



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

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

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

PROJECT: Granite Bay Medical Office Complex (PLN14-00152)

PROJECT DESCRIPTION: The project proposes construction and operation of four medical office buildings totaling 13,706 square feet on a 2.13-acre parcel. Three of the buildings would be 3,187 square feet each and one building would be 4,145 square feet. Site improvements would include 78 parking spaces, circulation areas, and landscaping. The two parcels are currently zoned Residential Single-Family, Combining Minimum Building Site of 20,000 square feet (RS-B-20) with a Granite Bay Community Plan designation of Low Density Residential 0.4-0.9 Acre Minimum. The project is proposing a Community Plan Amendment to a Commercial designation and a request to rezone to Office Professional, Combining Scenic Design Corridor (OP-Dc). The project also includes a Tentative Map to create four parcels (one for each new building), a request to reduce the front setback.

PROJECT LOCATION: North side of Douglas Boulevard, on the northwest corner of the intersection of Berg Street and Douglas Boulevard in Granite Bay, Placer County

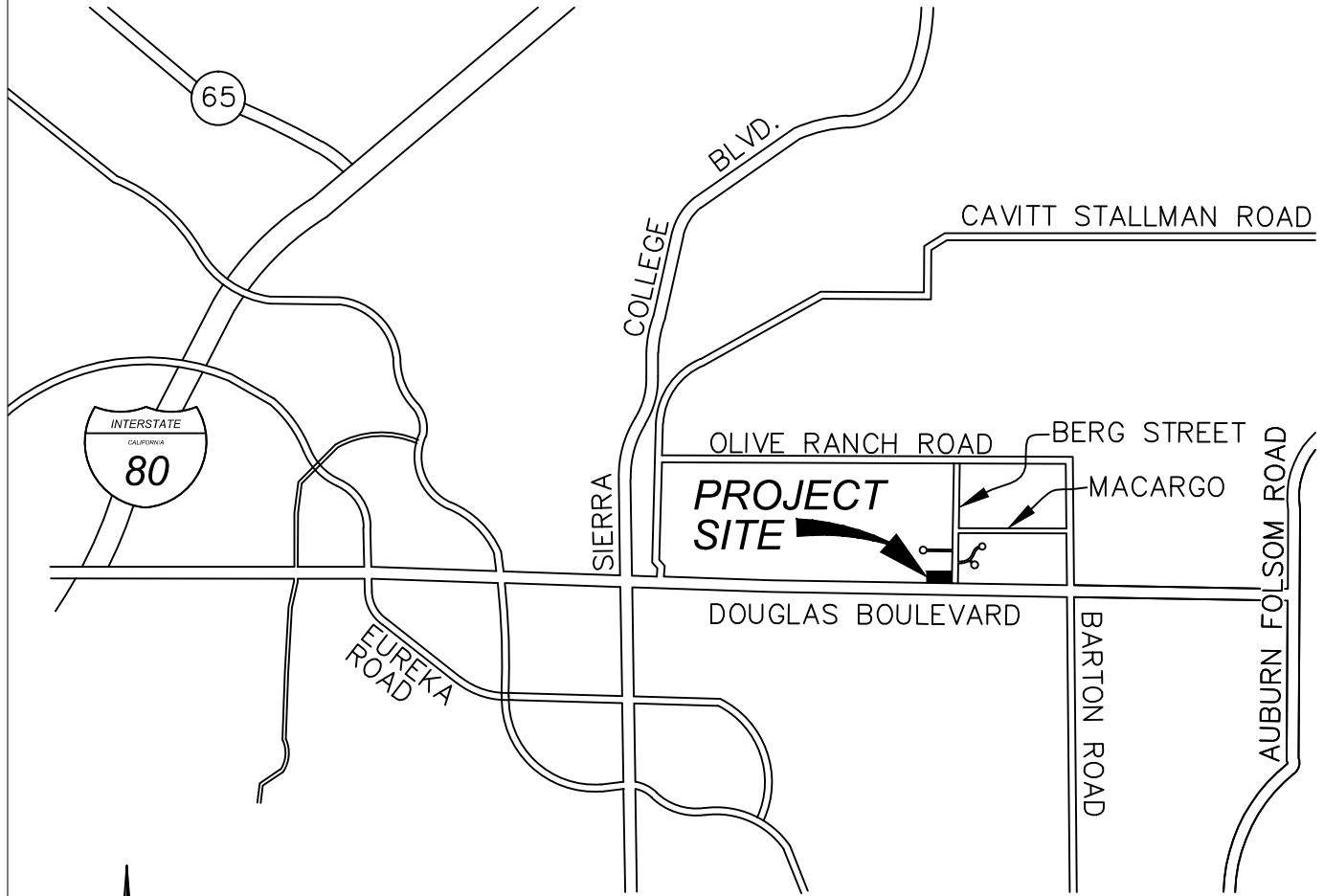
APPLICANT: RFE Engineering

The comment period for this document closes on March 30, 2022. 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 Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on March 1, 2022



NOT TO SCALE



RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
 2260 Douglas Blvd, Suite 160, Roseville, CA 95661
 Ph: 916-772-7800 Fax: 916-772-7804
 www.RFEengineering.com

VICINITY MAP

**GRANITE BAY
 MEDICAL OFFICE COMPLEX**
 APN: 048-081-056 & 057
 BERG STREET & DOUGLAS BLVD
 GRANITE BAY, CA 95746



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MODIFIED 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: Granite Bay Medical Office Complex	Project # PLN14-00152
Description: Construction and operation of four medical office buildings totaling 13,706 square feet on a 2.13-acre parcel.	
Location: North side of Douglas Boulevard, on the northwest corner of the intersection of Berg Street and Douglas Boulevard, Granite Bay, Placer County	
Project Owner: Fit Family Development, LP	
Project Applicant: Robert Eynck, RFE Engineering	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **March 30, 2022**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

GRANITE BAY MEDICAL OFFICE COMPLEX TENTATIVE PARCEL MAP

NW CORNER OF DOUGLAS BOULEVARD AND BERG STREET
 APN: 048-081-056 & 057
 GRANITE BAY, PLACER COUNTY
 CALIFORNIA, 95746
 PLN14-00152

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	—	---
ROW	- - -	- - -
EASEMENT	- . - . - . -	- . - . - . -
CENTERLINE	—	---
SW, CURB & GUTTER		
INDEX CONTOUR	-25-	-25-
INTERMEDIATE CONTOURS	- - -	- - -
BUILDING		

SHEET INDEX:

TPM 1	TENTATIVE PARCEL MAP
C1	PRELIMINARY SITE PLAN
C2	EXISTING CONDITIONS AND TREE INVENTORY PLAN
C3	TREE IDENTIFICATION
C4	TOPOGRAPHIC SURVEY (OVERALL) & ADJACENT PROPERTIES
C5	PRELIMINARY DIMENSION PLAN
C6.1	PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN
C6.2	PRELIMINARY TYPICAL SITE SECTIONS
C7	PRELIMINARY WATER AND SEWER PLAN
C8	FUTURE SIGNAL PLAN

ABBREVIATIONS

BLDG	BUILDING
DOC	DOCUMENT
(E)	EXISTING
MPE	MULTI-PURPOSE EASEMENT
NO	NUMBER
ORPC	ON RECORD IN PLACER COUNTY
(P)	PROPOSED
PUE	PUBLIC UTILITIES EASEMENT
ROW	RIGHT-OF-WAY

SITE DATA

BUILDING SETBACKS

FRONT	35' MIN.
SIDE	5' MIN.
REAR	10' MIN.

PARKING

REQUIRED:	1 PER 175 SQ. FT (MEDICAL OFFICE USE)
	TOTAL BLDG. AREA: 14,475 SF
	14,475 SF x 1 PER 175 SF = 78.3 STALLS MIN.
PROVIDED:	78 STALLS

NOTES

- FOR LOCATIONS OF EXISTING TREES AS WELL AS SIZES AND IDENTIFICATION, SEE PRELIMINARY PLANS SHEET C2 AND C3 OF THE GRANITE BAY MEDICAL OFFICE COMPLEX.
- FOR ADDITIONAL SITE DIMENSIONS, SEE SHEET C5.
- FOR LOCATIONS OF EXISTING AND PROPOSED TOPOGRAPHY, DRAINAGE, AND STORM DRAIN FACILITIES, SEE PRELIMINARY PLAN SHEET C6.1.
- FOR LOCATIONS OF EXISTING AND PROPOSED WATER, FIRE SPRINKLER, AND SANITARY SEWER FACILITIES, SEE PRELIMINARY PLAN SHEET C7.
- A PRIVATE STORM DRAINAGE AND PIPING EASEMENT AND MAINTENANCE AGREEMENT WILL BE EXECUTED FOR ALL FOUR (4) RESULTANT LOTS.
- A RECIPROCAL PARKING AGREEMENT WILL BE PUT IN PLACE FOR THE PARKING TO BE SHARED AMONGST ALL FOUR (4) LOTS.

LEGAL DESCRIPTIONS:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

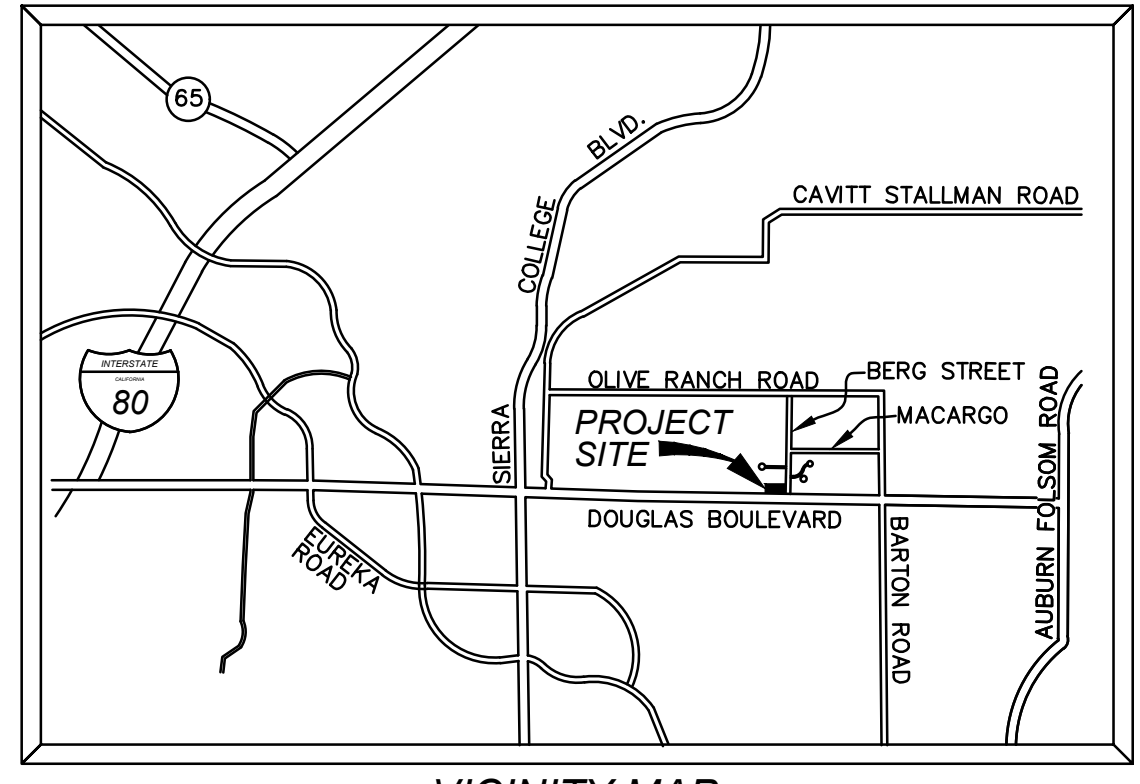
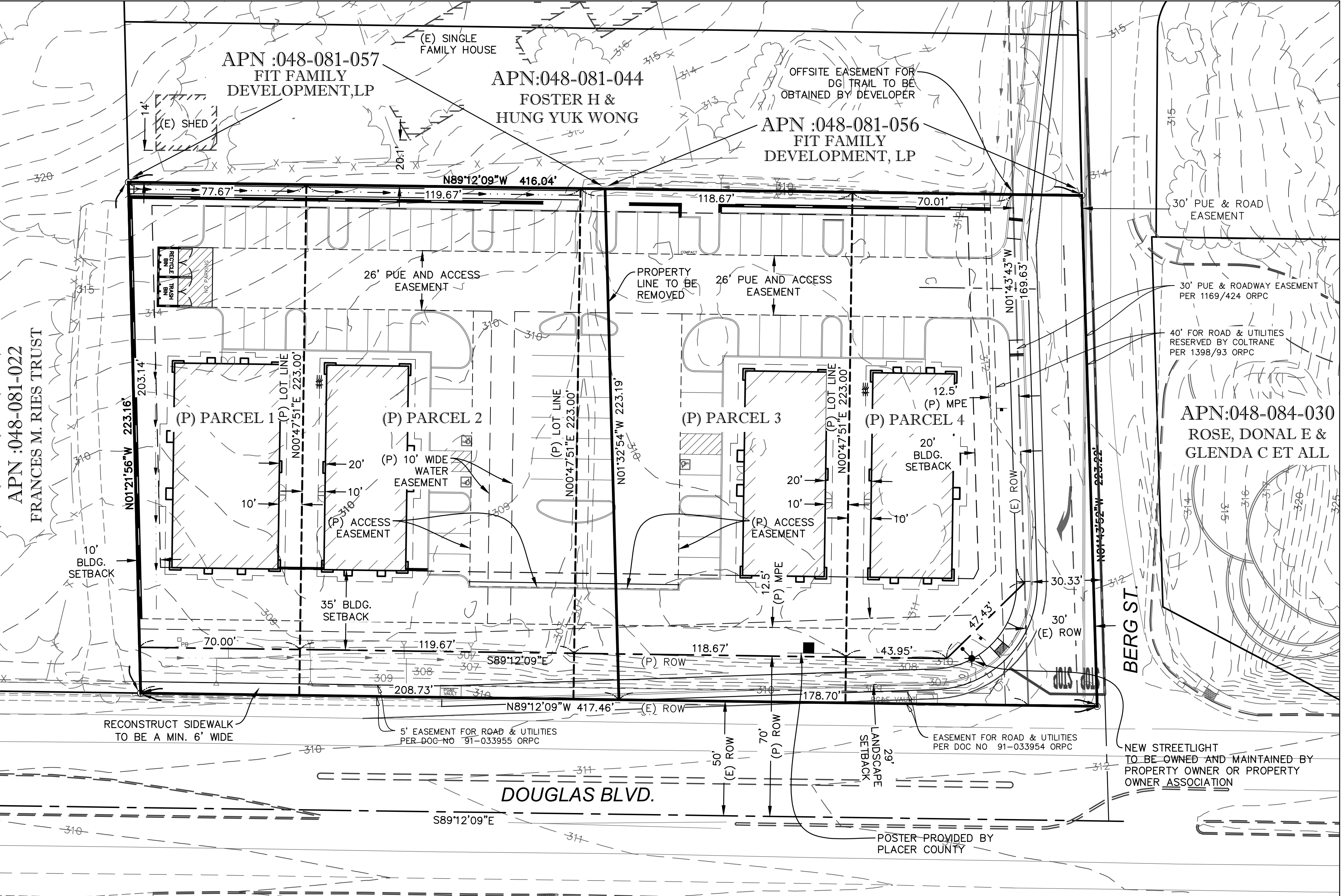
PARCEL 1:
 THE SOUTH 363 FEET OF THAT PORTION OF THE LAND DESCRIBED IN THE DEED TO LEE H. COLTRANE ET UX, RECORDED JUNE 9, 1954 IN BOOK 652 OFFICIAL RECORDS, PAGE 325, PLACER COUNTY RECORDS THAT LIES NORTH OF AND CONTIGUOUS TO THE NORTH LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF PLACER, RECORDED JUNE 12, 1957 IN BOOK 734 OFFICIAL RECORDS, PAGE 556, PLACER COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO ELEANORE PARRISH BY DEED RECORDED JULY 2, 1963 IN BOOK 970 OFFICIAL RECORDS, PAGE 534, PLACER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO WAYNE P. SMITH BY DEED RECORDED MARCH 2, 1972, IN BOOK 1404, AT PAGE 216, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO PAUL B. LAND BY DEED RECORDED MARCH 2, 1972, IN BOOK 1404, AT PAGE 217, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO BORIS G. IVANOV, BY DEED RECORDED APRIL 23, 1973, IN BOOK 1486, AT PAGE 615, OFFICIAL RECORDS.



TOPOGRAPHIC SURVEY:

AERIAL SURVEY
 PERFORMED BY: CARTWRIGHT AERIAL SURVEYS, INC.
 COMPLETED: APRIL 7, 2014

SUPPLEMENTAL SURVEY
 PERFORMED BY: RFE ENGINEERING, INC.
 COMPLETED: APRIL, 2014

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 GRID NORTH AND WAS DETERMINED BY GPS OBSERVATIONS.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS COUNTY OF PLACER BENCHMARK NO. FOL-001 AND IS A SURVEY DISC SET IN THE SOUTH END OF THE DRAINAGE HEADWALL ON THE EAST SIDE OF BARTON ROAD AND ABOUT 200 FEET SOUTH OF DOUGLAS BOULEVARD. ELEVATION = 322.38 (NGVD 1929)

FLOODPLAIN NOTE:

THE PROJECT IS LOCATED WITHIN FLOOD ZONE 'X' WHICH IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE IS MADE TO THE NATIONAL FLOOD INSURANCE RATE MAP, MAP NUMBER 06061C1052H, DATED NOVEMBER, 02, 2018.

EXISTING PROPERTY INFORMATION:

APN: 048-081-057	AREA: 1.067 ACRES
OWNER: FIT FAMILY DEVELOPMENT, LP	564 SUNRISE AVE ROSEVILLE, CA 95661
ZONING: RS-B-20	USE: UNDEVELOPED
APN: 048-081-056	AREA: 1.067 ACRES
OWNER: FIT FAMILY DEVELOPMENT, LP	564 SUNRISE AVE ROSEVILLE, CA 95661
ZONING: RS-B-20	USE: UNDEVELOPED

PROPOSED PROPERTY INFORMATION:

FOUR PROPOSED PARCELS:

PARCEL	GROSS	NET
PARCEL 1:	± 16,380 SF	± 14,988 SF
PARCEL 2:	± 26,686 SF	± 24,292 SF
PARCEL 3:	± 26,463 SF	± 24,089 SF
PARCEL 4:	± 23,406 SF	± 14,534 SF
AVG:	± 23,234 SF	± 19,476 SF
TOTAL:	± 92,935 SF	± 77,903 SF

ZONING: REZONED TO OP - OFFICE PROFESSIONAL FOR ALL FOUR PARCELS
 USE: MEDICAL OFFICES

APPLICANT:

FIT FAMILY DEVELOPMENT, LP
 564 SUNRISE AVE
 ROSEVILLE, CA 95661
 CONTACT: RUSS KUHN
 PHONE: (916) 788-1703

CIVIL ENGINEER AND SURVEYOR:

RFE ENGINEERING, INC.
 2260 DOUGLAS BLVD., SUITE 160
 ROSEVILLE, CA 95661

DATE OF PROPERTY PURCHASE:

JANUARY 07, 2010

PRELIMINARY TITLE REPORTS:

PLACER TITLE COMPANY
 REPORT NO.: P-466417
 DATED: JANUARY 15, 2021

FIRE DEPARTMENT:

SOUTH PLACER FIRE

WATER SUPPLY:

SAN JUAN WATER DISTRICT

SEWER DISPOSAL:

PLACER COUNTY SEWER MAINTENANCE DISTRICT 2 (SMD2)
 NEAREST SEWERAGE - BERG ST.

SCHOOL DISTRICT:

ELEMENTARY SCHOOL: EUREKA SCHOOL DISTRICT
 HIGH SCHOOL: GRANITE BAY HIGH SCHOOL

JURISDICTION:

PLACER COUNTY

DATE OF PREPARATION:

JULY 20, 2021

EXISTING EASEMENTS:

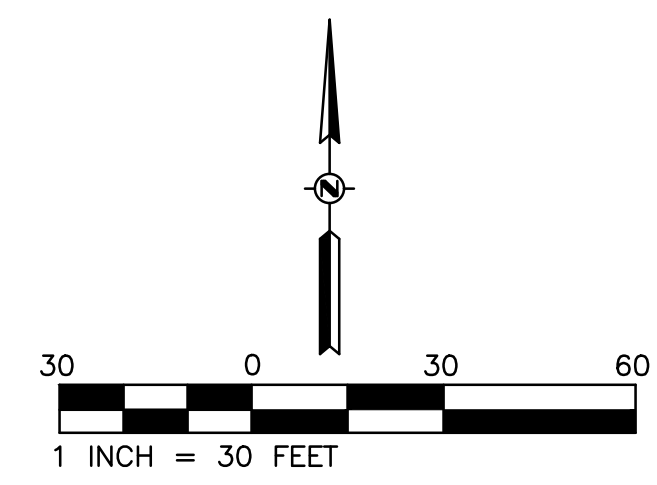
AS SHOWN ON MAP HEREON.

PROPOSED EASEMENTS:

AS SHOWN ON MAP HEREON.

CONTOUR INTERVAL:

1 FT



THIS MAP ACCURATELY CONFORMS TO SECTION 16.20.230 AND 16.20.240 OF THE PLACER COUNTY CODE.

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. P-466417. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

SIGNATURE _____ DATE _____



APPROVED _____
DATE _____

CHECK NO. _____
BY TSM
DESIGN _____
DRAWN _____
QUANT. _____
REVISION

CHECK NO. _____
BY RFE
DESIGN _____
DRAWN _____
QUANT. _____

ORIGINAL SCALE IS IN INCHES
 0 1 2

REGISTERED PROFESSIONAL ENGINEER
 No. C040886
APPROVED FOR CONSTRUCTION
 OF CALIFORNIA

RFE ENGINEERING, INC.
 Civil Engineer - Placer & Butte Counties
 2260 Douglas Blvd., Suite 160, Roseville, CA 95661
 Ph: 916-772-7800 Fax: 916-772-7804
 www.rfeengineering.com

FIT FAMILY DEVELOPMENT, LP
A CALIFORNIA LIMITED PARTNERSHIP
 564 NORTH SUNRISE AVENUE
 ROSEVILLE, CA 95661
 PH: (916) 788-1703
 FAX: (916) 788-1745

GRANITE BAY MEDICAL OFFICE COMPLEX
 NW CORNER OF DOUGLAS BLVD. & BERG ST.
 GRANITE BAY, CA 95746

TENTATIVE PARCEL MAP

Sheet
TPM1
 1 of 1
 10/04/2021

RFE PROJECT #14027 - GRANITE BAY MEDICAL OFFICE COMPLEX, BERG STREET, GRANITE BAY, CA 95746

7:\2014\Projects\14027_Berg_Street\Working\CAD\BREMIA\AREA_TPM_Tentative Parcel Map.dwg, Nov 16, 2021 - 09:32 am



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Granite Bay Medical Office Complex	Project # PLN14-00152
Entitlement(s): General Plan Amendment, Rezone, Tentative Parcel Map, Variance, Design Review	
Site Area: 2.13 acres	APN: 048-081-056-000 and 048-081-057-000
Location: North side of Douglas Boulevard, on the northwest corner of the intersection of Berg Street and Douglas Boulevard in Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The project proposes construction and operation of four medical office buildings totaling 13,706 square feet on a 2.13-acre parcel. The project site is currently undeveloped. Three of the buildings would be 3,187 square feet each and one building would be 4,145 square feet. Site improvements would include 78 parking spaces, circulation areas, and landscaping. The two parcels are currently zoned Residential Single-Family, Combining Minimum Building Site of 20,000 square feet (RS-B-20) with a Granite Bay Community Plan designation of Low Density Residential 0.4-0.9 Acre Minimum. The project is proposing a Community Plan Amendment to a Commercial designation and a request to rezone to Office Professional, Combining Scenic Design Corridor (OP-Dc). The project also includes a Tentative Map to create four parcels (one for each new building), a request to reduce the front setback to allow the buildings to be 35 feet from the edge of easement Douglas Boulevard where a setback of 70 feet is normally required unless a project demonstrates high-quality design and provides landscaping or other buffer techniques to reduce visual impacts, as allowed by the Granite Bay Community Plan, and a Variance to allow a 10-foot tall combined retaining wall and fence where a maximum height of six feet is normally allowed within side setbacks.

Project Site (Background/Existing Setting):

The subject property is located along the north side of Douglas Boulevard, on the northwest corner of the intersection of Berg Street and Douglas Boulevard in Granite Bay within the Granite Bay Community Plan area. Surrounding uses include residential to the north and west and commercial uses to the south and east.

Most of the site is covered by a dense grove of pine and oak with an assortment of brush species. Foothill woodland is the primary habitat type within the site and covers approximately 1.8 acres. The dominant trees within the site include valley oak, interior live oak, and gray pine. There are also a few blue oak and Fremont cottonwoods. Understory shrubs include poison oak, coyote brush, buckbrush, California coffeeberry, hoary coffeeberry, Himalayan blackberry, and California blackberry. In addition, a dense stand of bamboo occurs on the site along the northern property boundary, just south of an existing residence.

Two small areas located along the eastern property boundary are disturbed and support mostly ruderal vegetation. These disturbed areas cover approximately 0.1 acre and are used as turn-outs along Berg Street.

Two categories of aquatic resources were mapped on site and include a roadside ditch (0.01 acre) and an ephemeral stream (0.03 acre) for a total of 0.04 acre of aquatic resources. The roadside ditch occurs along the southern property boundary, just north of Douglas Boulevard. The channel of the ditch is well defined with steep banks and is approximately three to four feet wide. The water source for the ditch is primarily an 18-inch culvert at the southeastern property corner. Water that enters the site from the culvert at the southeastern corner flows in a westerly direction along the southern property boundary until converging with the ephemeral drainage and exiting the site via a 24-inch culvert under Douglas Boulevard. Vegetation within the ditch is weedy and sparse. Road base and other debris are included in the soil profile under the wetland area.

Stormwater runoff from approximately 26.5 acres upstream of the site currently flows through the middle of the site in an open channel and discharges into an existing 24-inch culvert that crosses Douglas Boulevard and discharges into Strap Ravine.

Project Proposal and Improvements

The proposed use is for medical offices with hours of operation anticipated to be typical of this type of use (e.g. 8:00 AM to 5:00 PM Monday through Friday). Employees may work other hours when required for special demands of the applicable medical use. The actual number of employees and customers is dependent on the type of tenant medical use and is not known at this time. However, it is anticipated the total would be consistent with medical offices for the proposed building sizes.

Site development would include trenching and excavation for underground utilities and infrastructure, and the construction of a new driveway, buildings, and landscaping. Grading activities would disturb approximately 2.13 acres, with cuts and fills up to approximately six feet. The proposed grading includes approximately 720 cubic yards of cut and 4,035 cubic yards of fill with a net import of 3,315 cubic yards of fill material. Generally, the site would be cut in the northwest corner up to approximately four feet and filled in the frontage area along Douglas Boulevard approximately six feet to the deepest depth. These cuts and fills provide a site that has slopes within the parking area and around the buildings less than 5 percent to meet accessibility requirements for the site. Approximately 540 linear feet of retaining wall with up to four feet of retained earth is proposed along the west and north sides of the property. Site development would result in the removal of 119 trees including 74 native oak trees. Of the 119 trees being removed, 60 were identified by the project arborist as recommended for removal due to the poor condition of the trees. The project would preserve 16 oak trees.

Parking for both employees and customers would be provided in the proposed site parking lot. Seventy-eight parking stalls, including four accessible spaces, are shown on the site plan. This meets the parking standard of one space per 175 square feet for medical offices. Shared use of the parking and access areas would be provided through a reciprocal access agreement, parking, and maintenance agreement. A 10-foot tall retaining wall is proposed along the west and north property lines. Two openings are proposed along the north side of the wall including an opening to allow for the overland release point of stormwater runoff and an opening to allow for the preservation of some existing oak trees. The wall would maintain existing grades at the property line along adjacent properties to the north and west. A Variance is requested to allow for a 10-foot wall in a side setback where a six foot wall is normally allowed.

Off-site improvements include construction of curb and gutter along Berg Street and Douglas Boulevard with radii and tapers provided per Placer County Plate 116 at all driveways and the northwest corner of Berg Street and Douglas Boulevard. Driveway access would be limited to Berg Street and there would be no access allowed to Douglas Boulevard. Berg Street would be restriped to have two 12-foot southbound lanes and a 4-foot wide bike lane. The new roadway improvements would be constructed within the existing right-of-way along Berg Street and new right-of-way dedication is required. A 4-foot wide Class II bike lane is proposed along the Douglas Boulevard westbound acceleration taper. An attached six-foot wide concrete walkway is proposed along the 70-foot Douglas Boulevard

right-of-way and a six-foot wide decomposed granite multi-purpose trail is proposed along Berg Street. Additional road right-of-way easements would be dedicated along Douglas Boulevard to provide a 70-foot easement from the new right-of-way to the centerline, consistent with the Granite Bay Community Plan. A 29-foot landscape setback would be provided from the back of curb of Douglas Boulevard into the property. A new 12.5-foot multi-purpose easement would be dedicated along Berg Street where the new decomposed granite path and walkway would also be located. A 12.5-foot multi-purpose easement would also be dedicated along Douglas Blvd. The project also includes landscaping along the project frontage adjacent to Douglas Boulevard and Berg Street. The parking and drive aisle between buildings 2 and 3 would be screened from Douglas Boulevard with new trees, shrubs, accent plantings and mounds, as required by the Granite Bay Community Plan. Figure 1 below is the landscape site plan and is provided to demonstrate the location of the landscaping in relation to the site:

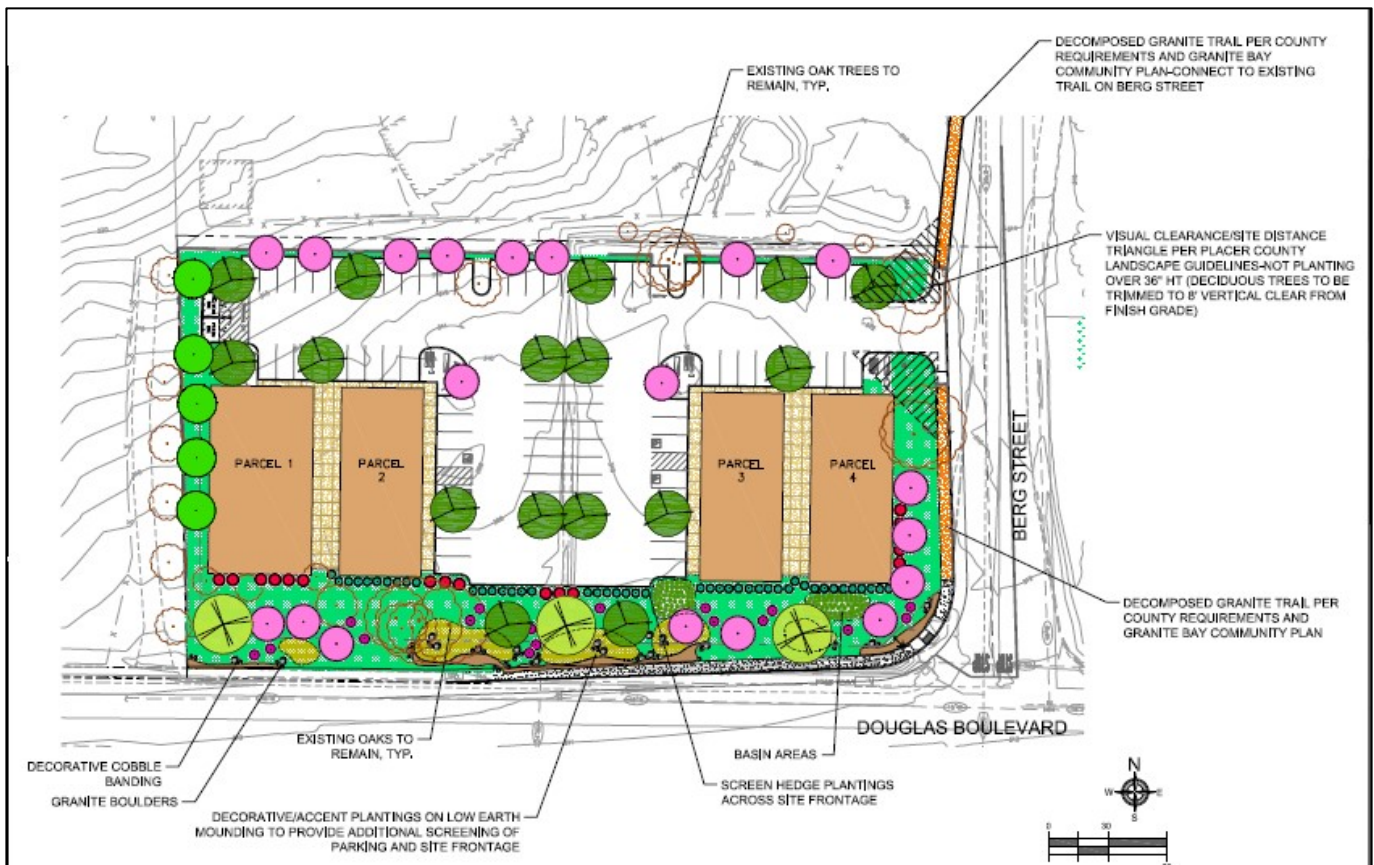


Figure 1: Landscape Site Plan

The project proposes to place the buildings 35 feet from the right-of-way of Douglas Boulevard where a 70-foot setback is normally required. The Granite Bay Community Plan allows for the decision-making body of an entitlement to approve a reduced setback on the north side of Douglas Boulevard as long as a visual buffer is in place that provides for landscaping, building design or other buffer techniques to reduce visual impacts of the project when viewed from the Douglas Boulevard right-of-way, and when a reduced setback would result in increased setbacks from other adjacent properties or onsite resources. The project has incorporated architectural elements into the building design consistent with the commercial Craftsman-style architecture required by the Granite Bay Community Plan Community Design Element. The proposed building design includes multiple dormers with horizontal tongue and groove hardy board siding, stone columns, and exposed wood cross beams to create the Craftsman design. New trees, shrubs, and decorative mounded planting would be planted along the Douglas Boulevard frontage to provide a visual buffer of the on-site parking area and drive aisle between buildings 2 and 3 as viewed from the public right-of-way.

As noted above under the project site description, stormwater runoff from approximately 26.5 acres upstream of the site currently flows through the middle of the site in an open channel and discharges into an existing 24-inch culvert that crosses Douglas Boulevard and discharges into Strap Ravine. Based on a preliminary drainage evaluation, the current Douglas Boulevard culvert appears to be undersized. The project proposes to construct an underground

detention and infiltration system to handle the increased on-site flows from the project. The proposed detention system, in addition to vegetated swales and bio-infiltration, would also provide water quality Best Management Practices (BMPs) for the project. All BMPs are required to be designed in accordance with the West Placer Storm Water Quality Manual (Manual) for sizing of permanent post-construction BMPs for stormwater quality protection. The proposed bioswale would be vegetated with appropriate species identified in the Manual to enhance natural filtration. Low Impact Development (LID) standards would be implemented consistent with the Manual. Off-site stormwater run-on would be kept separate from the on-site flows by the underground bypass storm drain system through the site. The proposed by-pass piping system would replace approximately 212 linear feet of intermittent channel through the site.

Site utilities include a public water line on the project site to provide domestic, irrigation, and fire service to each building. All buildings would have fire sprinkler systems. The water line is proposed to connect to an existing 10-inch San Juan Water District water line of the east side of Berg Street to an existing 16-inch water line on the north side of Douglas Boulevard, creating a looped water system. The project would be served by a public sanitary sewer line through the site connected to an existing sanitary sewer manhole and 8-inch public sewer line within Berg Street. Public water and sewer easements are shown on the project site plan for these facilities. The location of dry utilities would be determined during the construction document process and coordinated with PG&E and other dry utilities.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Residential Single-Family, Combining Minimum Building Site of 20,000 Square Feet (RS-B-20)	Low Density Residential 0.4 – 0.9 Ac. Min.	Two undeveloped parcels
North	Same as project site	Same as project site	Single-family residence
South	General Commercial, Combining Use Permit, and Combining Design Corridor (C2-UP-Dc)	Commercial	Douglas Feed & Ranch Supply and retail uses
East	Same as project site	Same as project site	Same as project site
West	Same as project site	Same as project site	Same as project site

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 to tribes who requested notification of proposed projects within this geographic area on November 1, 2021. On November 23, 2021 the United Auburn Indian Community requested the project's Cultural Resources Report, which was provided, and requested consultation. Consultation between UAIC and Placer County was closed on November 30, 2021, with the inclusion of mitigation measures for Inadvertent Discoveries.

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
- ➔ Granite Bay Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

Discussion Item I-1:

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, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The proposed project site is located along Douglas Boulevard, a major travel corridor that is designated as a Scenic Roadway per the Granite Bay Community Plan. Goal 4.1.4 in the Community Plan establishes the goal of maintaining a scenic corridor along Douglas Boulevard to enhance and maintain existing landscaping and scenic qualities. Policy 4.2.10 encourages the use of large setbacks along designated scenic roadways, where appropriate. The Community Design element of the Community Plan, Section 4.2.3: Parking requires minimizing the visibility of parking areas as much as possible through landscaping and site configuration and requires that parking areas be located at the rear or side of a site whenever possible.

The existing site condition is an undeveloped parcel with a dense growth of primarily pine and oak trees typical of the foothill woodland habitat type. As such, the development of office buildings on a 2.13-acre site would change the visual nature or character of the site and its surroundings. However, this change is anticipated by, and consistent with, land use and development considered in the Granite Bay Community Plan (2012). This portion of the Douglas Boulevard corridor is currently developed with commercial uses to the south (Granite Estates Professional Center, Little Sunshine's Playhouse, Douglas Ranch and Feed, and the Quarry Ponds Shopping Center) and a new office development to the east (Quarry Ridge Professional Office Park), as well as single-family residential uses to the north and west.

The overall effect of this project would not result in the substantial alteration of the present or planned uses in the area. The change in the visual nature or character of the site is consistent with the surrounding existing development and the future development that is anticipated by the community plan. Furthermore, the project would incorporate a variety of design elements to retain the character of the site and reduce the impact of the proposed development. Specifically, the layout would allow for the retention of 16 of the existing onsite oak trees, and extensive landscaping would be provided along the project frontages at Berg Street and Douglas Boulevard and would incorporate granite boulders, earthen mounds, and native vegetation including live oak, bay laurel, wild lilac, and toyon. The site design has located most of the parking behind the buildings, and the drive aisle and parking area between buildings 2 and 3 would be screened from Douglas Boulevard by extensive landscaping. The buildings would include a 29-foot landscape setback from Douglas Boulevard. A retaining wall up to 10 feet tall is proposed along the north and west property lines to screen the site from the adjacent residences. Additional perimeter landscaping including native oaks, red buds, crepe myrtles, and bay laurel would provide further screening from adjacent parcels.

Consistent with the Design Principles of the Granite Bay Community Plan, the building architecture would be

Craftsman-style. The use of natural materials including stone and timber and architectural details including dormers with horizontal tongue and groove hardy board siding and stone columns are elements of this style that are included in the project design. The below figures demonstrate the proposed building design and the landscape treatment at the project’s Douglas Boulevard frontage:

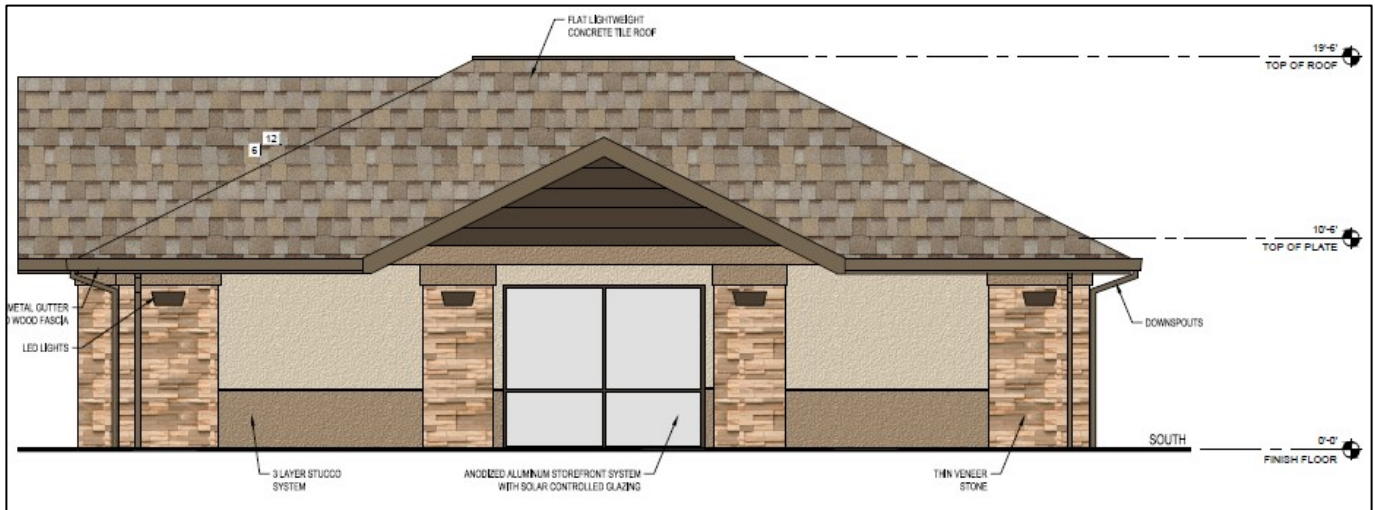


Figure 2: Southern Elevation of Proposed Building 1



Figure 3: Rendering of Site Viewed from Douglas Boulevard

Lastly, the project is proposing a re-zone that would add Design Scenic Corridor (Dc) to the new zone district for the project site. All projects with this combining zone district are required to undergo a Design/Site Review Agreement (DSA) to ensure proposed design complies with applicable regulations, goals, and policies for site design. The Granite Bay Medical Office Complex project has undergone such a review and all future buildings would be designed according to the DSA. In the event a future property owner desires to deviate from the DSA, a modification would be required. In this case, the future buildings would remain subject to the design elements of the Granite Bay Community Plan.

Discussion Item I-2:

The proposed project would not significantly damage scenic resources within a state scenic highway as it is not located on or near a designated state scenic highway. No mitigation measures are required.

Discussion Item I-3:

Appendix 1 of the Granite Bay Community Plan is the Douglas Corridor Design Elements and Landscape Goals. The purpose of the appendix is to identify design elements and characteristics preferred by the community, and allows Granite Bay Municipal Advisory Council (MAC) to review and make recommendations on projects in the Corridor. This project has been presented to the Granite Bay MAC several times and concerns about the site design were discussed at the October 9, 2016 MAC meeting and the June 2, 2021 meeting. Specifically, concerns over the loss of oak trees, the placement of the buildings, and the onsite drainage were raised by community members. To address site design concerns, the project has been designed to locate the parking behind the buildings to the maximum extent possible. The onsite drainage would be modified to drain into an underground detention system, however drainage swales would be incorporated into the landscape plan that mimic the conditions of the drainage including vegetation to act as a natural filter. The project has taken tree removal into consideration and has retained 16 of the existing trees, including several oaks along the northern property line. Section II of Appendix 1: Landscape Goals notes that "existing native trees should be preserved." The loss of native oaks is a potentially significant impact in terms of biological resources, and this impact is discussed in the Biological Resources section below. In terms of visual resources, the loss of these trees is potentially significant. The existing oaks naturally screen the site, and retaining as many oaks as possible along the site's perimeter would maintain the natural screening afforded by the trees. The oaks to remain along the northern property line are in good health, however these oaks would be within a parking lot island and adjacent to drainage swales. These oaks are noted as tree numbers 102, 103, 125, 126, 173, 174, 175, and 195. The drainage swales would collect and convey water around the trees where it currently sheet flows across the site, and the paving from the parking lot may also impact the root system. The trees may survive in these conditions, however oaks are prone to stress and potentially death due to overwatering and general construction impacts. Therefore, the loss of these trees would conflict with applicable policies for retaining native vegetation. However, with the following mitigation measure, impacts would be less than significant:

Mitigation Measure I-3:**MM I.1:**

The oak trees to remain along the northern property line shall be maintained and monitored to ensure survivability. These trees are numbered 102, 103, 125, 126, 173, 174, and 195 on the Preliminary Grading Plan submitted with the project dated October 4, 2021 (Sheet C 6.1). If any of these oak trees die within five years of project construction (calculated from the issuance date of the Certificate of Occupancy), replacement plantings shall be installed and shall be sized a minimum 24" box replacement oaks that have a maturity of three to seven years. Notification of replacement plantings shall be provided to the DRC prior to removal of dead trees. This mitigation measure shall be included as a note on the project's Final Landscape Plan. Replacement trees shall be maintained and monitored for a three-year period by a certified arborist or forester. After three years, the arborist or forester employed by the developer shall identify to the County the condition of the replanted trees. Any replacement tree that is dead after three years, must be replaced in kind with equal sized healthy replacements.

Discussion Item I-4:

The proposed project site is currently undeveloped. As such, sources of light and glare do not exist on the site. While development of the proposed project would introduce new sources of light to the site in the form of light fixtures on the exteriors of the buildings and throughout the parking lot, and motor vehicle traffic within the proposed parking lot, such sources of light would not substantially affect day or nighttime views in the area. As previously discussed, the parking lot area would be screened from the adjacent residential properties to the north and west by a proposed ten-foot tall masonry wall and a row of trees, both of which would substantially limit the spillage of light onto neighboring properties.

Six light poles totaling 14 feet tall would be placed in the parking area, along the northern property line in the parking area between buildings 2 and 3. Ten wall-mounted light packs would be installed on each building at a height of 8 feet; 40 wall-packs total would be installed. The Photometric Plan prepared for the project dated April 16, 2021 demonstrates the light from these sources would not spill onto adjacent properties. The fixtures would have cobra-head style lights to direct light downward, and the light poles are required to contain motion-sensor lights to further reduce light impacts to the adjacent residences. The following Condition will be included as part of the project's approval to ensure the motion-sensor lights are installed.

Freestanding light poles adjacent to residential properties shall contain motion-sensors to minimize night sky light pollution.

Impacts are considered 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 proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use as it is proposed on a parcel that is not comprised of land suitable for agricultural uses. Therefore, there is no impact.

Discussion Item II-2:

The proposed project would not conflict with the existing zoning for agricultural use or a Williamson Act contract as there are no agricultural uses or Williamson Act contract lands within the project vicinity. Therefore, there is no impact.

Discussion Item II-3:

The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production. Therefore, there is no impact.

Discussion Item II-4:

The project would not result in the loss of forest land or convert forest land to non-forest use. The two undeveloped parcels do support some oak woodland, however this an isolated patch of vegetation and is not connected to a larger woodland. No designated timberlands or forest land are onsite or within the project vicinity. Therefore, there is no impact.

Discussion item II-5:

The project would not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use as there are no agricultural uses on the project site or surrounding parcels. Therefore, there is no impact.

Discussion Item II-6:

The proposed project would not conflict with the General Plan or other policies regarding land use buffers for agricultural operations as there are no agricultural operations within the project vicinity. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			X	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			X	
4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? (AQ)			X	

Discussion Item III-1, 2:

The proposed project is located within the 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 General Plan Amendment, Rezone, Tentative Parcel Map, and Variance to subdivide the parcels into four parcels, and to construct four medical office buildings (13,706 square feet), associated parking, and circulation areas on approximately 2.13 acres. Construction would include road and bike lane improvements, cut and fill up to approximately six feet, grading of approximately 720 cubic yards, 4,035 cubic yards of fill, construction of a retaining wall, a new public water line, dry utilities, and landscaping. Approximately 60 unhealthy trees and 59 healthy trees would be removed.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NO_x), and particulate matter smaller than 10 microns (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀.

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of a 249,100 square foot commercial building, or 686,524 square feet of a general office building.

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

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

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

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

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. The project's Traffic Impact Analysis estimates that the project would generate 578 daily trips, which is less than the daily trips anticipated to exceed PCAPCD's Criteria Pollutant Screening Criteria (7,558 daily trips) for a General Office Building. The project is required to comply with PCAPCD's Rule and Regulations. Further, buildout of the proposed project does not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The Traffic Impact Analysis anticipates the project trips will incrementally increase the length of delays at study intersections and would result in an average Level of Service of LOS C and therefore would not impact the nearby intersections' ability to operate acceptably. The project 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 California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling, is located directly north of the project site, approximately 50 feet.

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

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

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

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

Discussion Item III-4:

General office uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		X		
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)		X		
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

The following discussions are based on a Biological Resources Assessment and Wetland Delineation conducted by Salix Consulting, Inc. (Salix) dated June 30, 2014 and updated December 2, 2020 and an Arborist Report prepared by Abacus Consulting Arborists dated January 6, 2015. The objective of the 2020 update was to confirm and/or update the biological and wetland conditions identified in the two studies prepared in 2014 and to determine if any site conditions have changed.

Discussion Item IV-1, 2, 3:

The project site is undeveloped and supports mostly foothill woodland and slopes gently to an unnamed drainage in the center of the property. Dominant tree species include valley oak, interior live oak and foothill pine. Blue oak and a few Fremont cottonwoods occur onsite but are less common. The site has a dense understory consisting of poison oak, coyote brush, buckbrush, California coffeeberry, Himalayan blackberry, California blackberry, and bamboo. Grasses and other herbaceous species observed onsite include field hedge parsley, Italian thistle, yellow star thistle, skeleton weed, bindweed, broad-leaf filaree, winter vetch, soaproot, wild oat, and riggut grass. Two categories of aquatic resources were mapped onsite and include a roadside drainage ditch and ephemeral stream, totaling 0.04 acre. The re-assessment in 2020 determined there has been no change to the delineation from the 2014 analysis. The below image shows the Land Cover Mapping for the site:



Figure 4: Land Cover Map

According to the Assessment, review of current CNDDDB (California Natural Diversity Database) and IPaC (Information for Planning and Consultation, maintained by the U.S. Fish & Wildlife Service) revealed that 21 special-status plant species and 23 special-status animal species are reported to have occurred within the greater (nine-quadrangle) region of the study area. The special-status species determined by Salix to require further analysis is discussed in greater detail below. Special-status plant or wildlife species were not observed during site visits conducted by Salix staff.

Special-Status Plant Species

In the 2014 Biological Resources report, none of the 19-reported special-status plants identified in the CNDDDB query were determined to have any probability to occur in the study area due to the absence of suitable habitats or substrates. Two additional plants appeared on the CNDDDB query including chaparral sedge (*Carex xerophila*) and hispid salty bird's beak (*Chloropyron molle* ssp. *hispidum*). No suitable habitat occurs within the study area for either of these species. Of the 21 special-status plants identified in the 2020 query, four are reported to occur within a 5-mile radius of the study area and none near the study area. The Biological Resources report concludes that there is no likelihood that any special-status plants occur or may occur within the study area, and no further study is recommended.

Special-Status Animal Species

In the 2014 report, of the 24 special-status animals identified in the CNDDDB query, only white-tailed kite and purple martin were determined to have any likelihood (unlikely) to nest within the study area. White-tailed kite prefers nesting in woodlands adjacent to open foraging areas (not present in this case), and only marginal quality nesting habitat was present to support purple martin. With the development of the formerly open landscape to the east, the foraging potential for white-tailed kite and purple martin is reduced further.

Additional animals appearing in the 2020 CNDDDB query included California tiger salamander (*Ambystoma californiense*), foothill yellow-legged frog (*Rana boylei*), and giant garter snake (*Thamnophis gigas*). Each of these species requires habitats that are not present within the study area, such as streams with rocky substrates, marshes, and vernal pools; therefore none of the species were determined to potentially occur onsite. Of the 23 special-status animals identified in the 2020 query, 11 are reported to occur within a 5-mile radius of the study area. With the exception of nesting birds, the Biological Resources report concludes that there is no potential for occurrence of any special-status animal species.

Aquatic Resources

The site contains two aquatic resources: an ephemeral stream (0.03 acre) and a roadside ditch (0.01 acre). The stream is approximately 390 linear feet and the ditch is approximately 215 linear feet. These features are unnamed and their associated watershed is under 40 acres, though the stream does have aquatic resource characteristics. The stream enters the site at the northeast corner, flows west, then turns sharply to the south before draining to a culvert under Douglas Boulevard and eventually to Strap Ravine. The roadside ditch enters the site at the southeast corner and flows west along Douglas Boulevard.

Placer County Conservation Program/County Aquatic Resources Program

The Placer County Conservation Program (PCCP), County Aquatic Resources Program (CARP), Cultural Resources Management Plan (CRMP), and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 23, 2020. The project site is located within Plan Area A: Foothills of the PCCP and activities associated with the site including grading and tree removal are Covered Activities requiring PCCP Authorization.

As noted in the Biological Resources report, the site supports potential habitat for nesting raptors. The CNDDDB report also indicated that Swainson's Hawk has been known to occur within a five-mile radius. Though the existing habitat supported by the project site is not considered high quality habitat, there are mature trees onsite that could support this species. Swainson's hawk is a covered species per the PCCP and impacts to this species from development of the site could be potentially significant without mitigation.

The ephemeral stream that is onsite is not considered part of the County's Stream System. However, the stream does flow into Strap Ravine via a 30-inch culvert under Douglas Boulevard, and Strap Ravine is part of the Stream System. Further the ephemeral stream is considered a Water of the County and is subject to PCCP fee payment requirements. The project will be disturbing the entirety of the stream that is onsite by piping the feature underground to the existing culvert. The waters of the ephemeral stream are considered riverine/riparian and the waters of the drainage ditch are considered aquatic/wetland complex type. Impacts to filling these features could be potentially significant without mitigation, and the project will be applying for PCCP/CARP Authorization to obtain necessary permits and associated mitigation.

Conclusion

According to the Biological Resources Assessment and Wetland Delineation, the proposed project site does not have the potential to contain any special-status plant species. However, potential habitat for common raptors, including Swainson's hawk, and other migratory birds occurs in association with the mature pines, oaks and cottonwoods scattered throughout the site. If any vegetation removal would occur during the associated breeding/nesting season, disturbance of nesting activities could occur. Take of any raptor nest is prohibited under California Fish and Game Code Section 3505.5 and take of active nests of any migratory bird, including raptors, is prohibited under the federal Migratory Bird Treaty Act. Therefore, in the absence of appropriate mitigation measures, the project could have a substantial adverse effect on a special-status wildlife species and/or substantially reduce the habitat of a wildlife species and a potentially significant impact to special-status species could occur.

The report also noted the ephemeral stream and roadside ditch as having aquatic resource characteristics. As noted above, without mitigation, impacts to these aquatic features could be significant. With the following mitigation measures, impacts would be reduced to less than significant.

Mitigation Measures Item IV-1, 2, 3:

MM IV.1

All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.

If vegetation removal and grading activities begin during the nesting season (February 1 to August 31), a qualified

biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet beyond the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey, and no additional measures are required. If construction does not commence within 3 days of the pre-construction survey, or halts for more than 7 days, an additional survey shall be conducted prior to starting work.

If nests are found to be active, the project biologist shall establish species appropriate buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer width will depend on the species in question, surrounding existing sources of disturbance, and site specific characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors provided the CDFW has concurred these buffer ranges are adequate for the species and circumstances and evidence of CDFW concurrence has been provided to the ERC. If CDFW is unable to or chooses not to respond, the buffer width will be determined through Placer County staff and biologist coordination. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have successfully fledged or the nest has been determined to be inactive. A note to this effect shall be included on the Notes page of the project's Improvement Plans.

MM IV.2

If surveys determine active nests are Swainson's hawk nests, and the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest and construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, the qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.

If pre-construction surveys reveal active Swainson's hawk nesting sites, the protocols established by PCCP Species Conditions SWHA 2, 3, and 4. (PCCP Species Condition 1)

MM IV.3

Prior to Improvement Plan approval, the project shall obtain coverage under the *General Permit for Discharges of Storm Water Associated with Construction Activity* (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading, and disturbances to ground such as stockpiling, or excavation.

The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual).

The project shall implement the following Best Management Practices (BMPs). This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:

1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, *General Condition 4, Temporary Effects*, for the process to demonstrate temporary effects).
2. Trash generated by Covered Activities will be promptly and properly removed from the site.
3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.
 - a. Erosion control measures will be of a material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.
 - b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control

- fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.
- c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.
 - d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council-designated invasive species (<http://www.cal-ipc.org/paf>) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.
4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances. (PCCP General Condition 1)

MM IV.4

Prior to Improvement Plan approval, the applicant shall notify CDFW and the Central Valley Regional Water Quality Control Board (CVRWQCB) of the existence of the ephemeral stream and roadside ditch. If CDFW requires an LSA and/or if CVRWQCB requires a Section 401 Certification, the improvement plans shall not be approved until the applicant provides a copy of the permit approvals to the DRC.

MM IV.5

Prior to issuance of a PCCP Certificate of Authorization, the applicant shall provide an Aquatic Resource Determination from the USACOE which will be needed for complete effects analysis.

MM IV.6

All work within the PCCP Plan Area that impacts Aquatic Resources of Placer County requires submittal of a PCCP/CARP Application that requests coverage under the County's USACE Programmatic General Permit #18 or other appropriate USACE 404 permitting processes (i.e. Letter of Permission or Standard Permit) for impacts to Waters of the U.S. All work within the Plan Area must be completed according to the plans and documents included in the PCCP/CARP application, USACE 404 permit general conditions, Water Quality Certification, or, if applicable, WDR. Any changes to those plans shall be reported to the DRC prior to project implementation. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, or, if applicable, WDR. Substantial changes may render the CARP authorization, USACE permit, Water Quality Certification, if applicable, WDR, void, and a new application may be required. (CARP Condition 1a)

MM IV.7

All deviations from plans and documents provided with the Application and approved by the DRC must be reported to the DRC immediately. (CARP Condition 1b)

MM IV.8

All work in aquatic resources within the Stream System shall be restricted to periods of low flow and dry weather between April 15 and October 15, unless otherwise permitted by the DRC and approved by the appropriate state and federal regulatory agencies. Work within aquatic resources in the Stream System outside of the specified periods may be permitted under some circumstances. The Applicant must provide the DRC with the following information: a) extent of work already completed; b) specific details about the work yet to be completed; and c) an estimate of the time needed to complete work in the stream system. (CARP Condition 5)

MM IV.9

Cement, concrete washings, asphalt, paint, coating materials, oil, other petroleum products, and other materials that could be hazardous to aquatic life shall be prevented from reaching streams, lakes, or other water bodies. These materials shall be placed a minimum of 50 feet away from aquatic environments. All discharges, unintentional or otherwise, shall be reported immediately to the DRC. The DRC shall then immediately notify the appropriate state and federal agencies. (CARP Condition 12)

MM IV.10

During construction, no litter or construction debris shall be dumped into water bodied or other aquatic resources; nor shall it be placed in a location where it might be moved by wind or water into aquatic resource. All construction debris must be removed from the site upon completion of the project. (CARP Condition 13)

Discussion Item IV-4, 7:

The study area occurs in the Lower American River watershed and the nearest waterway is Strap Ravine, which flows east to west just south of Douglas Boulevard. Most of the watershed for this area is developed, and water is collected and conveyed through a system of stormwater ditches and pipes. Locally, the site drains to the center of the property toward the constructed ephemeral drainage. The drainage originates from a culvert located approximately 95-feet north of the northeastern property corner. The drainage flows south parallel to Berg Street and turns 90 degrees to the west for about 180-feet before turning 90 degrees and heading south, bisecting the project site. The drainage is collected at the south side of the site, north of Douglas Boulevard by a 24-inch culvert that carries the flows south under Douglas Boulevard and eventually, into Strap Ravine. Its flowline is north of the project site, but the drainage crosses the property line. Strap Ravine flows to Cirby Creek, which flows to Dry Creek. This drainage is noted as an ephemeral stream in the Biological Resources report. The site also contains 0.01 acre of roadside ditch that captures local runoff, primarily from road surfaces. The ditch is relatively flat and drains through the same culvert as the ephemeral stream.

Neither the ditch nor the ephemeral stream support fish species. The ephemeral stream is not a permanent stream that would support aquatic habitat. Due to the lack of adequate habitat and the developed nature of the surrounding area, the only special-status or otherwise protected species determined to be potentially impacted by the project are nesting raptors and migratory birds. The site is not connected to other undeveloped lots and the site does not serve as a wildlife corridor. Impacts to raptors and other migratory birds, the ephemeral stream and the roadside drainage would be mitigated with implementation of MM IV.3 through MM IV.9 above and MMIV.10 below. Therefore, the impact is less than significant with the previously noted mitigation and no additional mitigation measures are required.

Discussion IV-5, 6, 8:

The project could conflict with local policies and ordinances protecting biological resources, conflict with the provisions of an adopted Habitat Conversional Plan/Natural Community Conservation Plan, and have a substantial adverse effect on the environment by converting oak woodlands. Specifically, without mitigation, the project would conflict with the PCCP/CARP and Chapter 19 of County Code: Conservation, Open Space, and Woodland Conservation.

An Arborist Report prepared by Abacus Consulting Arborists dated January 6, 2015 was prepared for the project. The project would remove 119 trees including 74 oak trees. Of these, 60 trees have been identified by the project arborist as trees recommended for removal due to poor condition and an additional 59 are being removed due to development. The project has been designed with the intent to save 16 oak trees.

The Biological Resources Report identified the onsite habitat types including 1.8 acres of Foothill Woodland, 0.1 acre of disturbance, and 0.2 acre of roadway. The 0.1 acre of disturbed area supports some grassland and ruderal vegetation. The site would therefore convert a total of 1.9 acres of natural/semi-natural habitat to an urban land type. The site would also impact 0.03 acre of the ephemeral stream and 0.01 acre of roadside ditch.

As noted above, the project would conflict with the PCCP/CARP and Chapter 19 of County Code for the conversion of 1.9 acres of oak woodland and semi-natural habitat to an urban land use. This conflict is a potentially significant impact without mitigation. However, with implementation of the below measure for payment of land conversion and special habitat fees and obtaining a PCCP/CARP Certificate of Authorization, impacts would be less than significant.

Mitigation Measures IV-5, 6, 8:MM IV.11

This project will result in a permanent land cover conversion from a natural condition (foothill woodland, semi-natural habitat) to a non-natural condition (urban). The project shall pay land conversion fees 2c, 4c, and 4d for the conversion of 1.9 acres from natural to urban use, 0.01 acre of aquatic/wetland special habitat type (roadside ditch), and 0.04 ac of riverine/riparian (ephemeral stream). The estimated fees based on the impacts would include the following:

Land Conversion Fee 2e: \$10,478 per acre * 1.9 acre = \$19,908.20

Special Habitat Fee 4c: \$123,132 per acre * 0.01 acre = \$1,231.32

Special Habitat Fee 4d: \$109,511 per acre * 0.03 acre = \$3,285.33

Total Estimated Fee Obligation = \$24,424.85

An application for PCCP Authorization shall accompany the permit application for each project step (i.e., improvement plans → building permit). If the applicant will not be developing the future lots, the subsequent builder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.

The fees to be paid shall be those in effect at the time of ground disturbance authorization for the project's improvement plans and grading. Fee rates are subject to annual review and may change prior to authorization. The total special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat. (PCCP General Condition 3)

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		

Discussion Item V-1:

A Cultural Resources Report was prepared for the project by Peak & Associates dated June 23, 2014. The Report is based on records searches and a pedestrian survey of the site. A records search was conducted through the North Central Information Center of the California Historical Resources Information System on May 22, 2014. According to the records search, no previous survey had been conducted on the project site and no recorded cultural resources have been recorded in the project vicinity. A review of the Sacred Land File was conducted by the Native American Heritage Commission (NAHC) for the project on May 23, 2014. The NAHC record search did not indicate the presence of cultural resources in the immediate project area. The pedestrian survey was conducted on June 1, 2014. The entire project area was walked in transects spaces no more than 20 meters apart. No evidence of prehistoric sites were present on the surface of the project area. The ephemeral stream was surveyed and the report notes that due to previous dredging activities in the area near Strap Ravine in the 1930s, the likelihood for buried sites is low because of the site disturbance that occurred.

The site does not contain any existing buildings or structures, and no historic resources were observed onsite. Therefore, the project would not cause a substantial adverse change in the significance of a historic resource. Therefore, there is no impact.

Discussion Item V-2:

Per the Geotechnical Report prepared for the project by Raney Geotechnical Inc., dated December 3, 2020, weathered granitic rock occurs onsite at a surface depth of four to six feet. The surface soil could potentially contain unknown cultural, historic, and pre-historic resources which could have the potential to be uncovered during ground-disturbing activities and associated with the proposed project. Therefore, the proposed project could cause a substantial adverse change in the significance of a unique archaeological resource. Without mitigation, the project may result in a potentially significant impact to archaeological resources. However, with the following mitigation measure, impacts would be reduced to less than significant.

Mitigation Measure Item V-2:

MMV.1

The following note shall be included in the project's Improvement Plans:

If any unknown prehistoric or historic artifacts, or other indications of archaeological resources are inadvertently found during ground-disturbing activities associated with the proposed project, all work within 100 feet of the find shall cease and the applicant shall notify the Placer County Community Resources Agency and the United Auburn Indian

Community and retain an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the finds. If the resource is determined to be eligible for inclusion in the California Register Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Data recovery efforts could range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and shall be sufficient to recover data considered important to the area's history and/or prehistory. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings approved by the Placer County Engineering and Surveying Division for the proposed project.

Discussion Item V-3, 4, 5:

Tribes who requested notification of proposed projects within this geographical area were contacted for consultation in accordance with requirements of Assembly Bill (AB) 52. Although the report from Peak & Associates did not indicate prehistoric-era resources, the possibility for discovery of previously-unknown resources could occur from ground disturbance associated with the project site and the project could have the potential to impact a Tribal Cultural Resource. During initial AB52 consultation with the United Auburn Indian Community (UAIC), the UAIC identified two tribal resources: one is located 0.07 mile southwest of the project site, and the other is located 0.16 mile north of the site. The location of these resources in relation to the project site increases the potential for unrecorded sites to be present, and without mitigation, impacts to Tribal Cultural Resources (TCRs) is potentially significant. Potential impacts to TCRs are discussed in Section XVII below. Inadvertent discovery of previously unknown human remains could also occur with ground disturbance, which would be a potentially significant impact. However, with the following mitigation measure, potential impacts would be less than significant.

Mitigation Measures Item V-3, 4, 5:

MM V.2

The following note shall be included in the project's improvement plans:

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 resource specialist and Native American Representative from the traditionally or 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 TCR 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 Tribe 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 implemented, must be documented and explained in the record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Development Resources Agency following coordination with cultural experts and tribal representatives as appropriate.

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 medical offices. 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-efficiency 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 medical office 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.

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, 6, 7:

The project site is made up of two undeveloped parcels totaling approximately 2.13 acres, proposed to be divided into 4 parcels consisting of Parcel 1, Parcel 2, Parcel 3 and Parcel 4. The parcels are mildly sloped and are surrounded by rural residential and commercial development.

According to the Preliminary Geotechnical Report prepared by Raney Geotechnical Inc. dated December 3, 2020, test borings performed nearby encountered loose to medium dense, brown silty fine sands on the surface and extending to depths of about one and a half to three feet. Below these surficial sands and extending to depths varying from about two to five feet, medium dense, orange-tan and white with black specks, silty very fine to coarse sands were found. These orange medium dense sands are residual soils resulting from the in-place weathering of the underlying granitic rock. Below the residual soils and extending to depths of four to six feet, weathered granitic rock was encountered. Practical refusal was encountered at the less weathered rock horizon.

The near surface soils consist primarily of sands that are considered to be of low expansion potential. Expansive soils are not expected to have a significant effect on the planned construction.

It was concluded that seismic induced liquefaction would not affect the subject construction.

The ability to rip and remove the granitic rock would depend on the degree of weathering and feldspar concentration at each location. Most areas are expected to be excavated to depths of at least four and a half feet using heavy ripper equipment, although heavy excavation effort would likely be required with increased depth, and at greater depths may require extreme effort.

The project is proposing to construct a medical office building on each of the four new parcels with associated infrastructure including offsite road improvements, parking lot and drive aisles, utilities, sidewalk/trail, and retaining/sound walls. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for the above mentioned improvements. The area of disturbance for these improvements per the submitted grading plan is approximated at 79,400 square feet (1.82 acres) of the 2.13-acre project area. The project site is mildly sloped, so cuts and fills would be relatively minor. Any erosion potential would only occur during the short time of the construction of the improvements.

The project's site specific impacts associated with 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, 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 offsite. All existing and proposed utilities and easements, onsite 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.

The Final Parcel Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division 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)

MM VII.3

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

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

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

Discussion Items VII-2, 8:

The project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The Geotechnical Report indicates that soils on the site are capable of supporting commercial structures and parking/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 limitation of the soil types present on the site.

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the medical buildings would be constructed in compliance with the California Building Code, which includes seismic standards.

Therefore, the impacts of unstable soil and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Items VII-3:

The Preliminary Geotechnical Report does not identify significant expansive soils as a limitation of the soil types present on the site. The development of the medical office buildings would be in compliance with the California Building Code which would also reduce impacts related to expansive (shrink-swell) soils.

Therefore, the impacts of expansive soils are less than significant. No mitigation measures are required.

Discussion Item VII-4:

The project would be served by public sewer and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:

The site does not contain unique geologic or physical features. A Geotechnical Report prepared by Raney Geotechnical, Inc. dated December 3, 2020 notes that the site is underlain by Mesozoic granodioritic rocks, referred to as the Rocklin Pluton. The granitic rock units are a large-scale intrusive body that helped to form portions of the Sierra Nevada mountains. Granite is an igneous rock that forms from the slow crystallization of magma below the Earth's surface and does not preserve fossils. As such, ground-disturbing activities for the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and therefore impacts would be less than significant. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential and accessory buildings, along with the construction of associated utilities and roadways.

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Brightline Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of a 323,955 square feet commercial building, or 756,170 square feet of a general office building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered to be less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of a 35,635 square feet commercial building, or 83,180 square feet of general office building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

- 1) Brightline Threshold of 10,000 metric tons of CO₂e per year for the construction and operational phases of land use projects as well as the stationary source projects
- 2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO₂e per year.

The proposed project's Traffic Impact Analysis estimates that the project would generate roughly 578 daily trips, which is less than the daily trips anticipated to exceed PCAPCD's GHG De Minimis Screening Criteria (915 daily trips) for a General Office Building. Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Brightline threshold, or De Minimis level and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)				X

Discussion Item IX-1, 2:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature and would 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-3:

The project site is located within 250 feet to the Little Sunshine's Playhouse and Preschool of Granite Bay school site. The proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. No mitigation measures are required.

Discussion Item IX-5:

The project is not located within an airport land use plan area or within two miles of a public airport or public use airport, and would not result in an airport safety hazard for people residing or working in the project area. Therefore, there is no impact.

Discussion Item IX-6:

The project would not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project would not expose people or structures to a significant risk of loss, injury, or death involving

wildland fires, as the proposed project site is easily accessible from Berg Street, which would allow for unimpeded emergency vehicle access. The project site is not located on or near any heavily vegetated steep slopes, and properties within the general vicinity of the proposed project are largely developed rather than wildland areas that contain large amounts of vegetation/fire fuel. Therefore, there is no impact.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any 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 condition? (ESD)		X		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)		X		
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)				X

Discussion Item X-1:

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

Discussion Item X-2, 6:

The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge since no water wells are proposed. Because of this, there would be no impact upon groundwater supplies as a result of the project.

Discussion Item X-3:

The project is proposing to construct 4 medical office buildings along with associated infrastructure including frontage improvements, parking lot and drive aisles, utilities, sidewalk/trail, and retaining/sound walls. The existing site

generally slopes from north to south and drainage is currently conveyed via an onsite 10-15 foot wide drainage ditch that bisects the site, conveying stormwater in a southerly direction. A concrete "V"-channel would be constructed at the north of the project site that would intercept off-site flows and direct flows to a proposed 24 inch bypass storm drain system. This 24 inch bypass would convey the offsite flows through the site, discharging into the existing 24 inch diameter storm drain that crossed Douglas Boulevard to the south.

The project would add approximately 54,000 square feet (1.24 acres) of impervious surfaces resulting in a 62 percent increase as compared to the entire project area, approximately 2.13 acres. The project would incorporate onsite detention to mitigate the increased peak flows from the site due to the development (58.03 cfs pre-construction to 60.79 cfs post construction for the 100-year event) and not impact the existing 24 inch storm drain to the south that crosses Douglas Boulevard. 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 post development volume of runoff would be higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff. The increased on-site post development runoff will be mitigated with on-site detention and infiltration.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Strap Ravine watershed) is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project-by-project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area would persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

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 Item VII-1, 6, 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)

MM X.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water runoff peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention 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/retention facilities by the property owner's association or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)

MM X.3

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

MM X.4

This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$3,900 (\$1,950 per gross parcel acreage), payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)

MM X.5

This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$504 (\$252 per gross parcel acreage). (ESD)

Discussion Item X-4:

Approximately 1.82 acres of the 2.13-acre site would be disturbed during construction activities. After construction, an estimated 62 percent of the 2.13-acre site would be covered with impervious surfaces including structures and parking lot, sidewalk/trail, and drive aisles. 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 Item VII-1, 6, 7 and X-3 for the text of these mitigation measures

MM X.6

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.

If offsite flows are passed through the site as shown in the preliminary Drainage Report, water quality treatment of the offsite flows shall not be required.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County 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 or Final Parcel Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)

MM X.7

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

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

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

MM X.8

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

MM X.9

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 Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. (ESD)

MM X.10

The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (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). However, there is a local 100-year flood hazard area that has been identified on the site. The preliminary drainage report identified a watershed of approximately 33.28 acres that drains through the site as shown on the pre development 100 year floodplain map. The Community Development Resource Agency determined that the existing location of the onsite channel is not the historical channel location and was relocated sometime between 1964 and 1993. The low volume of water and seasonal duration is not enough to support a riparian corridor and is of low value. Therefore, the determination concluded that the existing drainage could be placed in an underground pipe system. The proposed storm drain system would contribute to a minor increase in the floodplain on the parcel to the north but does not significantly alter the upstream or downstream 100 year floodplain limits and no flood flows would be significantly redirected after construction of the improvements. The project does not include any housing. A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results and to confirm the 100-year floodplain limits.

The proposed project's impacts of/to flood flows and exposing people or structures to flooding risk can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-5:

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

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

MM X.11

On the Improvement Plans; show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing on/offsite drainage swale across the site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)

MM X.12

On the Improvement Plans; show that the finished building pad elevations shall be a minimum of one foot above the 100-year flood plain line (or finished floor two feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee. (ESD)

MM X.13

In order to protect site resources, no grading activities of any kind may take place within the offsite 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans. (ESD)

MM X.14

The project applicant shall prepare a final drainage report, which shall demonstrate that the proposed project will not significantly increase the limits or water surface elevation of the offsite 100 year floodplains upstream and downstream of the project site to the satisfaction of the Engineering and Surveying Department and Placer County Flood Control District. (ESD)

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			X	

purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)				
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion Item XI-1, 4:

The project involves the construction of four new medical office buildings totaling 13,706 square feet and associated improvements including parking and circulation areas, landscaping, and frontage improvements. The proposed project would not physically divide an established community as the project site is currently undeveloped and is immediately west and north of existing commercial uses. The proposed project would not cause economic or social changes that would result in a significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

Discussion Item XI-2, 3:

The proposed project would include amendment of the Granite Bay Community Plan to change the land use designation of the site from Low Density Residential to Commercial. In addition, the project would include a rezone to change the existing zoning designation of RS-B-20 (Residential Single-Family, Combining Minimum Building Site of 20,000 Square Feet) to OP-Dc (Office Professional, Combining Design Corridor). However, given that the proposed project site is directly adjacent to a high-traffic travel corridor (Douglas Boulevard) and existing commercial/office development, conversion of the site to office uses would complement the surrounding land uses. As discussed in Section I: Aesthetics, all the proposed buildings and landscaping elements would be designed to be consistent with the guidelines established in the Community Design Element of the Community Plan. For example, Section 4.2.1 of the Community Plan encourages increased setbacks and/or buffers where commercial areas abut residential zones and requires that all mechanical equipment be screened from public view. The location of the parking lot would be consistent with the Parking Guidelines included in Section 4.2.3. of the Community Plan with the majority of the parking screened by the buildings and extensive landscaping. Furthermore, the proposed project would be screened from the adjoining residential property by a proposed ten-foot-tall masonry wall and retained existing oaks where practicable along the northern boundary. Oak preservation is consistent with Policy 8, which encourages the preservation of native trees where possible and the use of native and drought-tolerant plant materials for landscaping; the project's Landscape Plan is also consistent with this policy. Policy 12 encourages the use of natural materials including stone and wood and earth-tone color palettes, and as shown in Figure 2 in Section I: Aesthetics, the proposed building design complies with this policy. Policy 13 requires that landscaping be used to reduce visual impacts and allow native vegetation to dominate where possible. The rendering shown in Figure 3 in Section I: Aesthetics demonstrates how the project's landscape plan has been thoughtfully designed to ensure compatibility with the Community Plan while screening the visible areas of the parking lot from view and highlighting the Craftsman-style features of the buildings.

Based on the above, the proposed project would be considered consistent with the Site Design – Site Principals and policies included in the Granite Bay Community Plan. Furthermore, with approval of the proposed rezone, the site would be zoned OP-DC and thus the project would be subject to Design Review per Section 17.52.070 of the Placer County Zoning Ordinance. The Design Review process would ensure the proposed project would be evaluated for compatibility with the surrounding community, and would include a review of the proposed building arrangements, setbacks, grading, circulation, and other design elements. The site would be appropriately screened from the residential area to the north, would be consistent with established Community Plan standards, and would be considered compatible with the existing land uses in the area. With approval of the proposed Community Plan Amendment and rezone, the proposed project would be consistent with the Granite Bay Community Plan and would not alter the planned land use of the site, and the proposed changes would not conflict with development trends in the project area or negatively impact adjacent land uses.

The proposed project does not significantly conflict with General Plan and Community Plan policies related to drainage and transportation. To accommodate the project, the majority of the site would be graded. The project is proposing to rezone to a commercial land use, and therefore the project would be consistent with the Granite Bay Community Plan Grading Principles, which prohibits mass grading outside of commercial and high-density residential areas. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. As discussed in Section IV: Biological Resources, the project is required to comply with the Placer County Conservation Program and mitigation measures have been imposed on the project to ensure potential biological resources are less

than significant. As such, a less than significant impact would occur and no mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1,2:

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the project site. Development of the project would not result in impacts to mineral resources. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)		X		
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion Item XIII-1, 2:

The proposed project would include the construction of four office buildings totaling 13,706 square feet, a parking lot, off-site roadway improvements, and associated infrastructure improvements to serve the project. Ambient noise levels in the vicinity of the project could be temporarily increased by construction of the project and permanently increased due to rooftop mechanical equipment and parking lot noise. Noise levels generated during construction and operation of the proposed project may result in exposure of persons to or generation of noise levels in excess of established thresholds in the Placer County General Plan, the Placer County Code, and/or the Granite Bay Community Plan. In addition, the project could generate excessive groundborne vibration and groundborne noise levels during construction activities. Without mitigation, these impacts could be potentially significant. These impacts are detailed below.

Rooftop Mechanical Equipment & Parking Lot Noise

The Placer County Noise Element of the General Plan establishes exterior noise exposure criteria for new non-transportation noise sources affecting noise-sensitive land uses. The threshold established by the General Plan is a noise exposure criterion of 50 dB (decibels) at the property line of the nearest residential land uses. Chapter 9 of Placer County Code, Section 9.36.060 establishes sound limits for sensitive receptors of an average hourly maximum of 55 decibels (dB) during the day and 45 dB at night, and a maximum single event level of 70 dB during daytime and 65 dB at night. Per County Code, it's unlawful for any person at any location to create any sound, or allow the creation

of any sound, that causes the exterior sound level at the property line of any receptor to exceed the ambient sound level by 5 dBA, or exceed the sound levels established by Article 9.36. Placer County does not have adopted vibration standards and therefore Caltrans-recommended criteria are applied for this project.

An Acoustical Analysis was conducted by Bollard Acoustical Consultants (BAC), Inc. dated July 31, 2014. An update from BAC, Inc. to the original analysis dated November 23, 2020 was also provided. The analysis focused on the primary noise source generated by traffic on Douglas Boulevard and to a lesser extent, traffic on Berg Street. The analysis also focused on sound generated from mechanical equipment associated with the buildings (i.e., HVAC units). The nearest noise-sensitive receptor in the immediate project vicinity are single-family residences to the north; the nearest residence is approximately 20 feet from the north boundary line. To generally quantify the existing ambient noise environment, BAC conducted continuous (24-hour) noise monitoring at the project site on June 5, 2014.

The 2014 analysis was based on a site plan that reflects the earlier design of the project with two medical office buildings located at the northwest corner, 91 parking spaces, and two entrances including one from Douglas Boulevard and another entrance from Berg Street. The site has since been redesigned with four buildings located at the southern portion of the site, 78 parking spaces, and the Douglas Boulevard entrance eliminated. The earlier design placed the two buildings approximately 14 feet from the northern property line and the current proposed design places the four buildings an average of 77.5 feet from the northern property line.

The 2014 analysis concluded, and the 2020 update confirmed, that noise generated by the project would generally be expected to be compliant with Placer County exterior noise standards and further suggested that to ensure compliance with County noise standards and to further reduce the potential for adverse reaction to project noise, the following measures to reduce noise impacts should be implemented (the project incorporates these design and operations features):

- Shielding mechanical equipment from view of the nearest noise-sensitive receivers by a building parapet or located at least 50 feet from the northern project site boundary if located at ground level
- A solid noise barrier 6-feet in height should be constructed, as proposed, along the northern and western site boundary to provide reduction of parking lot noise at the nearest residences
- Project construction activities should be limited to daytime hours and all project construction equipment with internal combustion engines fitted with manufacturer's mufflers or the equivalent.

The 2020 update concluded that the net change in noise generation of the project resulting from the site plan update as received at the nearest residences to the project site is predicted to be negligible. The shielding of Douglas Boulevard traffic noise by the medical buildings and proposed sound wall is expected to result in a net decrease in ambient noise levels at the nearest residences to the north, provided the above-listed measures are implemented; these measures are included below in Mitigation Measure XII.1 and Mitigation Measure XII.2.

Construction Noise and Groundborne Vibration

The 2014 Acoustical Analysis evaluated construction noise associated with the project; however, groundborne vibration was not analyzed, because at the time of the analysis CEQA Guidelines did not include groundborne vibration as a potential project impact requiring mitigation. However, an Environmental Noise Analysis was prepared by BAC, Inc. (dated October 18, 2018) for the Quarry Ridge office project located directly across Berg Street from the project site to the east. The Quarry Ridge Professional Office Park and Granite Bay Medical Offices projects share many similarities including location (north of Douglas Boulevard adjacent to Berg Street), surrounding uses (residential to the north and commercial to the south), project type (medical offices), and project size (four buildings), and because of these shared characteristics, the evaluation of construction and groundborne noise levels to sensitive receptors for the Quarry Ridge project prepared by BAC, Inc. is informative and has been used to determine potential effects from the proposed Granite Bay Medical Offices project.

During project construction, heavy equipment would be used for grading excavation, paving, and building construction, which would increase ambient noise levels in the area when in use. Noise levels would vary depending on the type of equipment used, how it is operated, and how well it is maintained. Noise exposure at any single point outside the project site would also vary depending on proximity of construction activities to that point. Standard construction equipment, such as graders, backhoes, loaders, and trucks, would likely be used for this work. Heavy equipment use would also generate localized vibration in the immediate vicinity of the construction. The nearest sensitive receptor to the project (residence) is located approximately 20 feet north from any construction activities which would occur on the project site. Table 1 below demonstrates noise levels from construction activities and Table 2 shows the range of vibration source levels for construction equipment commonly used in construction projects.

Equipment	Typical Sound Level (dBA) 50 Feet from Source
Air compressor	81
Backhoe	80
Compactor	82
Concrete mixer	85
Concrete vibrator	82
Concrete pump	76
Crane, mobile	83
Dozer	85
Generator	81
Grader	85
Impact wrench	85
Jackhammer	88
Loader	85
Paver	89
Pneumatic tool	85
Pump	76
Roller	74
Saw	76

Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, Table 12-1 (May 2006)

As shown in Table 1, construction activities typically generate noise levels ranging from approximately 75 to 90 dB (decibels) at a distance of 50 feet from the construction activities. The noise levels from construction operations decrease at a rate of approximately 6 dB per doubling distance from the source. As a result, maximum construction noise levels would range from 85 to 100 dB at the property lines of the nearest receptors, which could exceed standards for short duration events at the property lines of the nearest sensitive receptors. However, with incorporation of Mitigation Measures MM XIII-1 and MM XIII-2 below, impacts would be reduced to less than significant.

Heavy equipment used for construction would generate localized vibration in the immediate vicinity of the construction. The nearest sensitive receptor to the project site is located approximately 20 feet from the construction activities which would occur on the site. The range of vibration source levels for construction equipment commonly used in similar projects are shown in Table 2 and represent measurements at a distance of 25 feet from the equipment source.

Equipment	PPV at 25 feet (in/sec)	Approximate RMS L_v¹ at 25 feet
Hoe ram	0.089	87
Large bulldozer	0.089	87
Caisson drilling	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Notes:

1. RMS velocity in decibels (VdB0 re 1 micro-inch/second)

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment: Table 12-2 (2006)

Because vibration levels generated by the type of construction equipment that would be required for the proposed project dissipate very rapidly with distance, and because the proposed construction activities would occur at a distance of approximately 20 feet from the nearest residential structure to the north of the site, vibration levels would be below 0.1 inch per second PPV (peak particle velocity) during project construction due to typical construction equipment.

While groundborne vibration related to typical construction equipment would not be expected to cause damage to existing buildings or cause annoyance to sensitive receptors, the potential exists that construction activities could result in a potentially significant impact with regards to noise impacts. With incorporation of the following mitigation measures, noise impacts would be reduced to less than significant.

Mitigation Measures Item XIII-1, 2:

MM XIII.1

The project shall construct a minimum six-foot high masonry barrier along the west and north property lines to provide a visual and noise buffer between the proposed medical office buildings, parking, and trash enclosure and the existing residential properties. The wall shall be shown on the project's Improvement Plans and constructed with the site improvements.

MM XIII.2

The following notes shall be included in the project's Improvement Plans:

- a) Noise-generating construction activities (e.g., construction, alteration or repair activities), including truck traffic coming to and from the site for any purpose, shall be limited to Monday through Friday, 6:00 AM to 8:00 PM (during daylight saving time); Monday through Friday, 7:00 AM to 8:00 PM (during standard time), and Saturdays, 8:00 AM to 6:00 PM.
- b) Project construction activities should be limited to daytime hours unless conditions warrant that certain construction activities occur during evening or early morning hours (i.e., extreme heat)
- c) All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.
- d) 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 activity.
- e) Electricity powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.
- f) Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
- g) Construction site access and road speed limits shall be established and enforced during the construction period.
- h) The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
- i) Project-related public address or music systems shall not be audible at any adjacent receptor.

Discussion Item XIII-3:

The proposed project site is not located in the vicinity of private airstrips, proposed or adopted land use plans, or within two miles of a public airport. The project would not expose people residing or working in the area to be exposed to excessive noise levels. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The proposed project would not induce substantial population growth either directly or indirectly as the project

includes the construction of two new medical office buildings in an area that is currently developed with residential and commercial uses. The project does not require the extension of roads or other infrastructure, including sewer and water. Therefore there is no impact.

Discussion Item XIV-2:

The proposed project would not displace any existing housing, necessitating the construction of replacement housing elsewhere as the project site is an undeveloped parcel. 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 serving fire district has reviewed the proposed project. The project could result in a modest incremental increase in the need for fire protection services due to four new medical office buildings constructed on the project site. Any newly constructed building would be required to comply with the California Building Code and therefore, the project would not require the provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

Discussion Item XV-2:

The project could result in a modest incremental increase in the need for sheriff protection services. The addition of four new medical office buildings would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures are required.

Discussion Item XV-3, 4, 5, 6:

The project could indirectly result in a modest incremental increase in the need for schools, roads, parks, and other governmental services. This increase would not result in a substantial adverse physical impact from the provision of new or expanded facilities or services. Additionally, the provision of these services would be offset by existing fee programs that are regulated by ordinance (such as the countywide traffic fee program, park fee program, school fees, etc.) that are integrated into the commercial Building Permit process. The project does not generate the need for significantly more maintenance of public facilities than what was expected with the build out of the General Plan/Community Plan. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1,2:

The proposed project does not include residential development. As such, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities. In addition, the project does not include the construction of residential facilities. 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 do 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 \$307,971.45 (based on 13.7 ksf of medical office use), 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 access to Parcels 1, 2, 3 and 4 via the construction of one encroachment for the proposed parking lot onto Berg Street, a County maintained road, frontage improvements, and improvements to the Berg Street encroachment onto Douglas Boulevard, a County maintained road. The proposed driveway encroachment onto Berg Street and the encroachment of Berg Street onto Douglas Boulevard would be improved to a Placer County standard. Therefore, the impacts of vehicle safety is less than significant. No mitigation measures are required.

Discussion Item XVII-3:

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

Discussion Item XVII-4:

The proposed project is providing parking spaces in accordance with the Placer County Zoning Ordinance. Parking for both employees and customers is provided in the proposed site parking lot. There are 78 parking stalls proposed including four accessible spaces, which meets the required parking standard of 1 space per 175 square feet for medical offices. Shared use of the parking and access areas would be provided through an access, parking, and maintenance agreement. Therefore, there is no impact.

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.

Traffic studies for the project have been updated since the initial application submittal in 2014. A Traffic Impact Analysis dated July 29, 2021 was conducted by Fehr & Peers to re-analyze the project’s trip generation and to conduct a new analysis for VMT as required by SB 743. The report concluded that medical/office uses are considered a “locally-serving non-residential use”. These are uses that are generally less than 50,000 square feet and provide services to the immediate community. The Traffic Impact Analysis noted that the project’s occupants would likely be medical/dental practices that would be marketed to Granite Bay residents or persons who may already be employed in Granite Bay, and that the presence of the project would provide residents with another option for these services. This could result in fewer trips made to providers located outside the area or the county, and as a result, the project could have the effect of reducing total regional VMT. The analysis determined that the project qualifies under established screening criteria, and its CEQA impacts based on VMT is not 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		X		

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)				
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The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians that is traditionally and culturally affiliated with the project area. The Tribe possesses the expertise concerning tribal cultural resources in this area and is a contemporary steward of their culture and the landscapes. The Tribal community represents a 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:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes who requested notification of proposed project within this geographic area on November 1, 2021. A request for copies of any Cultural Resource Reports and consultation was received from the United Auburn Indian Community (UAIC) on November 23, 2021.

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.

A Cultural Resources Report (Report) was prepared for the project by Peak & Associates (June 23, 2014). According to the records search, no previous survey had been conducted and no cultural resources have been recorded in the vicinity. The UAIC was provided a copy of the report and the Tribe requested mitigation measures for inadvertent discoveries be applied for the project. With agreement between UAIC and Placer County to include the inadvertent discoveries mitigation measure for this project, AB 52 consultation was concluded. With implementation of Mitigation Measure MM V.1, potential impacts to Tribal Cultural Resources would be less than significant.

Mitigation Measures Item XVIII-1, 2:

MM V.1

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Onsite storm water would be collected and conveyed in new drainage inlets, manholes, and storm drain lines designed to convey stormwater to the existing 24 inch culvert that crosses Douglas Blvd to the south. Additionally, offsite flows from the north would be intercepted by a concrete “V”-channel that would direct flows to a proposed 24 inch bypass storm drain system. This 24 inch bypass conveys the offsite flows through the site, discharging into the existing 24 inch diameter storm drain that crosses Douglas Boulevard to the south. The project would incorporate onsite detention to mitigate the increased peak flows from the site due to the development and not would not impact the existing 24 inch storm drain that crosses Douglas Boulevard. No downstream drainage facility or property owner would be significantly impacted as there would be no increase in surface runoff peak flow with the incorporation of the detention system. No new significant storm water drainage facilities or expansion of existing facilities is required.

The proposed project is located within the Placer County Sewer Maintenance District 2 (SMD-2). The project proposes to connect to the existing sewer line within Berg Street. The proposed project would contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works and Facilities has provided comments that the proposed project is eligible for sewer service and would have to construct the sewer improvements to County standards (Will Serve Requirements letter dated June 30, 2021). The project is tributary to the Dry Creek Wastewater Treatment Plant. The project would increase wastewater flows to the treatment plant. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist. 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.

The proposed project is served by the San Juan Water District. The project proposes to connect to the existing water lines within Berg Street and Douglas Boulevard. The San Juan Water District has provided comments that the District has available sufficient treated water supplies for the proposed project (Letter of Water Availability dated April 9, 2021). The proposed project does not generate the need for the construction of significant water facilities as a part of this project that would cause significant environmental effects.

The project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects.

Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-2:

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of “will-serve” letters from each agency. No mitigation measures are required.

Discussion Item XIX-4, 5:

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X

2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)			X	

Discussion Item XX-1:

There are no adopted emergency response plans or emergency evacuation plans applicable to the site and implementation of the proposed project would not impair an adopted emergency response plan. Therefore, there is no impact.

Discussion Item XX-2, 3, 4:

The site is relatively flat and is within an urbanized setting, surrounded by existing developed residential uses to the north and west and commercial uses to the east and south. The site is not adjacent to areas designated as high fire severity zones, and development of the site would not exacerbate wildfire risks or expose project occupants to risk of wildfire or exposure to pollutants generated from uncontrollable wildfire spread.

The proposed project site is located within the jurisdiction of the South Placer Fire Protection District, and the site is classified as a "Local Responsibility Area." These are areas that include incorporated cities, urban regions, agricultural lands, and portions of the desert where the local government is responsible for wildfire protection including fire protection districts. The project has been reviewed by the local serving fire district and the project's circulation is designed to ensure firefighting apparatus can safely maneuver onsite, including ingress and egress and adequate area for turning. The future buildings would be constructed to current building code and fire code standards including sprinklers.

The project would not expose people or structures to flooding, mudslides, or landslides as a result of post-fire slope instability or drainage changes resulting from wildfire due to the site's flat topography, surrounding developed uses, and distance from areas prone to wildfire. Therefore, the impact is less than significant and no mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
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<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input 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 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, Kally Keding-Cecil, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Candace Bartlett, P.E.
 Department of Public Works-Transportation, Katie Jackson
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Mohan Ganapathy
 Placer County Fire Planning/CDF, Jeff Hoag and/or Dave Bookout

Signature _____ Date _____
 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 checked="" type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> Placer County Conservation Program	
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 checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
<input checked="" type="checkbox"/> Tree Survey & Arborist Report		

		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Utility Plan
		<input checked="" 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 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

EXHIBIT A

**MITIGATION MONITORING PROGRAM
Modified Mitigated Negative Declaration – PLN14-00152
Granite Bay Medical Office 2021 Redesign**

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 Granite Bay Medical Office Modified 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
MM I.1	The oak trees to remain along the northern property line shall be maintained and monitored to ensure survivability. These trees are numbered 102, 103, 125, 126, 173, 174, and 195 on the Preliminary Grading Plan submitted with the project dated October 4, 2021 (Sheet C 6.1). If any of these oak trees die within five years of project construction (calculated from the issuance date of the Certificate of Occupancy), replacement plantings shall be installed and shall be sized a minimum 24" box replacement oaks that have a maturity of three to seven years. Notification of replacement plantings shall be provided to the DRC prior to removal of dead trees. This mitigation measure shall be included as a note on the project's Final Landscape Plan. Replacement trees shall be maintained and monitored for a three-year period by a certified arborist or forester. After three years, the arborist or forester employed by the developer shall identify to the County the condition of the replanted trees. Any replacement tree that is dead after three years, must be replaced in kind with equal sized healthy replacements.	
MM IV.1	All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible. If vegetation removal and grading activities begin during the nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet beyond the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey, and no additional measures are required. If construction does not commence within 3 days of the pre-construction survey, or halts for more than 7 days, an additional survey shall be conducted prior to starting work. If nests are found to be active, the project biologist shall establish species appropriate buffer zones to prohibit construction activities and minimize	

	<p>nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer width will depend on the species in question, surrounding existing sources of disturbance, and site specific characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors provided the CDFW has concurred these buffer ranges are adequate for the species and circumstances and evidence of CDFW concurrence has been provided to the ERC. If CDFW is unable to or chooses not to respond, the buffer width will be determined through Placer County staff and biologist coordination. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have successfully fledged or the nest has been determined to be inactive. A note to this effect shall be included on the Notes page of the project's Improvement Plans.</p>	
<p><u>MM IV.2</u></p>	<p>If surveys determine active nests are Swainson's hawk nests, and the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest and construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, the qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.</p> <p>If pre-construction surveys reveal active Swainson's hawk nesting sites, the protocols established by PCCP Species Conditions SWHA 2, 3, and 4. (PCCP Species Condition 1)</p>	
<p><u>MM IV.3</u></p>	<p>Prior to Improvement Plan approval, the project shall obtain coverage under the <i>General Permit for Discharges of Storm Water Associated with Construction Activity</i> (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading, and disturbances to ground such as stockpiling, or excavation.</p> <p>The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual).</p> <p>The project shall implement the following Best Management Practices (BMPs). This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:</p> <ol style="list-style-type: none"> 1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, <i>General Condition 4, Temporary Effects</i>, for the process to demonstrate temporary effects). 2. Trash generated by Covered Activities will be promptly and properly removed from the site. 3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce 	

	<p>siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.</p> <ol style="list-style-type: none"> a. Erosion control measures will be of a material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians. b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized. c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free. d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council-designated invasive species (http://www.cal-ipc.org/paf) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives. <p>4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances. (PCCP General Condition 1)</p>	
<u>MM IV.4</u>	Prior to Improvement Plan approval, the applicant shall notify CDFW and the Central Valley Regional Water Quality Control Board (CVRWQCB) of the existence of the ephemeral stream and roadside ditch. If CDFW requires an LSA and/or if CVRWQCB requires a Section 401 Certification, the improvement plans shall not be approved until the applicant provides a copy of the permit approvals to the DRC.	
<u>MM IV.5</u>	Prior to issuance of a PCCP Certificate of Authorization, the applicant shall provide an Aquatic Resource Determination from the USACOE which will be needed for complete effects analysis.	
<u>MM IV.6</u>	All work within the PCCP Plan Area that impacts Aquatic Resources of Placer County requires submittal of a PCCP/CARP Application that requests coverage under the County's USACE Programmatic General Permit #18 or other appropriate USACE 404 permitting processes (i.e. Letter of Permission or Standard Permit) for impacts to Waters of the U.S. All work within the Plan Area must be completed according to the plans and documents included in the PCCP/CARP application, USACE 404 permit general conditions, Water Quality Certification, or, if applicable, WDR. Any changes to those plans shall be reported to the DRC prior to project implementation. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, or, if applicable, WDR. Substantial changes may render the CARP authorization, USACE permit, Water Quality Certification, if applicable, WDR, void, and a new application may be required. (CARP Condition 1a)	
<u>MM IV.7</u>	All deviations from plans and documents provided with the Application and approved by the DRC must be reported to the DRC immediately. (CARP Condition 1b)	
<u>MM IV.8</u>	All work in aquatic resources within the Stream System shall be restricted to periods of low flow and dry weather between April 15 and October 15, unless otherwise permitted by the DRC and approved by the appropriate state and federal regulatory agencies. Work within aquatic resources in	

	<p>the Stream System outside of the specified periods may be permitted under some circumstances. The Applicant must provide the DRC with the following information: a) extent of work already completed; b) specific details about the work yet to be completed; and c) an estimate of the time needed to complete work in the stream system. (CARP Condition 5)</p>	
<u>MM IV.9</u>	<p>Cement, concrete washings, asphalt, paint, coating materials, oil, other petroleum products, and other materials that could be hazardous to aquatic life shall be prevented from reaching streams, lakes, or other water bodies. These materials shall be placed a minimum of 50 feet away from aquatic environments. All discharges, unintentional or otherwise, shall be reported immediately to the DRC. The DRC shall then immediately notify the appropriate state and federal agencies. (CARP Condition 12)</p>	
<u>MM IV.10</u>	<p>During construction, no litter or construction debris shall be dumped into water bodied or other aquatic resources; nor shall it be placed in a location where it might be moved by wind or water into aquatic resource. All construction debris must be removed from the site upon completion of the project. (CARP Condition 13)</p>	
<u>MM IV.11</u>	<p>This project will result in a permanent land cover conversion from a natural condition (foothill woodland, semi-natural habitat) to a non-natural condition (urban). The project shall pay land conversion fees 2c, 4c, and 4d for the conversion of 1.9 acres from natural to urban use, 0.01 acre of aquatic/wetland special habitat type (roadside ditch), and 0.04 ac of riverine/riparian (ephemeral stream). The estimated fees based on the impacts would include the following:</p> <p style="padding-left: 40px;">Land Conversion Fee 2e: \$10,478 per acre * 1.9 acre = \$19,908.20 Special Habitat Fee 4c: \$123,132 per acre * 0.01 acre = \$1,231.32 Special Habitat Fee 4d: \$109,511 per acre * 0.03 acre = \$3,285.33 Total Estimated Fee Obligation = \$24,424.85</p> <p>An application for PCCP Authorization shall accompany the permit application for each project step (i.e., improvement plans → building permit). If the applicant will not be developing the future lots, the subsequent builder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.</p> <p>The fees to be paid shall be those in effect at the time of ground disturbance authorization for the project's improvement plans and grading. Fee rates are subject to annual review and may change prior to authorization. The total special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat. (PCCP General Condition 3)</p>	
<u>MM V.1</u>	<p>The following note shall be included in the project's Improvement Plans:</p> <p>If any unknown prehistoric or historic artifacts, or other indications of archaeological resources are inadvertently found during ground-disturbing activities associated with the proposed project, all work within 100 feet of the find shall cease and the applicant shall notify the Placer County Community Resources Agency and the United Auburn Indian Community and retain an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the finds. If the resource is determined to be eligible for inclusion in the California Register Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Data recovery efforts could range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the</p>	

	<p>discretion of a qualified archaeologist and shall be sufficient to recover data considered important to the area's history and/or prehistory. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings approved by the Placer County Engineering and Surveying Division for the proposed project.</p>	
<p><u>MM V.2</u></p>	<p>The following note shall be included in the project's improvement plans:</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 resource specialist and Native American Representative from the traditionally or 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 TCR 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 Tribe 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 implemented, must be documented and explained in the record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Development Resources Agency following coordination with cultural experts and tribal representatives as appropriate.</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 offsite. All existing and proposed utilities and easements, onsite 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</p>	

	<p>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.</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>The Final Parcel Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.</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 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</p>	

	<p>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>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> A) Road, pavement, and parking area design; B) Structural foundations, including retaining wall design (if applicable); C) Grading practices; D) Erosion/winterization; E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability. <p>Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (ESD)</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 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>MM X.2</u></p>	<p>The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention 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</p>	

	<p>if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the property owner's association or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)</p>	
<u>MM X.3</u>	<p>Prior to Improvement Plan approval, the final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies: The existing culvert under Douglas Boulevard.</p>	
<u>MM X.4</u>	<p>This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$3,900 (\$1,950 per gross parcel acreage), payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)</p>	
<u>MM X.5</u>	<p>This project is subject to payment of <u>annual</u> drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$504 (\$252 per gross parcel acreage). (ESD)</p>	
<u>MM X.6</u>	<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>If offsite flows are passed through the site as shown in the preliminary Drainage Report, water quality treatment of the offsite flows shall not be required.</p> <p>All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator,</p>	

	<p>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 or Final Parcel Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)</p>	
<u>MM X.7</u>	<p>This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.</p> <p>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. (ESD)</p>	
<u>MM X.8</u>	<p>Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. (ESD)</p>	
<u>MM X.9</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 Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. (ESD)</p>	
<u>MM X.10</u>	<p>The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (ESD)</p>	
<u>MM X.11</u>	<p>On the Improvement Plans; show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing on/offsite</p>	

	drainage swale across the site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)	
<u>MM X.12</u>	On the Improvement Plans; show that the finished building pad elevations shall be a minimum of one foot above the 100-year flood plain line (or finished floor two feet above the 100-year floodplain line).The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee. (ESD)	
<u>MM X.13</u>	In order to protect site resources, no grading activities of any kind may take place within the offsite 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans. (ESD)	
<u>MM X.14</u>	The project applicant shall prepare a final drainage report, which shall demonstrate that the proposed project will not significantly increase the limits or water surface elevation of the offsite 100 year floodplains upstream and downstream of the project site to the satisfaction of the Engineering and Surveying Department and Placer County Flood Control District. (ESD)	
<u>MM XIII.1</u>	The project shall construct a minimum six-foot high masonry barrier along the west and north property lines to provide a visual and noise buffer between the proposed medical office buildings, parking, and trash enclosure and the existing residential properties. The wall shall be shown on the project's Improvement Plans and constructed with the site improvements.	
<u>MM XIII.2</u>	The following notes shall be included in the project's Improvement Plans: <ul style="list-style-type: none"> a) Noise-generating construction activities (e.g., construction, alteration or repair activities), including truck traffic coming to and from the site for any purpose, shall be limited to Monday through Friday, 6:00 AM to 8:00 PM (during daylight saving time); Monday through Friday, 7:00 AM to 8:00 PM (during standard time), and Saturdays, 8:00 AM to 6:00 PM. b) Project construction activities should be limited to daytime hours unless conditions warrant that certain construction activities occur during evening or early morning hours (i.e., extreme heat) c) All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment. d) 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 activity. e) Electricity powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible. f) Material stockpiles and mobile equipment staging, parking, and 	

	<p>maintenance areas shall be located as far as practicable from noise-sensitive receptors.</p> <ul style="list-style-type: none">g) Construction site access and road speed limits shall be established and enforced during the construction period.h) The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.i) Project-related public address or music systems shall not be audible at any adjacent receptor.	
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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.”