (CRA) was prepared by Peak & Associates for the proposed Project in June 2020 and included results from a review of files maintained at the North Central Information Center of the California Historical Resources Information System, a check of the Sacred Lands Files through the Native American Heritage Commission, and a field assessment conducted on June 17, 2020. Both searches and the field assessment determined that there are no known prehistoric or historic sites within 0.25 mile of the Project site nor are there any known on the Project site. The residential building complexes on the Project site, with associated horse pens, drainage channels and incinerator dates to 1976 and is therefore not considered a historic resource.

Discussion Item V-1:

The CRA prepared for the proposed Project determined that there were no historical resources located on the site or within 0.25-mile radius of the site. As such, implementation of the proposed Project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5. Therefore, there is **no impact**.

Discussion Item V-2:

A field survey of the Project site was conducted on June 17, 2020, which confirmed the land within the Project site has been disturbed and no cultural resources or evidence of indigenous habitation were identified from exposed soil. No previously recorded or new cultural resources were identified during the field survey on the Project site. Implementation of the proposed Project would not cause an adverse change in the significance of a known archaeological resource.

Although no indications of historic-age archaeological resources were found during the field survey, there is always the possibility that previously unknown resources exist below the ground surface of the Project site. Therefore, implementation of the following mitigation measure would reduce impacts to archaeological resources to a **less than**

significant level.

Mitigation Measures Item V-2:

MM V.1

The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s).

In the event that archaeological resources or indigenous artifacts are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist (36 CFR Part 61) shall be consulted to determine whether the resource requires further study.

The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.

Discussion Item V-3:

No human remains are known to be buried at the Project site nor were there any indications of human remains found during the field survey conducted on June 17, 2020. However, there is always the possibility that subsurface construction activities associated with the proposed Project, such as trenching and grading, could potentially uncover, damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. Therefore, implementation of the following mitigation measure would reduce impacts to human remains to a **less than significant** level.

Mitigation Measures Item V-3:

MM V.2

If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code Section 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5(e).

The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission (NAHC) must also be contacted. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American tribe who is the most likely descendent (MLD). The descendent shall inspect the site of the discovery and make recommendations and enter into timely consultation concerning the appropriate mitigation. After the recommendations have been made, the Project applicant, the MLD, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. The authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

Discussion Item V-4:

The Project does not have the potential to cause a physical change which would affect unique ethnic or cultural values. Therefore, there is **no impact**.

Discussion Item V-5:

A search of the Sacred Lands File by the NAHC as part of the CRA prepared for the Project failed to indicate the

presence of Native American cultural resources in the Project site. The Project would not restrict existing religious or sacred uses within the Project boundary. 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 main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed Project, and once constructed, energy would be used for the lifetime of the proposed Project. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed Project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

Energy use associated with operation of the proposed Project would be typical of equine/large animal medical facility uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. The large animal crematorium would require the use of propane during operation; however, this component would operate only when disposal of patient carcasses is required and is rated at 4.5 million British Thermal Units per hour (4.5 MMBtu/hr). The Placer County Air Pollution Control District's Permit to Operate limits the large animal crematorium to operating no more than 12 hours per day and limits the component to an annual propane combustion maximum of 217,800 gallons. Although this component of the Project is a high energy generator, it should be noted that the function of the crematorium has been designed to be energy efficient.

While the proposed Project would introduce new operational energy demands to the proposed Project area, this demand does not necessarily mean that the proposed Project would have an impact related to energy sources. The proposed Project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed Project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed Project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered **less than significant**. No mitigation measures are required.

Discussion Item VI-2:

The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed Project is consistent with the PCSP. 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, 3, 6, 7:

The proposed project is comprised of three commercial parcels consisting of Parcel A (approximately 7.20 acres), Parcel B (approximately 12.00 acres) and Parcel C (. Parcel A is currently being used as the Loomis Basin Equestrian Medical Center. The parcels are relatively flat and surrounded by both rural residential and commercial development.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as about 30.3 percent Andregg Course Sandy Loam (2 to 9 percent slopes), 35.9 percent Andregg Rock Outcrop (5 to 30 percent slopes), and 33.7 percent Xerorthents Placer Areas.

The Andregg Course Sandy Loam (2 to 9 percent slopes) is a moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. The surface layer of this Andregg soil is grayish brown coarse sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown coarse sandy loam. At a depth of 29 inches is highly weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium, and the erosion hazard is moderate. The major limitations of this material are depth to rock.

The Andregg Rock Outcrop (5 to 30 percent slopes) is a moderately deep, rolling to hilly, well-drained soil underlain by granitic rock. The surface layer of this Andregg soil is grayish brown coarse sandy loam about 15 inches thick. The subsoil is brown and very pale brown coarse sandy loam. At a depth of about 29 inches thick is highly weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium to rapid, and the erosion hazard is moderate to high. The major limitations of this material are high erosion potential, steep slopes, and depth to bedrock.

The Xerorthents, Placer Areas, consist of stony, cobbly, and gravelly material commonly adjacent to streams that have been placer mined. These consist of natural vegetation such as annual grasses, browse, oak, alder, willow and

cottonwood. The soil is derived from a mixture of rocks that is stratified or poorly sorted. It contains enough fine sand and silt to support some grass. The depth of soil material ranges from 6 inches to more than five feet. Permeability, available water capacity, runoff, erosion hazard, and drainage are variable. Areas in streambeds are frequently flooded during the rainy season. The major limitations of this material are flood hazards and high variability.

The project proposal would result in the construction of a temporary manure storage structure on Parcel A, construction of an approximately 5,040 square foot 20-stall storage barn, approximately 2,016 square feet of covered paddocks, and an equine large animal crematorium on Parcel B, and the construction of an approximately 7,750 square foot building that would be occupied by a small pet hospital, retail space, offices and imaging facility on Parcel C. This construction would be accompanied by the development of onsite internal roads/drive aisles/equestrian pathways/driveways to accommodate horse movement and vehicle/trailer circulation, and improvements to Penryn Road consistent with the Horseshoe Bar/Penryn Community Plan requirements. Additional improvements include the construction of 64 new vehicle/trailer parking stalls for a total of 107 total vehicle/trailer stalls and occupancy for approximately 150 large animals (mostly horses).

Parcel A has an existing encroachment onto Penryn Road that was developed with the construction of Loomis Basin Equine Medical Center (PMPB 20110181). An existing dirt road accessing the eastern portion of the property would be improved to the Placer County Standard of a 20-foot paved width with 2-foot shoulders on each side from the connection to the Loomis Basin Equine Medical Center ring road tie into the end of the proposed paved temporary horse trailer parking stalls (approximately 300 feet).

Parcel B is proposing the construction of a new encroachment onto Penryn Road as well as onsite roads/drive aisles. The encroachment would be constructed to a Placer County Standard Plate 112 Major Commercial standard. The proposed onsite circulation, including roundabout, would be constructed to a Placer County Plate 102 standard of minimum 24 feet paved width with 2-foot shoulders on each side from the throat of the encroachment to the edge of the existing hay storage facility and cremation unit (approximately 300 feet).

Parcel C is proposing the construction of onsite circulation which would tie into the circulation of Parcel B to access the proposed small animal hospital and imaging facility. This proposed onsite circulation would be constructed to a Placer County Plate 102 standard of 24 feet paved width and 2-foot shoulders on each side to be consistent with the improvements of Parcel B.

To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for the proposed building, onsite drive aisles/roads, encroachments and various utilities. The area of disturbance for these improvements is approximated at 2.3 acres, 8.4 percent of the 27.50-acre site. Any required slopes would meet the Placer County maximum allowable slope of 2:1. Also, any erosion potential would only occur during the short time of construction of the improvements.

The project's site-specific impacts associated with expansive soils, soil disruptions, soil erosion and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 3, 6, 7:

MM VII.1

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

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans Are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (ESD)

MM VII.2

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the Proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)

Discussion Item VII-2:

This project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site are capable of supporting the proposed structures and circulation improvements. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. The United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey does not identify significant limitations of the soil types present on site.

Therefore, impacts of unstable soil hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:

Parcel A and Parcel B have existing septic systems which were permitted under Placer County Environmental Health. The project would result in the construction of two new septic systems, one on Parcel B to serve the proposed restroom facility, and one on Parcel C to serve the proposed small animal veterinary clinic and an existing residence. Soils testing was conducted by a qualified consultant and reports submitted showing the types of sewage disposal systems needed on Parcel B and C to adequately treat the proposed sewage effluent generated by the project. The existing sewage disposal systems on Parcel A and B showed no signs of failure during field review. Adequate future repair area for all existing and proposed sewage flows has been identified and approved. The impacts from the existing and future onsite sewage disposal systems are considered less than significant. No mitigation measures are required.

Discussion Item VII-5:

The California Department of Conservation has prepared a Preliminary Geologic Map of the Sacramento 30' x 60' Quadrangle, encompassing a portion of Placer County. The Project site is located within the Mehrten Formation (Pliocene/Miocene) and is underlain by Penryn Pluton. The Mehrten Formation consists of very hard, cemented, lehar (volcanic mudflow) deposits with occasional beds of volcanic ash derived from andesitic volcanic sources in the Sierra Nevada. The formation contains lenticular deposits of weakly to strongly cemented, well rounded, andesitic boulders, cobbles, and gravels in a fine- to medium-grained andesitic sandstone matrix. This formation is Pliocene-Miocene age (approximately 9 million years before present) and is considered to have a high sensitivity for paleontological resources. Several specimens of plant fossils have been recovered from the Mehrten Formation in Granite Bay, Roseville, and Rocklin. Vertebrate mammal and plant fossils have been reported from the Mehrten Formation throughout the Sierra Nevada foothills and the eastern margin of the Central Valley. The closest recorded vertebrate fossil locality within the Mehrten Formation is near Camanche Reservoir, where a specimen of *Pliohippus* (horse) was recovered. Other vertebrate fossils have been recovered from the Mehrten Formation from over 40 locations in Calaveras, San Joaquin, Stanislaus, Tuolumne, and Merced Counties.¹ Implementation of the proposed Project would require minimal grading associated with the Small Vet/Imaging Facility building, driveway encroachment from Penryn Parkway to Parcel B of the Project site, new barn development, and internal circulation improvements. Grading is not anticipated to be deep enough to expose paleontological resources; however, due to the site being in a high sensitivity area for paleontological resources there is potential to uncover undiscovered resources. As such, impacts to paleontological resources could result in a potentially significant impact.

Implementation of **Mitigation Measure VII.3** below would reduce the potentially significant impact of project-related ground disturbance and earth-moving on paleontological resources to a less-than-significant level by allowing for the salvage of fossil remains and associated specimen data and corresponding geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting. Impacts to paleontological resources would be ***less than significant with mitigation measures*** implemented.

Mitigation Measures Item VII-5:**MM VII.3**

Prior to commencement of any construction activity, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the Project applicant, and to the Placer County Museums Division and Planning Services Division. The paleontologist shall determine appropriate actions, in cooperation with the Project applicant, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Museums Division for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Museums Division. The paleontologist shall submit a follow-up report to the Museums and Planning Services Divisions which shall include the period of inspection, an

¹ City of Roseville, 2035 General Plan Update EIR, AECOM, Chapter 4.7 Geology, Soils, and Paleontological Resources, Table 4.7-1, page 4.7-6.

analysis of the fossils found, and present repository of fossils.

Discussion Item VII-8:

A Geotechnical Report prepared by Gularte & Associates, Inc. was prepared for the proposed Project on April 17, 2020. The nearest faults within a 50-mile radius of the Project site with historic fault ruptures or those that have surface displacements of Holocene age or younger (younger than 11,700 years before present), are the Dunnigan Hills Fault (42.7 miles west) and the Cleveland Hill Fault (43.5 miles north-northwest). The nearest faults with mapped displacements occurring between Late Pleistocene time and Holocene time (i.e., between 11,700 and 700,000 years before present) are the Spenceville-Deadman Fault (5.9 miles northeast), the Bear Mountain Fault Zone (9.1 miles east), the Wolf Creek Fault Zone (11.5 miles northeast), the Giant Gap Fault (34 miles northeast), the Swan Ravine Fault (38.7 miles north-northwest), and the Melones Fault Zone (43.8 miles southeast). The California Geological Survey indicates the Project site is susceptible to a low level of ground shaking generated by an earthquake (2 percent probability that the site will experience a horizontal ground acceleration of 0.225g in the next 50 years, and a 10 percent probability of 0.138g in the next 50 years). Risk of lateral spreading from landslides and liquefaction is considered insignificant, as the Project site is located in a low seismic zone and the subsurface is composed predominantly of decomposed quartz diorite. Risk from landslides is not considered likely, given the Project site's location in the foothills with gently sloping topography. The soil at the Project site is considered suitable for support of the anticipated loads of the improvements with implementation of the recommendations presented in the Geotechnical Report (which will be conditions of approval for the Project). The proposed Project would comply with Placer County construction and improvement standards to reduce impacts related to seismic activity and soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. Therefore, the impacts of unstable soils and geologic/seismic hazards 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. The proposed Project would result in grading work associated with a new driveway encroachment onto Penryn Parkway and grading associated with new structures planned for the site.

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/year threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/year for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/year 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 proposed Project includes the development of 14,998 square feet of new structures in support of the existing Loomis Basin Equine Hospital which is substantially smaller than the 323,955 square feet of commercial building equivalency that would generate 10,000 MT CO₂e/year.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/year represents an emissions level which can be considered as less than cumulatively considerable and be excluded from further GHG impact analysis. This level of emissions is equivalent to a project site of approximately 71 single-family units, or a 35,625 square foot commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

- 1) Bright-line Threshold of 10,000 metric tons of CO_{2e} 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 CO_{2e} per year.

Construction GHG emissions occur as a one-time release and are typically considered separate from operational emissions, as global climate change is a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Typically, construction GHG emissions are generated by construction machinery being used during site development/improvements and from construction worker trips to and from a project site. Construction GHG modeling using the CARB-approved CalEEMod modeling program was prepared by Placer County Planning Services Division Staff in July 2023. **Table VIII-1: Maximum Estimated Construction GHG Emissions** shows the estimated construction GHG emissions that would occur with implementation of the proposed Project do not exceed the PCPACD Thresholds for GHG.

Table VIII-1: Maximum Estimated Construction GHG Emissions

Pollutant	Annual CO _{2e} (tons/year)	Annual CO _{2e} (MTCO _{2e} /year)
CO ₂	308.2	280
N ₂ O	0.004	<0.005
CH ₄	0.01	0.01
Total GHG Emissions	308.214	281
<i>Threshold of Significance Per PCPAPCD</i>	--	10,000
Exceed Threshold?	--	No

Operational GHG emissions are anticipated to be generated by the Project from the use of the large animal crematory (propane combustion) and patrons traveling in vehicles to and from the site. **Table VIII-2: Maximum Estimated Operational GHG Emissions** shows the estimated operational GHG emissions that would be generated during operation of the proposed Project would not exceed PCPAPCD thresholds.

Table VIII-2: Maximum Estimated Operational GHG Emissions

Pollutant	Annual CO _{2e} (tons/year)	Annual CO _{2e} (MTCO _{2e} /year)
Operational GHG Emissions		
CO ₂	1,268.01	1,150
N ₂ O	0.06	0.05
CH ₄	2.15	1.95
Crematory GHG Emissions		
CO ₂	222.00	201.40
N ₂ O	1.21	1.10
CH ₄	3.89	3.53
Total GHG Emissions	1,497.32	1,358.03
<i>Threshold of Significance Per PCPAPCD</i>	--	10,000
Exceed Threshold?	--	No

Notes: ¹ The estimated animal crematory GHG emissions was derived from the Heaven's Gate Pet Crematorium Initial Study Greenhouse Gas and Emissions Section Table 3 prepared by Raney Planning & Management for the City of Wheatland in September 2015, https://www.wheatland.ca.gov/wp-content/uploads/Heavens-Gate-Initial-Study_Negative-Declaration1.pdf. Accessed on November 1, 2023.

Converting the annual tons of CO_{2e} presented in the tables above to units of MTCO_{2e}/year, the proposed Project during construction and operation would generate 281 MTCO_{2e}/year and 1,358.03 MTCO_{2e}/year, respectively, which is below the PCPAPCD's adopted threshold of significance of 10,000 MTCO_{2e}/year. Because the proposed Project would generate construction and operational GHG emissions below the applicable thresholds, the proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the GHG emissions. Impacts would be **less than significant**. 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:

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

Discussion Item IX-2:

Placer County Environmental Health reviewed the “Limited Phase II Environmental Site Assessment”, dated March 29, 2022, for Parcel B and dated May 19, 2020, for Parcel C, both prepared by Gularte & Associates, Inc. These reports summarize the results of soil sampling activities to evaluate the project site for potential contamination related to past land use as an orchard. Soil sample results for lead, arsenic and organochlorine pesticides are below published screening levels. Therefore, no additional soil sampling related to past land use is required and impacts are considered **less than significant**. No mitigation measures are required.

Discussion Item IX-3:

The proposed Project is located within the Loomis Union School District for elementary schools and Placer Union High School District for high schools; however, there are no public schools within 0.25-mile of the Project site. Bee Kind Preschool, located at 7117 Hope Way in Penryn, is approximately 0.10 mile from the southwest corner of the Project site. During construction and operational activities occurring at the Project site, hazardous emissions and materials such as exhaust oils, solvents, and other household hazardous materials may be used. However, these would be confined to the Project site, used in small quantities, and their usage would be regulated by Placer County Health and Safety policies as well as State regulations. As presented under Discussion Item III-2, the proposed Project (including the crematorium) would not generate hazardous air quality emissions exceeding thresholds. Furthermore, ash resulting from the cremation unit is not considered a hazardous material and is accepted at Western Placer Waste Management Authority’s Materials Recovery Facility (MRF) in western Placer County (just outside the City of Rocklin). As such, the proposed Project would not emit hazardous emissions, handle hazardous materials,

or acutely hazardous materials, substances that would affect schools within on-quarter mile of an existing or proposed schools. Impacts would be **less than significant**. No mitigation measures are required.

Discussion Item IX-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is **no impact**.

Discussion Item IX-5:

The proposed Project is not located within an airport land use plan or within two miles of a public airport. The closest airport to the proposed Project is Auburn Municipal Airport, located approximately seven miles to the northeast. As a result, implementation of the proposed Project would not result in a safety hazard or excessive noise for people residing or working in the Project area. Therefore, there is **no impact**.

Discussion Item IX-6:

Implementation of the proposed Project would not physically block any existing roadways and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Internal circulation improvements and a new driveway encroachment connecting Parcel B to Penryn Parkway would improve ingress and egress to the Project site, resulting in benefits for emergency access and evacuation for patrons and employees at the Project site. Therefore, there is **no impact**.

Discussion Item IX-7:

The California Department of Forestry and Fire Protection’s Fire and Resource Assessment Program (FRAP) assesses the amount and extent of California’s forests and rangelands, analyzes their conditions and identifies alternative management and policy guidelines. According to FRAP, the proposed Project is located in a State Responsibility Area (SRA) in a Moderate fire hazard severity zone, which means fire protection and mitigation requirements are determined by the State. The proposed Project would not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires, although natural wildland fires would have the possibility to occur and effect the proposed Project. Therefore, impacts 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 systems? (ESD)		X		
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		X		

condition? (ESD)				
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 project would not rely on groundwater wells as a potable water source. Potable water for this project is supplied by treated water from the local public water district. The project would not violate water quality standards with respect to potable water. Therefore, there is **no impact**.

Discussion Item X-2:

This project would not utilize groundwater and is not located in an area where soils are conducive to groundwater recharge. The project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is **no impact**.

Discussion Item X-3:

The proposed project would ultimately include the construction of a small pet hospital (two buildings), mare motel and barn (two buildings), encroachment improvements, a large animal crematorium and onsite roadway and circulation improvements. The existing site generally slopes to the east/southeast and west from the center of the site and drainage is currently conveyed via overland flow to the east/southeast and discharging into roadside swales at the west of the site adjacent to Penryn Road and ultimately to storm drains under Penryn Road. Drainage from the parcels would continue to be conveyed via sheet flow over the naturally occurring drainage path, to vegetated swales, infiltration trenches, and bioretention basins, ultimately discharging south and southeast into native vegetation and west to a storm drain culvert that would connect to the existing storm culverts at Penryn Road. The overall drainage patterns for this proposed ultimate construction would not be significantly changed from existing.

The proposed project would create approximately 95,400 square feet of new impervious surface which would include the paddocks, pet hospital, horse arena, and circulation improvements. This would result in approximately a 7.9 percent increase in impervious surface compared to the entire project area of 27.5 acres. No downstream drainage facility or property owner would be significantly impacted as there would be no increase in peak flow with the incorporation of the detention system.

The project's site-specific impacts associated with substantially altering the existing drainage pattern of the site, substantially increasing the surface peak flow and volumetric runoff, or exceeding the capacity of drainage systems can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:

MM VII.1, MM VII.2

See Items VII-1, 3, 6, and 7 for the text of these mitigation measures.

MM X.1

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed

on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. (ESD)

MMX.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention facilities by the property owner shall be required. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)

Discussion Item X-4:

Approximately 2.3 acres of the 27.5-acre site would be disturbed during construction activities. After construction, an estimated 7.9 percent of the 27.5-acre site would be covered with impervious surfaces including structures and parking/circulation areas. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance. Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed, and soils are disturbed. The disruption of soils on the site is minimal and would be less than significant. The project would be required to include a BMP plan with the submittal of improvement plans.

The project's site-specific impacts associated with soil erosion and surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

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

See Items VII-1, 3, 6, and 7 and X-3 for the text of these mitigation measures.

MM X.3

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

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going

maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually provide a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)

MM X.4

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

MM X.5

The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs. (ESD)

MM X.6

Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a Waste Discharge Identification (WDID) number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. (ESD)

MM X.7

The Improvement Plans shall show that materials with the potential to contaminate storm water (including but not limited to: manure) that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of storm water within the secondary containment area. (ESD)

Discussion Item X-5:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). There is a FEMA 100-year floodplain mapped along the southeast side of the proposed Parcels, however it is located on the other side of Highway 80. The ultimate project improvements are proposed outside of the local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements.

Therefore, the impacts to impede or redirect flood flows, expose people or structures to risk of loss, injury or death, and risk release of pollutants due to project inundation are ***less than significant***. No mitigation measures are required.

Discussion Item X-6:

This project would utilize treated water from the local public water district which relies mostly on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. Therefore, the impacts are considered **less than significant**. No mitigation measures are required.

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

The proposed Project site is occupied by the existing Loomis Basin Equine Medical Center and associated equestrian medical outbuildings/corrals/barns. The Project proposes to improve the site with the following components:

- Development of a 192 square foot temporary manure storage structure on Parcel A;
- Development of a 5,040 square foot 20-stall storage barn, 2,016 square feet of covered paddocks, and an equine/large animal crematorium on Parcel B.
- Development of a 7,750 square foot building that will be occupied by a small pet hospital, retail space, offices and imaging facility on Parcel C;
- Development of internal roads/pathways for horse movement and vehicle/trailer movement. The drive aisle would include an internal roundabout that will allow vehicles with trailers maneuverability.
- Frontage improvements including landscape, a new driveway connecting Parcel B with Penryn Road, and improvements to Penryn Road consistent with the Horseshoe Bar/Penryn Community Plan;
- Improvements to on-site parking with the development of 64 new vehicle/trailer parking stalls, for a total parking inventory of 107 vehicle/trailer stalls.

Construction associated with the proposed Project is anticipated to occur over a 12-month (non-phased) period.

Discussion Item XI-1:

The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community or between a community and outlying area. The proposed Project does not involve any such features and would not remove any means of access in the surrounding area. The proposed Project would not create a physical barrier to travel around or within the Project site nor remove existing means of access to and through the existing Penryn Road area. As such, the proposed Project would not physically divide an established community. Therefore, there is **no impact**.

Discussion Item XI-2, 3:

The proposed Project is consistent with the Horseshoe Bar/Penryn Community Plan and Placer County General Plan. The land use designation for this site is Rural Residential 10.1 to 20 Acre per dwelling unit, Rural Estate 4.6 to 20 Acre Minimum and Penryn Parkway, Special Study Area and is zoned Residential Agricultural combining Building Site X 4.6 Acre Minimum (RA-BX-4.6 AC. MIN.) and Neighborhood Commercial combining Design Scenic Corridor (C1-Dc). Medical Services – Veterinary clinics and hospitals are permitted in the base Residential Agricultural zone with

a Minor Use Permit and in the base Neighborhood Commercial zone with zoning clearance.

Equestrian Facilities are permitted in the base Residential Agricultural zone pursuant to compliance with Placer County Code Section 17.56.050(F)(5)(b) but are not permitted in the base Neighborhood Commercial zone. As such, the project proposes a Rezone on Parcels B and C of the Project site to add the combining Agricultural district (-AG) which would permit an Equestrian Facility with a Minor Use Permit and pursuant to compliance with Placer County Code Section 17.56.050(F)(5)(b). The Project applicant would improve their portion of Penryn Parkway to a 5-lane design with a commercial encroachment (driveway) onto Parcel B which would be consistent with the Horseshoe Bar/Penryn Community Plan buildout of Penryn Parkway. The proposed Project design does not significantly conflict with General Plan and Community Plan policies related to grading, drainage, and transportation as analyzed in this Initial Study. The Project does not conflict with Environmental Health land use plans, policies or regulations. The proposed Project would not conflict with policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. Therefore, impacts would be **less than significant**. No mitigation measures are required.

Discussion Item XI-4:

The proposed Project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration. Residential use is not proposed therefore it would not result in the abandonment and subsequent urban decay of existing residential areas. The proposed project would develop a retail use as part of the Small Vet/Imagining Facility building; however, this component would not result in development of retail uses that would result in vacancy rates or abandonment of commercial spaces in the Project vicinity, resulting in urban decay. Therefore, there is **no impact**.

XII. MINERAL RESOURCES – Would the project:

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:

The Mineral Land Classification of Placer County, California Department of Conservation-Division of Mines and Geology 1995, was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of five primary mineral deposits formed by hydrothermal (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite). With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning, this is an area where geologic information indicates there is little likelihood for the presence of significant mineral resources. No significant mineral resources have been identified on the site. The Project site has never been mined and no valuable, locally important mineral resources have been identified on the Project site. 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			X	

or noise ordinance, or applicable standards of other agencies? (PLN)				
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:

Existing noise conditions are determined by the presence of noise-sensitive receptors, the location and type of noise sources, and overall ambient levels. Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where a quiet setting is an essential element of their intended purpose. Residences are a primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. The majority of the Project improvement activity would occur on Parcel B where a new encroachment from Penryn Road and new internal circulation will be developed as well as on Parcel C where the new small animal veterinary facility will be developed. The closest sensitive receptors to Parcel B and Parcel C are a single-family residential unit and church, approximately 475 and 440 feet to the west, respectively.

There are two project phases, construction and operation, where noise can be generated and affect nearby sensitive receptors. Construction and operation noise specifically generated by this Project are analyzed below.

Construction

Short-term noise impacts would be associated with excavation, grading, and erection of buildings on the site during construction of the proposed Project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the Project area but would cease once construction of the Project is completed. Construction noise levels vary depending on the type of equipment used, how it is operated, and how well the construction equipment is maintained. Typical construction equipment generally generates maximum noise levels between 76 and 85 L_{max} dB as measured 50-feet from the construction equipment source.² Based on the construction activity occurring on Parcel B and Parcel C and the distance to the nearest sensitive receptors, it is estimated that construction noise at the closest single-family residential unit could range between 56.4 and 65.6 L_{max} dB and construction noise at the nearby church could range between 57.1 and 66.1 L_{max} dB. It should be noted that the construction noise would be temporary in nature.

Placer County Code Section 9.36.030(A)(7) exempts noise sources associated with construction activities provided such activities occur between the hours of 6:00 a.m. and 8:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday, provided, however, that all construction equipment is fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. It is reasonably assumed that construction activities for the proposed Project would occur on the days and during the times outlined in County Code Section 9.36.030(A)(7) and would thereby be exempt from County Code noise level criteria. Nevertheless, the following conditions would be implemented as part of the Project entitlement approval to ensure that construction noise does not affect nearby sensitive receptors:

- All on-site noise-generating construction activities shall be limited to the hours exempted/required by Placer County Code Section 9.36.030(A)(7).
- All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
- All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project construction.
- Electrically powered equipment shall be used instead of pneumatic or internal-combustion powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far

² United States Department of Transportation, Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018, Table 7-1.

as practicable from noise-sensitive uses.

- Project area and site access road speed limits shall be established and enforced during the construction period.
- Nearby noise-sensitive uses (i.e., residential and church) shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

Compliance with County Code Section 9.36.030(A)(7) and implementation of the above conditions of approval would ensure that construction activities would not result in generation of a substantial temporary or permanent increase in ambient noise levels at the closest existing noise-sensitive receptors to the Project site. Impacts would therefore be **less than significant**. No mitigation is required.

Operation

The Loomis Basin Equine Medical Facility has been in operation since 2011 and typical noise generated during operation include: vehicular noise such as automobiles, trucks pulling horse trailers, waste disposal trucks, supply and feed vehicles, amplified sound during annual events, human voices and animal sounds, and use of emergency generators. The components proposed for the Project include the development of a 192 square foot temporary manure storage structure, 5,040 square feet of a 20-stall patient barn, 2,016 square feet of a covered paddock, a large animal crematory, a 7,750 square foot small pet veterinary building, and parking expansion by 64 new vehicle/vehicle-trailer parking stalls. These components do not directly increase operational noise levels at the site; however, an increase in vehicles coming and going from the site and an increase in parking could generate a nominal increase in operational noise. According to the California Department of Transportation, it takes a doubling of traffic volume on local streets/freeways to increase noise levels by 3 db.³ It is generally accepted that the average healthy human, can barely perceive a noise level change of less than 3 dB.⁴ The Traffic Impact Study prepared for the proposed Project estimated that the Project would generate an additional 31 trips during the AM peak our and 39 trips during the PM peak hour, all of which would nominally increase traffic volumes on nearby roads accessing the site. The proposed Project, however, is not anticipated to double the volume of traffic on nearby roadways compared to existing conditions; therefore, it can be assumed that any noise increase would be less than 3 db, and therefore barely perceivable to nearby residents. Typical parking lot activities include people conversing, doors shutting, and vehicles idling which generate maximum noise levels of approximately 65 dB L_{max} measured at a distance of 50 feet.⁵ These activities are expected to occur sporadically during Project business hours as cars and trucks arrive and leave the Project site. New parking areas associated with the proposed Project are more than 500 feet from the closest sensitive receptors (single-family residential unit and church to the Project's west). Because of this distance, noise generated by parking activities would be attenuated to below the 70 dB L_{max} daytime noise levels standard pursuant Placer County Code Section 9.36.060 and would not result in an increased noise level at nearby sensitive receptors of greater than 3 L_{max} db. Operation of the large animal crematory would occur sporadically for disposition of deceased patients. The cremation unit would be fully enclosed indoors abating operational noise that could be generated. Furthermore, the cremation unit would be located within the hay storage building in the middle of Parcel B, greater than 500 feet from the closest sensitive receptors (single-family residential unit and church). As such, operation of the crematorium is not expected to generate noise levels that would affect the nearby sensitive receptors. For these reasons, implementation of the proposed Project, during operation would not result in generation of a substantial temporary or permanent increase in ambient noise levels at the closest existing noise-sensitive receptors to the Project site. Operational impacts would therefore be **less than significant**. No mitigation is required.

Discussion Item XIII-2:

The proposed Project would result in improvements to the existing Loomis Basin Equine Medical Center and would not produce excessive groundborne vibration or groundborne noise levels. The primary vibration-generating activities associated with the proposed Project would occur during grading, paving of internal roadways, encroachment improvements and construction of building foundations. The most substantial source of groundborne vibration associated with Project construction equipment would be the use of vibratory compactors during improvements of the on-site circulation system. During operation, noise, similar to what is occurring under existing conditions, would result from air conditioning equipment, activities associated with parking such as doors closing, standard landscaping maintenance activities, the annual events and equine sounds emanating from patients. All of these activities emit

³ California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 6.3.3, September 2013, page 6-5, <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>. Accessed 11-1-23.

⁴ California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 2.2.1.1, September 2013, page 2-44, <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf>. Accessed 11-1-23.

⁵ Bollard Acoustical Consultants Inc., Environmental Noise and Vibration Analysis Project 8 Winery, page 32, September 21, 2022.

intermittent sources of low-level noise and are not expected, as described under Discussion Item XIII-1, to cause a perceptible noise increase in the overall ambient noise environment. These noise levels are typical of what is occurring on the site under existing conditions and would not exceed any established noise standards, as further described above in Discussion Item XIII-1. Operation of the proposed Project would have less than significant impacts to the existing noise environment. Although an increase in noise levels would most likely result from the typical construction of the Project, these limited durations of noise impacts from the proposed Project would not cause significant impacts beyond the minor inconvenience during construction. Overall, the proposed Project would not generate excessive groundborne vibration or groundborne noise levels. Impacts would be **less than significant**. No mitigation measures are required.

Discussion Item XIII-3:

The proposed Project is not located within two miles of a private airstrip nor an airport land use plan of a public airport or public use airport. The closest airport and airport land use plan jurisdictions is the Auburn Airport, approximately seven miles northeast of the Project site. As such, implementation of the proposed Project would not expose people residing or working in the area to excessive noise levels due to being in the vicinity of a private/public use airport or airport land use plan. Therefore, there would be **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, 2:

The proposed Project includes improvements to the already established Loomis Basin Equine Hospital including development of supporting structures (manure storage, storage barn, covered paddocks, large animal crematorium) and development of a small pet hospital. Two residential structures exist on the Project site and would remain in place. The proposed Project does not include any components that would generate population growth (i.e., new residential development), nor would it remove or displace persons or housing. 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:

The Penryn Fire Protection District (PFPD) serves the Project site from Station 41 located at 7206 Church Street, approximately 0.9 mile north of the site. The fire station is equipped with a Type I Engine, two Type III Engines, a command vehicle and is staffed with 3 firefighters. The PFPD has reviewed the Project and has determined that the property has appropriate access and turning radii for fire and rescue vehicles, is properly sprinklered, has adequate fire water flows available, and adequate fire extinguishers throughout the site. Implementation of the proposed Project would not increase the amount of fire protection services needed to serve the site and would not result in a significant demand for construction of new fire protection facilities, nor would it significantly impair service ratios, response times or other performance objectives requiring the need for new or physically altered governmental facilities, the construction of which could cause significant impacts. A “Will Serve” letter will be required from the PFPD as a condition of approval. Impacts would therefore be **less than significant**. No mitigation measures are required.

Discussion Item XV-2:

The Project would not increase the amount of sheriff protection services needed to serve this site. Under existing conditions, the Placer County Sheriff’s Department (PCSD) has provided adequate service to the facility including events occurring at the facility. A “Will Serve” letter will be required from the PCSD as a condition of approval. Impacts would therefore be **less than significant**. No mitigation measures are required.

Discussion Item XV-3:

The proposed Project does not include residential uses and therefore would not generate students that would attend local schools. As such, implementation of the proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered schools nor would it degrade the service ratios of schools/school districts in the Project vicinity. Therefore, there is **no impact**.

Discussion Item XV-4:

The proposed Project does not include residential uses and therefore would not generate a population that would use existing parks and recreational facilities resulting in the degradation of such facilities or the need for new facilities. As such, implementation of the proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks nor would it degrade the service ratios of parks to residents in the Project vicinity. Therefore, there is **no impact**.

Discussion Item XV-5:

The proposed Project would not result in increased demand for other governmental services creating the need to physically alter or construct facilities as the Project is not growth/population inducing. Therefore, there is **no impact**.

Discussion Item XV-6:

The Placer County Department of Public Works is responsible for maintaining County roads in the area of the development. There would be an incremental increase in maintenance to County roadways because of the increased patronage of the site; however, the increase would be negligible. As such, impacts would be **less than significant**. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Items XVI-1. 2:

The proposed Project would not create an increase in residents as there is not a residential component associated with the proposed Project. As such, implementation of the proposed Project would not 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. Additionally, the proposed Project does not include recreational facilities/components or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. 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, except LOS (Level of Service) 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. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (PLN)			X	

Discussion Item XVII-1:

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 design/improvements would not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the project would be included requiring the payment of traffic fees (estimated to be \$241,626.00 per the Newcastle/Horseshoe Bar fee district) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project’s fair share towards cumulative roadway improvement projects.

Therefore, this impact is **less than significant**. No mitigation measures are required.

Discussion Item XVII-2:

The project would include encroachment improvements to two driveways onto Penryn Road (a County maintained road) and frontage improvements to Penryn Road.

The new encroachment would be constructed to a Placer County Plate 112 Commercial standard. Penryn Road will be widened along the project frontage consistent with the Horseshoe Bar/Penryn Community Plan. In addition, the residential encroachment will be improved to a Placer County Plate 116 minor standard. Therefore, the impact to vehicle safety is **less than significant** impact. 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. The proposed project does not significantly impact the access to any nearby use. Therefore, this is **less than significant** impact. No mitigation measures are required.

Discussion Item XVII-4:

As stated in the project description, the Project proposes improvements and new buildings on the site including: 192 square foot temporary manure storage structure, a 5,040 square foot 20-stall storage barn, 2,016 square feet of covered paddocks, an equine/large animal crematorium, 7,750 square foot small pet hospital/retail/office/imaging facility building, occupancy of 150 horses (or horse equivalents), on site. The Project site currently has 46 parking stalls that accommodate patrons with standard vehicles and patrons with standard vehicles towing trailers. Annual events with as many as 350 patrons and approved parking meeting County required standards, have been approved by the County at the site since 2011. Placer County Code Section 17.54.060 requires one parking stall per four equine/large animals for equestrian facilities and one stall per 300 square feet of medical services – veterinary clinics and hospitals/retail stores, general merchandise/office uses. Assuming that a maximum of 150 equine/large horse equivalents are on site requiring one stall per animal and a total of 17,959 square feet of medical services – veterinary clinics and hospitals/retail stores, general merchandise/office uses on site, the proposed Project would require a total of 98 parking stalls. With the existing 46 parking stalls on site and the proposed 64 parking stalls that would be added based on the improvements occurring on site, the proposed Project would exceed (by 12 parking stalls) the parking requirements pursuant to Placer County Code Section 17.54.060. It should be noted that the proposed Project will be conditioned (Condition of Approval) to provide parking plans to ensure that normal operation and event parking is accommodated and to ensure that parking occurs only on-site and not on Penryn Road. As such, the proposed Project would not result in insufficient parking capacity on- or off-site and impacts would be **less than significant**. No mitigation measures are required.

Discussion Item XVII-5:

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, “upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any.”

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that “Generally, vehicle miles traveled is the most appropriate measure of transportation impacts.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. Placer County prepared Transportation Study Guidelines (TSG) that outline the requirements for transportation impact analysis within the County. This includes the preferred methodologies for analyzing a project’s VMT under CEQA as well as screening criteria to quickly identify when a project should be expected to cause a less than significant impact without a detailed study.

The Placer TSG identifies recommended VMT metrics and significance thresholds by land use type. The significance thresholds that would apply to the proposed Project are identified below:

- **Office Employment:** Work VMT per employee exceeds a level of 15 percent below the unincorporated County baseline.
- **Industrial/Agricultural Employment:** Work VMT per employee exceeds a level of 15 percent below the unincorporated County baseline.
- **Commercial Retail/Recreation Destination:** an increase in total VMT (i.e., a net increase in total VMT is significant).

A VMT analysis was prepared by Fehr and Peers as part of the “Loomis Basin Equine Medical Center Final Transportation Impact Study” (TIS) in January 2023. The TIS considered whether the Project or its components would qualify for screening based on the screening criteria identified in the Placer County TSG. It should be noted that the 6 events with up to 350 patrons are considered part of the existing baseline conditions as such events have occurred on the subject site as recently as 2019, 2020, 2022, and 2023. The local and regional travel forecasting models covering the study area do not include a land use input category that would accurately model travel activity for veterinary or equestrian uses. Therefore, the TIS analyzed the Project’s effect on VMT qualitatively per guidance in the Placer TSG. Specifically, the TIS qualitatively evaluated VMT considering the following data and factors:

- Location of similar facilities in the area.
- The service market area for the Loomis Basin Equine Medical Center.
- Expectation for how services provided by the Project would be delivered absent the Project.

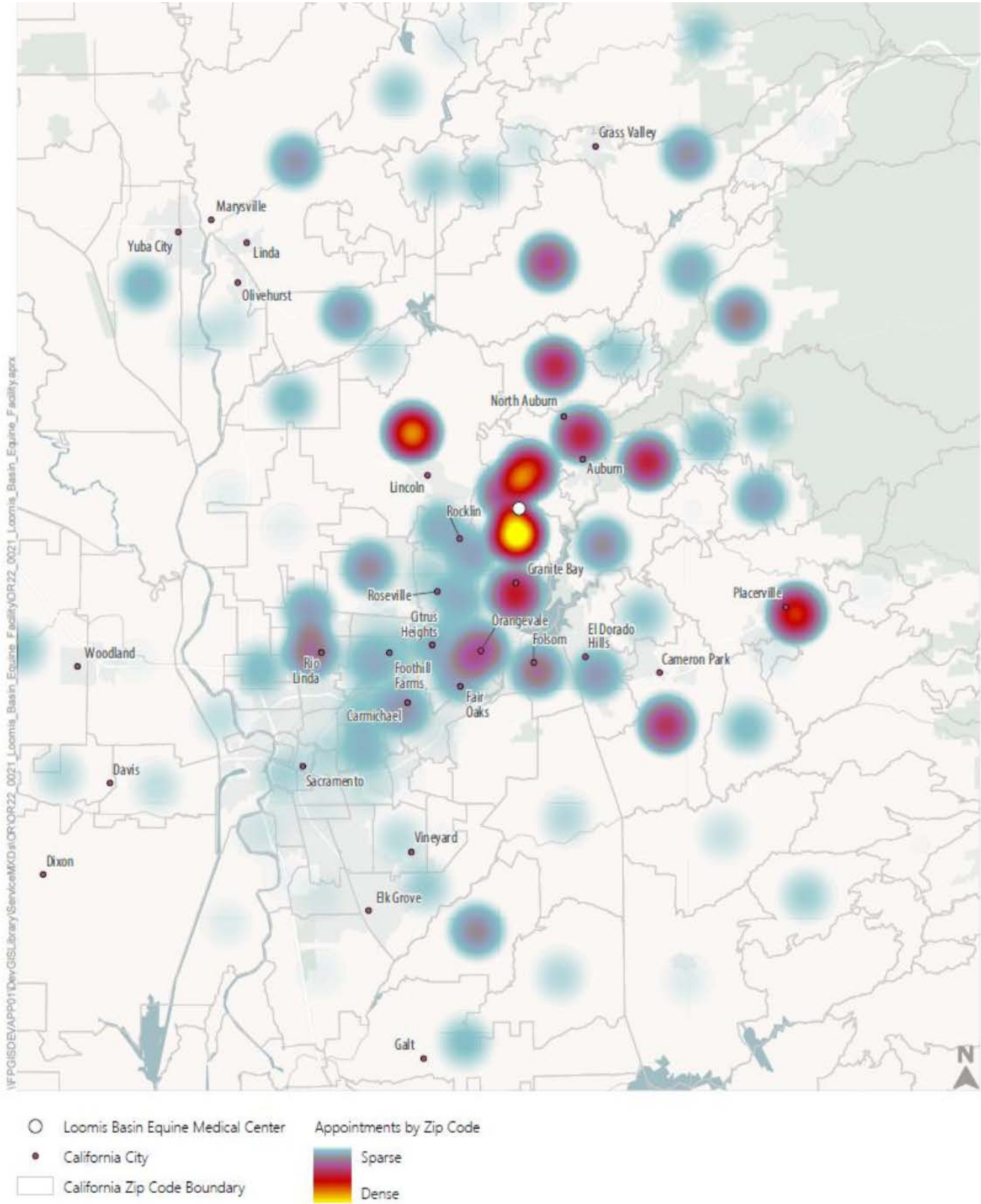
Overall, the TIS uses this data to assess whether the proposed Project would result in a net increase or decrease in VMT. If the proposed Project would result in a net increase in VMT, this would be considered a significant impact under CEQA.

The analysis of the TIS determined the following regarding the Project’s effects on VMT:

- The majority of patients utilizing and making appointments at the existing Loomis Basin Equine Medical Center come from the Auburn, Newcastle, Penryn, Granite Bay, rural areas north of Lincoln, Placerville, Folsom, and Orangevale areas as shown below in **Figure 5: On-Site Veterinary Appointments by Home Zip Code**.
- The additional boarding capacity would allow more horses (up to 150) to remain on-site for follow-up care, breeding, or rehabilitation instead of returning every one to two days for care. This is expected to reduce trips to and from the Project site.
- The proposed advance diagnostic imaging center would allow horses (or other equines) to have imaging conducted on-site instead of requiring transport to UC Davis for further diagnostic imaging. This efficiency would decrease the VMT resulting from transport of existing patients. The addition of the imaging facility may lead to a slight increase in clients as a result of this new service, which may result in 70 additional trips (additional 31 vehicle trips during the AM peak hour and 39 trips during the PM peak hour). However, overall, the reduction in VMT afforded by eliminating trips between UC Davis and the proposed Project is expected to far outweigh any minor increases in site-generated VMT. Therefore, having the on-site imaging center is expected to result in an overall net decrease in VMT.
- The on-site crematory would eliminate the need to transport equine patients who pass away at the proposed Project to an off-site crematory or rendering facility. For horses that would have been cremated off-site, the on-site facility would also remove the trips to return the ashes to the Project for clients to receive. Therefore, the on-site crematory would reduce VMT since the equine patient can be cremated on the property. The crematory is intended for existing patients. Should the proposed Project offer cremation to non-patients, it is unlikely to generate much additional VMT, as someone seeking this service would go somewhere else if the proposed Project was not an option.
- The improvements associated with the proposed Project would require approximately three additional staff. The new employees are likely to live in the areas surrounding the proposed Project site, similar to existing staff distribution. Since clients/patients traveling to the Project site generate more trips per day than three additional employees and may travel longer distance, the new VMT generated by the additional employees is expected to be more than offset by the reduction in client VMT (i.e., VMT reductions associated with the additional improvements to the proposed Project).

The proposed Project is a unique facility in that it is one of the only equine hospitals in the area. The closest similar facility is the UC Davis veterinary hospital in the City of Davis, approximately 40 miles from the Project site. Under existing conditions, the Project only has enough boarding capacity for patients most in need of hospitalization or rehabilitative care and others must be sent home to be cared for in the field. The additional stall capacity as proposed by the Project would not result in additional appointments, but instead would allow more horses to remain on-site for follow-up care, breeding, or rehabilitation instead of returning every one or two days for care. Clients may visit the patients that are on-site receiving care; however, past records indicate that clients visit long-term inpatients about once to twice per month on average. Overall, the TIS concludes that the additional stalls could eliminate as many as three to four trips per patient during their care, thus reducing VMT.

FIGURE 5 – ON-SITE VETERINARY APPOINTMENT BY HOME ZIP CODE



Overall, the components planned for the proposed Project would provide patients a closer option for treatment of their horses, rather than traveling to UC Davis, the closest alternative, for treatment. This would result in a redistribution of trips, resulting in an overall reduction of patient miles traveled to get care for their horses. Therefore, the improvements associated with the proposed Project to the existing facility are expected to result in an overall reduction in VMT. As such, impacts would be **less than significant**. No mitigation measures are required.

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		

The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians and are traditionally and culturally affiliated with the project area. The Tribe possesses the expertise concerning tribal cultural resources in the area and are contemporary stewards of their culture and the landscapes. The Tribal community represents the continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe’s goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

Discussion Item XVIII-1, 2:

The identification of Tribal Cultural Resources (TCR) for this project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC’s Tribal Historic Information System (THRIS). UAIC’s THRIS database is composed of UAIC’s areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data.

Pursuant to Assembly Bill 52, invitations to consult were sent on November 13, 2020, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation with a request that the County include the standard Mitigation Measure for Inadvertent Discoveries. No other tribes requested consultation.

There is always the possibility that previously unknown tribal cultural resources exist below the ground surface and could be inadvertently discovered during Project construction activities. Therefore, implementation of **Mitigation Measure XVII.1**, described below, shall occur.

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1

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. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

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

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

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

Discussion Item XIX-1, 3:

Improvements associated with the proposed Project would not 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 which could cause significant environmental effects.

Storm water would be collected and conveyed in the existing drainage facilities and the proposed detention facility on Parcel C. Frontage improvements along Penryn Road will include curb and gutter which will improve the storm water drainage generated by the proposed Project. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. No further storm water drainage facilities or expansion of existing facilities are required.

There would be no significant increase in new or expanded water systems. All three parcels already have treated water connections from Placer County Water Agency.

The proposed project would utilize private septic systems for the method of sewage disposal. The proposed project does not generate the need for the construction of significant sewer facilities as a part of this project that would cause significant environmental effects. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment systems.

Overall, impacts would be **less than significant**. No mitigation measures are required.

Discussion Item XIX-2:

PCWA has indicated its availability to provide treated water service to the project. The project would not result in the construction of any new or expanded water treatment plants and therefore the impacts are considered to be **less than significant**. No mitigation measures are required.

Discussion Item XIX-4, 5:

The project lies in an area of the County that is served by the local franchised refuse hauler (Recology) in which solid waste is brought to a landfill with sufficient permitted capacity. Placer County Environmental Health and Placer County Animal Services have reviewed and approved the project's 'Manure Management Plan' to ensure that manure handling and disposal is in compliance with solid waste regulations. The impacts are **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

Penryn Fire Protection District provides fire prevention, fire suppression, and life safety services to the Project area. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped the Project area as a Moderate Fire Hazard Severity Zone (FHSZ) in a State Responsibility Area (SRA) for wildland fire risk. The Project site is located in an environment subject to grassland and low height vegetation fires. The area's topography, amount of fuel load, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. Direct vehicle access to the Project site is via a driveway from Penryn Road onto Parcel A and a secondary access is proposed for from Penryn Road onto Parcel B.

Discussion Item XX-1:

Construction of the components associated with the proposed Project would not substantially impair an adopted emergency response or evacuation plan. All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes of Penryn Road. Lanes of Penryn Road may be temporarily closed during Project off-site improvements; however, through-access along Penryn Road and onto the Project site would be maintained.

During operation of the proposed Project, emergency service access to and from the site would be obtained from the existing driveway on Parcel A and the proposed driveway on Parcel B connecting to Penryn Road. The internal circulation pattern of the site has been designed to accommodate fire apparatus and emergency service personnel in the event of an emergency or if an evacuation from the site is required. The applicant has also prepared an equine evacuation plan in the event the facility requires an evacuation.

With implementation of the components of the Project and the Conditions of Approval identified above, the proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan during construction and operation. Impacts would therefore be **less than significant**. No mitigation measures are required.

Discussion Item XX-2:

The components of the proposed Project would not contribute to the escalation of wildfire risks, and as a result, project employees or patrons would not be exposed to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, there is **no impact**.

Discussion Item XX-3:

The Project is within the Placer Hills-Newcastle-Penryn Fire Protection District jurisdiction, within a State Responsibility Area, and is in an area designated as a Moderate wildland fire risk. The proposed Project would be accessed via two driveways along Penryn Road. The internal circulation pattern of the site has been designed to accommodate fire apparatus and emergency service vehicles. . The Project applicant has also prepared an equine evacuation plan in the event the site is exposed to a wildfire. Overall, the proposed Project would not include the installation or maintenance of associated infrastructure (such as 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. Therefore, there is **no impact**.

Discussion XX-4:

The proposed Project is not located on topography that would suggest slope instability or landslides following a fire/ As such, the Project would not expose people or structures to significant risks such as flooding or mudslides, as a result of runoff, post-fire slope instability or drainage. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.)		
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 checked="" type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project 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, Chris Graham, Chairperson
 Planning Services Division-Air Quality, Chris Graham
 Engineering and Surveying Division, Eric Griffin
 Department of Public Works-Transportation, Amber Conboy
 DPW-Environmental Engineering Division, Eric D. Gordon
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Dave Bookout/Derek Schepens

Signature  Date 1/24/24
 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.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input type="checkbox"/> Tree Ordinance

	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	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 checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
	<input type="checkbox"/>	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I or II 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 Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN20-00188
Loomis Basin Equine Medical Center Expansion

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

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

Mitigation #	Text	Date Satisfied
<u>MM III.1</u>	To ensure that odor generation does not affect nearby sensitive receptors, deceased equine shall be cremated on the same day euthanasia occurs. If more than one horse is euthanized on the same day, or a horse is euthanized on a holiday, carcasses shall be stored in the onsite refrigerated storage container (at temperatures below 40 degrees Fahrenheit), for no more than four (4) business days from the time euthanasia has occurred (unless a longer period is mandated by State Officials [i.e., California Department of Food and Agriculture Animal Health Branch] requiring equine disease surveillance). After four (4) business days, the carcass shall either be immediately cremated or shall be immediately removed off-site to a rendering facility for proper disposal.	
<u>MM III.2</u>	Pursuant to Section 17.56.050(F)(9)(b) and Appendix G Equine Management Regulations of Chapter 17 of the Placer County Code, all manure generated by equine at the Loomis Basin Equine Medical Facility shall be removed from off the ground within 48 hours of deposition. Manure that is collected shall be removed from the parcel and disposed of in a lawful manner or as otherwise approved in advance by Placer County every seven (7) days.	

	<p>Manure may be stored on the Loomis Basin Equine Medical Facility site for up to seven days provided that the manure is placed in a containment area covered with an appropriate material to prevent fly production and kept dry to reduce odor generation. Manure shall not be allowed to accumulate or be stored in a manner as to cause unreasonably offensive odors to migrate from the boundaries of the Loomis Basin Equine Medical Facility site. If Placer County receives odor complaints from the Loomis Basin Equine Medical Facility, all stored manure shall be removed from the Project site within 48-hours of the complaining call. Repeat complaints will trigger a field visit from County staff. If during the field visit County staff determines that Project stockpiled manure is generating the odor, the Project applicant shall remove the stockpiled manure within 24 hours from staff field review.</p>	
<p><u>MM III.3</u></p>	<p>No manure stockpiling for composting shall occur on the Project site (within Parcels A, B, and C). The “finished compost” stockpile located on Parcel C shall be either spread and used for landscaping or shall be removed from the Project site prior to the commencement of construction activities associated with the proposed Project.</p>	
<p><u>MM IV.1</u></p>	<p>Construction activities, such as vegetation clearing and grading activities, shall be completed between September 1 and February 1, if feasible, to avoid impacts to suitable nesting habitat during the typical nesting season. If vegetation removal and grading activities must occur during the nesting season (February 1 to August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If a break in construction activity of more than two (2) weeks occurs, then subsequent surveys shall be conducted.</p> <p>If nests are not found, no further mitigation shall be required.</p> <p>If active raptor nests are found, construction activities shall not take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established until the young have fledged. The foregoing non-disturbance buffers may be reduced if a smaller buffer is proposed by the project biologist and approved by Placer County, following an effort to coordinate with CDFW staff, and after taking into consideration the natural history of the species of nesting bird, the proposed activity level adjacent to the nest, habituation to existing or ongoing activity, and nest concealment (if visual or acoustic barriers are located between the proposed activity and the nest). A qualified biologist can visit the nest as needed to determine when the young have fledged and are independent of the site. Alternatively, the nest can be left undisturbed until the end of the nesting season when the young have fledged.</p> <p>A report summarizing the survey(s) shall be provided to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season.</p>	

	<p>Should construction activities cause a nesting bird to exhibit any signs of distress (e.g., vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest), then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged, or as otherwise determined by a qualified biologist in consultation with the County and CDFW if feasible.</p> <p>Construction activities may only resume within the buffer zone after a follow-up survey by the project biologist has been conducted and a report has been prepared indicating that the nest (or nests) is inactive, and that new nests have not been identified.</p>	
<p><u>MM-IV.2</u></p>	<p>Prior to issuance of a Grading Permit for the proposed Project the applicant shall obtain a Tree Permit for all native trees six (6) inches diameter at breast height (dbh) or greater, or multi-trunked trees 10 inches dbh or greater, to be removed or are located within 50 feet of disturbance activity. Trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated as follows:</p> <p>A) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on the Improvements Plans and must be installed by the applicant and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.</p> <p>B) In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$125 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for Placer County to consider revocation of this permit/approval.</p>	
<p><u>MM V.1</u></p>	<p>The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s).</p> <p>In the event that archaeological resources or indigenous artifacts are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist (36 CFR Part 61) shall be consulted to determine</p>	

	<p>whether the resource requires further study.</p> <p>The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.</p>	
<p><u>MM V.2</u></p>	<p>If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code Section 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5(e).</p> <p>The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s).</p> <p>If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission (NAHC) must also be contacted. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American tribe who is the most likely descendent (MLD). The descendent shall inspect the site of the discovery and make recommendations and enter into timely consultation concerning the appropriate mitigation. After the recommendations have been made, the Project applicant, the MLD, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. The authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.</p>	
<p><u>MM VII.1</u></p>	<p>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the</p>	

	<p>Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans Are approved by the Engineering and Surveying Division.</p> <p>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (ESD)</p>	
<p><u>MM VII.2</u></p>	<p>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's</p>	

	<p>estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the Proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)</p>	
<p><u>MM VII.3</u></p>	<p>Prior to commencement of any construction activity, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the Project applicant, and to the Placer County Museums Division and Planning Services Division. The paleontologist shall determine appropriate actions, in cooperation with the Project applicant, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Museums Division for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Museums Division. The paleontologist shall submit a follow-up report to the Museums and Planning Services Divisions which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.</p>	
<p><u>MM X.1</u></p>	<p>As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the</p>	

	<p>preliminary report and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. (ESD)</p>	
<p><u>MMX.2</u></p>	<p>The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention facilities by the property owner shall be required. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)</p>	
<p><u>MM X.3</u></p>	<p>The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of</p>	

	<p>vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually provide a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)</p>	
<u>MM X.4</u>	<p>Per the State of California National Pollutant Discharge Elimination System (NPDES) Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. (ESD)</p>	
<u>MM X.5</u>	<p>The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as “No Dumping! Flows to Creek.” or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owners’ association is responsible for maintaining the legibility of stamped messages and signs. (ESD)</p>	
<u>MM X.6</u>	<p>Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a Waste Discharge Identification (WDID) number generated from the State Regional Water Quality Control Board’s Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. (ESD)</p>	
<u>MM X.7</u>	<p>The Improvement Plans shall show that materials with the potential to contaminate storm water (including but not limited to:</p>	

	<p>manure) that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of storm water within the secondary containment area. (ESD)</p>	
<p><u>MM XVIII.1</u></p>	<p>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.</p> <p>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. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency</p>	

	following coordination with cultural resources experts and tribal representatives as appropriate.	
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Project-Specific Reporting Plan (post-project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – “Contents of Project-Specific Reporting Plan.”