

COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Gina Langford, Coordinator

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

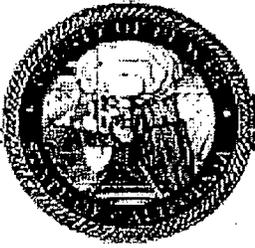
Title: Enclave at Granite Bay, The	Plus# PSUB T20080329
Description: Project proposes the subdivision of 12.07 acres into a 27-lot residential Planned Development with seven open space/common area lots.	
Location: North side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area, Placer County.	
Project Owner: Pastor Land Development, 8844 Fargo Lane, Granite Bay CA 95661 (916) 791-0880	
Project Applicant: Rancho Cortina Properties, 9575 Cramer Road, Auburn CA 95602 (530) 887-8877	
County Contact Person: EJ Ivaldi	530-745-3147

PUBLIC NOTICE

The comment period for this document closes on **May 29, 2009**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/EnvDocs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075 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.

Recorder's Certification



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST (Revised)

The Initial Study & Checklist was posted for a 30-day public review from April 30, 2009 to May 29, 2009. Subsequent to the public posting period, a Supplemental Traffic Analysis and Trip Generation Comparison dated May 20, 2009 was received which resulted in clarifications in the discussion and project description under Section IV. Biological Resources and Section XV. Transportation & Traffic.

These changes, made on June 24, 2009, do not affect the level of impacts or the conclusions discussed in the document. Pursuant to CEQA Guideline Section 15073.5(c), the changes do not require reposting of the environmental document. The hearing body must confirm this determination as part of their findings to approve the proposed project.

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

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

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

A. BACKGROUND:

Project Title: Enclave at Granite Bay, The	Plus# PSUB T20080329
Entitlements: Community Plan Amendment, Rezone, Vesting Tentative Subdivision Map, Conditional Use permit, Tree Permit	
Site Area: 12.07 acres/525,769 square feet	APN: 050-020-009,010,011;466-080-013
Location: North side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area, Placer County	

Project Description:

The Enclave at Granite Bay is an infill project that includes the subdivision of 12.07 acres into a 27 lot residential Planned Development with seven open space/common area lots. The project is proposed as an age-restricted community for persons age 55 and older. The residential lots would range in area from 5,355 to 11,407 square feet and homes would be single-story up to 2,600 square feet in size. Approximately 49 percent of the project site (±5.89 acres) would be set aside in open space/common area lots for wetland preservation, recreational facilities (Bocce ball courts, barbecue facilities), pedestrian trails, landscaping, and a detention basin. Solid wood fencing

and retaining walls, where necessary, would be constructed along the project's perimeter. Access would be provided off of Elmhurst Drive at the intersection with Swan Lake Drive and the new extension of Pastor Drive. An emergency access would be provided at the terminus of Sky View Lane. The project would connect to public sewer and water.

The project site is designated Rural Residential (2.3-4.6 acre minimum) in the Granite Bay Community Plan and is zoned RA-B-100/RS-AG-B-40 (Residential Agricultural, Combining Minimum Building Site of 100,000 square feet/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet). The applicant is requesting to amend the Granite Bay Community Plan to Low Density Residential (.4-.9 acres per dwelling unit) and rezone the property to RS-AG-B-X (17,424 minimum lot size) PD 2.6. In addition, the applicant is requesting approval of a Tree Permit to remove two Landmark Cottonwood Trees to allow access to the site from Elmhurst Drive. Other entitlements requested include a Vesting Tentative Subdivision Map and Conditional Use Permit.

Project Site:

The project site comprises 12.07 acres of undeveloped land characterized as open with relatively flat terrain at an elevation of about 300 feet. Vegetation onsite includes annual non-native grasslands, scattered trees including Blue and Interior Live Oaks, Red and Arroyo Willow, and Fremont Cottonwood; several seasonal wetlands and a large emergent marsh that is located in the southern portion of the property. The two large Fremont Cottonwood trees are designated "Landmark Trees" by resolution of the Placer County Board of Supervisors and are located within the County right-of-way along Elmhurst Drive. The Landmark trees are proposed to be removed for the proposed access off of Elmhurst Drive. Surrounding properties include large-lot rural residential land uses to the north including the terminus of Skyview Lane. There are rural low density residential uses to the east including the terminus of Pastor Drive. Elmhurst Drive and Linda Creek Court border the project site to the south along with low density residential uses. The Ridgeview Elementary and Oakhills schools are located to the west along with some rural low density residential uses.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)	Rural Residential (2.3-4.6 acre minimum)	Undeveloped
North	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)	Same as project site	Rural, large-lot, residential use
South	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 20 acres, Planned Development 2.27 (RS-AG-B-X 20 acre minimum PD 2.27)	Rural Low Density Residential (0.9-2.3 acre minimum)/Low Density Residential (.4-.9 acre minimum)	Low density residential use
East	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development 2.1 (RS-AG-B-100 PD 2.1)	Rural Low Density Residential (0.9-2.3 acre minimum)	Rural low density residential use
West	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)	Rural Residential (2.3-4.6 acre minimum)/Rural Low Density Residential (0.9-2.3 acre minimum)	Rural low density residential use/ Ridgeview Elementary and Oakhills Schools

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study

utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should 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

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

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

- ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the *mitigation measures* which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

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

Discussion- Item I-1:

The proposed project will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway.

Discussion- Item I-3:

The existing visual character of the area can be described as undeveloped, with views of non-native grasslands; scattered trees including Blue and Interior Live Oaks, Red Willow, and Fremont Cottonwood; a large emergent marsh and two large Cottonwood Trees. The proposed project would result in the construction of 27 new residences, recreational facilities, fencing, and internal roadways. As part of these improvements, the two large Cottonwood trees and 13 other native trees would be removed. Although there is a potential for the visual character or quality of the site to be impacted, approximately 49 percent of the project area would be set aside as open space/common lot area, including the large emergent marsh. This in combination with extensive landscaping proposed along roadways and within the open space/common lot areas, would reduce any potential visual impact to a level less than significant. No mitigation measures are required.

Discussion- Item I-4:

The proposed project would create 27 residential lots, which would result in an incremental increase in new sources of night lighting in the area. Street lighting is not proposed, except as may be required by the Department of Public Works for safety purposes at roadway intersections, similar to other areas in the community. There is no outdoor lighting proposed as part of the recreational facilities. New sources of outdoor lighting typically associated with residential uses would be introduced into the area; however, this lighting would be consistent with residential neighborhoods in the area and would not result in any substantial light and/or glare that would affect night time views in the area. To ensure that lighting standards on individual properties and within the subdivision are enforced in a manner consistent with the neighboring community, as well as ensure that individual properties are not subject to undue light trespass from neighboring properties, the following standard condition of approval will be applied to the project: Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the CC&R's. The standards shall be reviewed and approved by the Development Review Committee and shall include General Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions, and shall ensure that individual fixtures and other lighting in the subdivision will be designed, constructed, and installed in a manner that controls glare and light trespass, minimizes obtrusive light, and conserves energy and resources. No mitigation measures are required.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other 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? (PLN)				X

Discussion- All Items:

The project site has not been historically used for agriculture and is not designated as Prime, Unique, Statewide or Local Farmland as shown on maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is not under a Williamson Act contract.

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? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion- Item III-1:

The proposed project will not conflict with the Sacramento Valley Regional Air Quality Management Plan. No mitigation measures are required.

Discussion- Item III-2:

The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. No mitigation measures are required.

Discussion- Item III-3:

The proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project analysis, the project will result in some increase in regional and local emissions from construction and operation.

The project's related short and long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling materials, vehicle exhaust, dust, etc. Based on the proposed project, the short term construction/operational emissions may be above the District thresholds and the project will contribute to cumulative particulate matter emissions in Placer County.

Air quality impacts associated with the project will be less than significant when the following mitigation measures are implemented:

Mitigation Measures- Item III-3:

MM III.1 Construction:

1. Prior to the approval of Grading/Improvement Plans, the applicant shall submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District. This plan must address the minimum Administrative Requirements found in section 300 and 400 of Air Pollution Control District Rule 228, *Fugitive Dust*. The applicant shall not break ground prior to receiving Air Pollution Control District approval of the Construction Emission/Dust Control Plan.
2. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated, beginning 30 days after any initial work onsite has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30 day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and onsite foreman.
3. Prior to the approval of Grading/Improvement Plans the applicant shall provide a plan to the Placer County Air Pollution Control District for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
4. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed District Rule 202 *Visible Emission Limitations*. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at: <http://www.placer.ca.gov/Departments/Air/Rules.aspx>
5. Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County Air Pollution Control District Rule 228, *Fugitive Dust*. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations. This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40 percent opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County Air Pollution Control District Rule 228 *Fugitive Dust* limitations.
6. Prior to approval of Grading/Improvement Plans, an enforcement plan shall be established, and submitted to the Air Pollution Control District for review, in order to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations, shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.
7. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped onsite or taken to an appropriate disposal site.
8. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.

9. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
10. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.
11. Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water to control dust, as required by Rule 228, *Fugitive Dust*, to prevent dust impacts offsite. Operational water truck(s) shall be onsite, at all times, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked offsite.
12. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of five minutes for all diesel powered equipment.
13. Include the following standard note on the Improvement/Grading Plan: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment.
14. Include the following standard note on the Improvement/Grading Plan: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.
15. Include the following standard note on the Improvement/Grading Plan: All onsite stationary equipment shall be classified as "low emission" equipment.
16. Prior to building permit approval, the applicant shall show that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.
17. Prior to building permit approval, the applicant shall show provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.
18. Prior to building permit approval, in accordance with District Rule 225, only US Environmental Protection Agency Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an Environmental Protection Agency certified Phase II wood burning device or shall be a UL Listed Decorative Gas Appliance.
19. Include the following standard note on the Improvement/Grading Plan: The demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector, and that all asbestos materials are removed prior to demolition. For more information, call the California Air Resources Board at (916) 322-6036 or the US Environmental Protection Agency at (415) 947-8704.

Discussion- Item III-4:

The increase of air pollutants generated by the project could adversely affect sensitive receptors like children and senior citizens living in the vicinity of the project in the short term. However, the mitigation measures listed in Item 3 above will reduce these "short term" impacts to a less than significant level. The project's related long-term emissions are below the District's significant thresholds. Therefore, the impacts to the sensitive groups would be less than significant and no mitigation measures are required.

Discussion- Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust that could create objectionable odors in the short term. However, the mitigation measures listed in Item 3 above will reduce these "short term" impacts to a less than significant level. Long term impacts from odors are less than significant and no mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		

Initial Study & Checklist continued

2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. 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	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2:

A Biological Resources Assessment prepared by Michael Brandman Associates (dated June 6, 2008) and a Jurisdictional Delineation and Special Status Species Evaluation Report prepared by Gibson and Skordal (dated March 2008) identified potential for impacts to special-status species on the project site. Michael Brandman Associates reconciled the two reports in a letter dated September 5, 2008, and concluded the following: There are no special-status plant species with potential to occur onsite. Protocol-level surveys for Vernal Pool Branchiopods were conducted, but no Vernal Pool Branchiopods were detected. There is no suitable habitat on the project site for the California red-legged frog and western pond turtle as the emergent marsh is dry for the majority of the year. The site is outside the range of the California tiger salamander and giant garter snake. The project site does present suitable habitat for the western spadefoot toad, which is a protected species under California Code of Regulations Title 14, and pre-construction surveys will be necessary to determine the presence or absence of the toad. The project site also provides nesting habitat for birds of prey and other migratory birds. As there is a potential to disrupt nesting raptors during project construction, mitigation is required to reduce any impacts to a less than significant level.

Mitigation Measures- Items IV-1,2:

MM IV.1 A focused survey for the western spadefoot toad shall be conducted by a qualified biologist in all suitable habitats on the project site 30 days prior to commencement of ground disturbing activities to determine the presence or absence of the species. A report summarizing the survey findings shall be provided to the Placer County Planning Department and the California Department of Fish & Game within 30 days of the completed survey. If the species is found on the site, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish & Game. Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified biologist indicating the impacts to the species have been mitigated in accordance with California Department of Fish & Game requirements.

MM IV.2 Prior to any grading or tree removal activities, during the raptor nesting season (March 1-September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with California Department of Fish & Game. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or

greater distance, as determined by the California Department of Fish & Game). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted two months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the Design Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Game. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

Discussion Item IV-3:

The project site contains several scattered Blue Oak trees and two Interior Live Oaks trees that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute "oak woodlands" as they do not account for at least ten percent of the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands.

Discussion Item IV-4, 5:

Gibson & Skordal, LLC conducted a delineation of waters of the United States on the project site on December 3, 2007, and March 19, 2008, and documented the existence of 2.42 acres of water features, including 0.29 acres of seasonal wetlands, 0.04 acres of channel, and 2.09 acres of emergent marsh. (The channel, emergent marsh and .22 acres of seasonal wetland (SW8) are jurisdictional waters regulated by the US Army Corps of Engineers). Construction activities associated with the proposed project will impact approximately 0.30 acres of seasonal wetlands and channels. The large emergent marsh would remain undisturbed and be located within a wetlands preservation easement located within Lot A.

Mitigation Measures- Items IV-4,5:

MM IV.3 The wetlands report shall be field verified by the US Army Corps of Engineers, the US Fish & Wildlife Service, and the California Department of Fish & Game as deemed necessary by Design Review Committee prior to the filing of the Final Map. If significant discrepancies arise between the report and the field investigation of these agencies, the Design Review Committee shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals.

MM IV.4 Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The total amount of habitat to be replaced is 0.30 acres of wetland habitat (the regulatory agencies may require a different ratio that will need to be satisfied). Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded.

MM IV.5 The applicant shall install permanent protective fencing, as may be approved by the Design Review Committee, with upright posts embedded in concrete along and around all wetland preservation easement boundaries on Lot A and around the detention facility (Lot F) to the satisfaction of the Design Review Committee. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space/Common Area lots as required by other conditions of this project. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map as well as on the project Improvement Plans.

Discussion Item IV-6:

Although the project site supports various habitat types, there are no known native resident or migratory wildlife corridors within the project area, or its vicinity. This is an infill project that is surrounded by rural and low density residential developments, and school facilities, and does not lend support to such corridors. No mitigation measures are required.

Discussion Item IV-7:

An Arborist Report prepared by Sycamore Environmental Consultants, Inc. (dated June 4, 2008) identified 30 native trees onsite of various species, including Interior Live Oak, Blue Oak, Red Willow, Arroyo Willow, and

Fremont Cottonwood. A total of 13 trees are proposed to be removed with the proposed subdivision improvements and another three trees would have their driplines impacted by development. The project site also contains two large Fremont Cottonwood Trees, designated as "Landmark Trees" by resolution of the Placer County Board of Supervisors. The Landmark Cottonwood trees which consist of two separate trunks, visibly connected just below the surface, have an approximate diameter at breast height measurement of 48 inches and 60 inches. The applicant is requesting a Tree Permit to remove the trees to construct a County standard width access road to the site from Elmhurst Drive, aligning directly with the centerline of existing Swan Lake Drive.

Placer County consulted with North Fork Associates to conduct a peer review (dated November 10, 2008) of two separate arborist reports prepared for the Landmark Cottonwood trees. The first report, Arboricultural Assessment, was prepared by Randall Frizzell (dated June 2008). The second report was prepared by Sycamore Environmental Consultants, Inc. (dated June 2008). Both of these reports provided an analysis of the Landmark Cottonwood trees and an assessment regarding the health, hazard potential, and whether or not removal of these trees is necessary. After reviewing both reports, North Fork Associates concluded that if roadway improvements are constructed as shown on the Tentative map, around the Landmark Cottonwood trees, 93 percent of the root system would be impacted and the trees would not survive. If the Landmark Cottonwood trees were to remain in their natural state, with no development impact, North Fork Associates stated that several corrective actions could be taken to significantly reduce the hazard potential and improve the structure of the trees.

Mitigation Measures- Items IV-7:

MM IV.6 Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements.

Discussion Item IV-8:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan.

V. CULTURAL RESOURCES – Would the project:

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

61.1

Discussion- Items V-1,2:

A Cultural Resources Assessment prepared by Michael Brandman Associates (dated June 5, 2008) documented record searches at the North Central Information Center, the Native American Heritage Commission, the University of California Museum of Paleontology, and a pedestrian survey to relocate and document the existence and condition of previously recorded or new cultural resource sites within the project boundary. The records search indicated that 11 cultural resource sites have been recorded within a 0.25 mile radius of the project boundary, and one site was previously recorded within the project boundaries. However, a field survey of the project area on May 22, 2008, concluded that the five sites located nearest to the project site (CA-PLA-167, CA-PLA-208, CA-PLA-209 and 211, CA-PLA-210), including one cultural resource recorded onsite, no longer exist. As no new cultural resources were discovered during the survey and none of the previously recorded resources were relocated, no historic resources would be affected by project development. As there is always the risk of the inadvertent discovery of unknown resources, standard construction conditions will apply to this project as follows: "If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any onsite construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site". No mitigation measures are required.

Discussion- Item V-3:

Michael Brandman Associates consulted with Kenneth L. Finger, Ph.D., Consulting Paleontologist, to perform a Paleontological records search of the project site. Dr. Finger's findings, summarized in a letter dated May 18, 2008, stated that the lone Formation reaches up to the southeastern tip of the project area, and this formation often contains accumulations of leaves, wood, and coal. In addition, fossils previously reported in Granite Bay include a palm nut, cinnamon leaf, opalized wood, a fern tree trunk, horse teeth, and a mammoth tooth from the Turlock Lake Formation. Due to the extensive disturbance of the project site and the apparent rarity of vertebrate fossils in the geologic units mapped there, no additional surveys are recommended. However, there is the possibility of discovering paleontological resources during deeper, larger, excavations. As such, standard construction conditions will apply to this project and state "a note shall be placed on the improvement plans that if paleontological resources are discovered onsite, the applicant shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State designated repository such as Museum of Paleontology, UC Berkeley, the California Academy of Sciences, or any other State designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils". No mitigation measures are required.

Discussion- Items V-4,5:

Michael Brandman Associates sent a letter, dated November 6, 2007, to the Native American Heritage Commission in Sacramento in an effort to determine whether any sacred sites listed on its Sacred Lands File are located within the project area. The Native American Heritage Commission responded on November 8, 2007, stating that a search of its Sacred Land File failed to indicate the presence of Native American cultural resources in the immediate project area. The Native American Heritage Commission provided a list of six Native American representatives who may have further knowledge of Native American resources. Michael Brandman Associates sent letters to all six tribal contacts on May 27, 2008. To date, there has been no response.

Discussion- Item V-6:

There is no evidence of any kind of a burial ground within the project boundary. As such, the proposed project will not disturb any known human remains, including those interred outside of formal cemeteries. The standard

construction conditions noted in Item 1 above will ensure that impacts remain less than significant should inadvertent discovery occur. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)		X		

Discussion- Items: VI-1,2,3,9

The infill development project would result in the disturbance of approximately 9.1 acres of the 12.07 acre site for the development of 27 age-restricted residential lots, a detention basin, recreation areas, and associated roadway improvements. The 27 lots will be pad graded as a part of the project. All homes will be one-story, and up to 2,600 square feet in size. The project proposes approximately 5.89 acres of open space/common area lots.

Access to the property is from Elmhurst Drive at Swan Lake Drive and an extension of Pastor Drive. This property is currently vacant and undeveloped. Site topography consists of relatively flat terrain which slopes mildly down from the east to west over a majority of the site, and down towards the Treelake Branch of a tributary to Linda Creek North which traverses the southern edge of the property. A seasonal drainage swale flows around the north and northwest portions of the property.

According to a preliminary geotechnical engineering study by Youngdahl Consulting Group, Inc. dated November 2007, the primary geotechnical issues to be addressed consist of shallow bedrock, potential for perched groundwater, and potentially expansive soils. Soil types present onsite consist of silty sand materials mixed with occasional thin layers of silty clay and clayey silt materials, gravel materials, and siltstone materials in a medium dense to very dense condition. A layer of moderately to highly expansive soil may be present above the bedrock contact which could lead to structural distress of improvements from shrink and swell due to changes in moisture content. Grading activities are associated with the establishment of the padded lots, subdivision roadways, emergency vehicle access road, detention basin, and recreation areas. The project grading would result in approximately 19,100 cubic yards of soil moved at the site and the earthwork is proposed to balance onsite. The maximum depth of cut/fill is four feet. All resulting finished grades are proposed to be no steeper than 2:1. The geotechnical report concluded that underlying rock materials could likely be excavated to depths of several feet using conventional grading equipment. However, blasting to achieve utility line grades, especially in planned cut areas, is

possible. The geotechnical report concluded that the construction of the proposed improvements is feasible from a geotechnical standpoint given that the recommendations of a registered civil engineer are incorporated into the design plans and implemented during construction. Prior to development of final plans, subsurface exploration and laboratory testing shall be performed to develop design criteria and determine the extent of potentially expansive clay onsite.

The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and changes to topography and ground surface relief features will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2,3,9:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Engineering and Surveying Department for review and approval. The plans shall show all 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. 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 Design Review Committee review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Engineering and Surveying Department in both electronic and hard copy versions in a format to be approved by the Engineering and Surveying Department prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, 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 Design Review Committee. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department 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 assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

Submit to the Engineering and Surveying Department a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

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

MM VI.3 Submit to the Engineering and Surveying Department, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. 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 onsite, (i.e., groundwater, expansive/unstable soils, etc.), and
- F) Slope stability

Once approved by the Engineering and Surveying Department, two copies of the final report shall be provided to the Engineering and Surveying Department and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). 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.

MM VI.4 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

MM VI.5 If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

Discussion- Item VI-4:

Based on the preliminary geotechnical study by Youngdahl Consulting Group, Inc., there are no identified unique geologic or physical features at the site that will be destroyed, covered, or modified by the project.

Discussion- Items VI-5,6:

The project proposal would result in the construction of subdivision roadways to serve 27 pad graded residential lots. Approximately 9.1 acres of the 12.07 acre site will be disturbed by grading activities. The disruption of soils on this undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. The Treelake branch of the northern tributary of Linda Creek traverses the southern third of the property. Approximately 600 feet of the proposed subdivision roadway will be constructed adjacent to this tributary flood plain and a 42 foot con-span crossing will be constructed over the drainageway for the entrance road. Erosion and water quality impacts from site grading activities have the potential for causing a direct negative influence on the watershed of Linda Creek. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long term. 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 has the potential to result in significant increases in erosion of soils both on and offsite. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

- Refer to text in MM VI.1
- Refer to text in MM VI.2
- Refer to text in MM VI.3
- Refer to text in MM VI.4

MM VI.6 Water quality Best Management Practices shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department.

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

MM VI.7 The project's ground disturbance exceeds one acre and is subject to the construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System program. The applicant shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion- Item VI-7:

According to the Geotechnical Engineering Study prepared by Youngdahl Consulting Group, Inc. dated November 2007, the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG 1992), show no active faults or Earthquake Fault Zones (Special Studies Zones) located on the project site. The nearest mapped faults to the site are related to the Bear Mountains and Melones Fault Zones located from 11 to 35 kilometers east of the site. The nearest mapped active fault to the site is the Dunnigan Hills fault located about 60 kilometers to the west-northwest. The site is located within Seismic Zone 3 on the California Building Code Seismic Zone Map. The site may experience moderate ground shaking caused by earthquakes occurring along offsite faults. The structures will be constructed according to the current edition of the California Building Code, which includes seismic design criteria. Therefore, the likelihood of severe damage due to ground shaking is minimal. No mitigation measures are required.

Discussion- Item VI-8:

According to the preliminary geotechnical study by Youngdahl Consulting Group, Inc. dated November 2007, the potential for site liquefaction, slope instability, and surface rupture at this site are considered negligible due to the relatively shallow depth to bedrock, relatively flat terrain, and relatively low seismicity of the area. No mitigation measures are required.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Items VII-1,2:

The project consists of a residential community and does not propose the use or storage of hazardous materials. Construction of the proposed project will likely involve the short term use and storage of hazardous materials

61-6

typically associated with grading and construction, such as fuel and similar substances. All materials will be used, stored, and disposed of in accordance with applicable federal, state, and local laws. Therefore, the proposed project will not create a significant hazard to the public or the environment related to the handling, transport, use, or disposal of hazardous materials or accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

Based upon the project analysis, the project is not expected to emit hazardous emissions.

Discussion- Item VII-4:

A Phase I Environmental Site Assessment, dated June 23, 2008, was conducted for this property by Youngdahl Consulting Group, Inc. The Environmental Site Assessment states that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Additionally, the Environmental Site Assessment concludes that no recognized environmental conditions exist at the property and does not recommend an additional study.

Discussion- Item VII-5:

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport and therefore, the project would not result in a safety hazard for people residing or working in the project area.

Discussion- Item VII-6:

The project site is not located within the vicinity of a private airstrip and therefore, the project would not result in a safety hazard for people residing in the project area.

Discussion- Item VII-7:

The project site is located in an area determined by the South Placer Fire District not to be at risk for wildland fires and therefore would not expose people or structures to a significant risk or loss, injury or death from wildland fires.

Discussion- Item VII-8:

The project will include wetland areas and a stormwater detention/drainage system. Wetlands, ponds and stormwater detention basins and pipes, unless properly designed and/or managed, have the potential to create a significant health hazard by providing an environment conducive to breeding mosquito disease vectors. This is a potentially significant impact and will be reduced to a less than significant impact with the inclusion of the following mitigation measure.

Mitigation Measures- Item VII-8:

MM VII.1 In order to minimize potential health hazards related to mosquito breeding, the project proponent shall abide by the Placer County Mosquito Abatement District Guidelines and Standards for Vector Prevention in Proposed Developments. The project will be conditioned to allow the Placer Mosquito Abatement District to review the Improvement Plans.

Discussion- Item VII-9:

A Phase I Environmental Site Assessment, dated June 23, 2008, was conducted for this property by Youngdahl Consulting Group, Inc. The Environmental Site Assessment states that no recognized environmental conditions exist at the property and does not recommend an additional study.

VIII. 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 potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater			X	

4-7

Initial Study & Checklist continued

supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		X		
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item VIII-1:

The project will not rely on groundwater wells as a potable water source. Potable water for the project will be treated water from San Juan Water District. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item VIII-2:

The project will not utilize groundwater and will not deplete groundwater supplies. The project will ultimately allow for the construction of residential dwellings and associated driveways and paved areas that will create an impermeable surface on a portion of the property. This impermeable surface may slightly reduce the rate of groundwater recharge. However, a portion of the property will remain unimproved and the impact to groundwater recharge is less than significant. The project will be conditioned to prohibit the drilling of individual water wells for domestic or irrigation purposes. No mitigation measures are required.

Discussion- Items VIII-3,4:

The project consists of road improvements per Placer County standards for the public road extensions of Swan Lake Drive and Pastor Drive, utility infrastructure, and recreation areas to serve 27 age-restricted single family residential lots with lot sizes ranging from 5,355 to 11,407 square feet. A preliminary drainage report was prepared by TSD Engineering, Inc. dated September 9, 2008. The existing watershed has four shed areas that discharge along the west property boundary in existing drainage ways. The storm flows generated from the developed site are conveyed by graded sheet flows to the storm drainage system drop inlets where the flows are diverted to the detention pond before they release and resume their historical drainage paths and flows. While onsite drainage patterns are altered due to the proposed development of this site, the direction of discharge of runoff from the site remains essentially the same as pre-development conditions. The drainage within the existing riparian area along onsite Treelake tributary to Linda Creek North will remain the same with no additional flow being added to this area.

The site is currently undeveloped and 100 percent pervious. The hydraulic analysis for the post-development site conditions assumes that 75 percent of the site surface area is pervious and 25 percent is impervious. The new impervious surfaces on this undeveloped property will increase the rate and amount of surface runoff from the site.

61.8

However, the proposed drainage system design and detention basin for the new development will meet the attenuation requirements for the ten and 100 year peak flow storm event conditions. Local detention will be provided with the project construction for a total volume of 34,416 cubic feet, where only 27,360 cubic feet is needed to mitigate the project's increases to peak flow and minimize any downstream impacts. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations.

Furthermore, 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 Linda Creek North 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 local, onsite detention to reduce post-development flows from the ten and 100 year storms to pre-development levels and 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 will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

The proposed project's impacts associated with altering drainage patterns and increasing rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-3,4:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on and offsite improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used both during construction and for long term post-construction water quality protection. Best Management Practice measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of detention facilities. Detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.3 Provide an Irrevocable Offer of Dedication on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department and Design Review Committee for easements as required for access to, and protection and maintenance of, storm drainage detention facilities, as well as post-construction water quality enhancement facilities (Best Management Practices). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM VIII.4 The 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 \$250 per single-family residence, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

MM VIII.5 The 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 \$89 per single-family residence.

Discussion- Items VIII-5,6,12:

Approximately 51 percent of the 12.07 acre site will be covered with impervious surfaces including structures and pavement. The proposed construction includes approximately two acres of paved roadways with 27 single-story

residences. The paved roads will have curb and gutter to convey stormwater to drop inlets through drain pipes to a local detention/sedimentation pond. The entry road will cross the Linda Creek North drainage way via a con-span structure. The Treelake tributary to Linda Creek North traverses the southern property boundary and Folsom Lake is located approximately one mile east of the site. Contaminated runoff from the site has the potential for causing negative direct influence on the water quality of Linda Creek North. The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will 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 runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. According to the preliminary drainage report dated September 19, 2008, by TSD Engineering, Inc., drainage from the project roadways will be captured and treated via catch basin inserts in the drop inlets, vegetative cover to stabilize slopes, and the proposed sedimentation basin. Suspended sediment and pollutants will have time to settle out prior to stormwater runoff discharging from the site. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and Best Management Practices sizing calculations. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-5,6,12:

- Refer to text in MM VI.1
- Refer to text in MM VI.2
- Refer to text in MM VI.4
- Refer to text in MM VI.6
- Refer to text in MM VI.7
- Refer to text in MM VIII.1

MM VIII.6 Water quality Best Management Practices shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department.

Storm drainage from on and offsite 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 Department. Best Management Practices shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) Best Management Practices for the project include, but are not limited to: catch basin inserts, slope stabilization, revegetation, and a sedimentation basin. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All Best Management Practices shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Maintenance of these facilities shall be provided by the project owners/permittees.

MM VIII.7 The project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's National Pollutant Discharge Elimination System Municipal Stormwater Permit (State Water Resources Control Board National Pollutant Discharge Elimination System General Permit No. CAS000004).

Discussion- Item VIII-7:

The project will not utilize groundwater and does not propose to use groundwater wells. The project proposes construction of residential dwellings, which will not substantially degrade ground water quality. The project could result in urban stormwater runoff. Standard Best Management Practices will be used and as such, the potential for the project to violate any water quality standards is less than significant. No mitigation measures are required.

Discussion- Items VIII-8,9,10:

The project site is located within the area shown on the Federal Emergency Management Agency Flood Insurance Rate Map. However, there are no proposed building sites within the Federal Emergency Management Agency designated Flood Zone or Special Flood Hazard Area. The preliminary hydrologic and hydraulic study prepared by TSD Engineering, Inc. dated September 19, 2008 provided an analysis of the 100 year flood plain limits based on field cross sections to calculate the normal depth of the 100 year peak storm. The calculated 100 year water surface elevations were reasonably close to the 100 year flood plain limit as identified on the Tentative Map. Based on the calculated 100 year storm event water surface elevations, the building site for Lot 20 is potentially at risk for flooding due to the proximity to the Treelake tributary.

The project proposes a con-span structure to cross the existing drainage way for the site entry road. Construction of the entry road will require grading and fill within the flood plain. The applicant has demonstrated in the preliminary grading report that the con-span structure is sized to provide approximately four feet of headwater and will carry approximately 1,000 cubic feet per second. Staff considers the flooding impacts of constructing a con-span structure to cross the existing drainage way in this developed area to be potentially significant impacts to adjacent properties. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations.

Mitigation Measures- Items VIII-8,9,10:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VIII.1

MM VIII.8 On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show that the finished house pad elevation for Lot 20 shall be a minimum of two feet above the calculated 100 year water surface elevation of the Treelake tributary (or finished floor three feet above the water surface elevation of the Treelake tributary). 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 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 Design Review Committee.

Discussion- Item VIII-11:

The project will not utilize groundwater. Therefore it will not alter the direction or rate of flow of groundwater.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	

61.11

6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Items IX-1,6:

The proposed project will not physically divide an established community. This is an infill project that will create 27 new residential lots in an area where adjacent properties are already built out.

Discussion- Item IX-2,7:

The proposed project would increase the allowable density on the project site from a potential of six residential lots (base zoning) to 27 residential lots. The project site is currently designated Rural Residential (2.3-4.6 acre minimum) in the Granite Bay Community Plan and is zoned RA-B-100/RS-AG-B-40 (Residential Agricultural, Combining Minimum Building Site of 100,000 square feet/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet). The applicant is requesting to amend the Granite Bay Community Plan to Low Density Residential (.4-.9 acres per dwelling unit) and rezone the project site to RS-AG-B-X (17,424 minimum lot size) PD 2.6. Potentially significant physical impacts associated with the proposed increase in density are considered less than significant due to the fact that the project is located on an infill site and is proposed to be developed as an age-restricted community. The traffic analysis concluded that traffic generated from the site would be reduced to the same level as if the property was developed under the base zoning (no age-restriction). Traffic related noise levels would also be reduced. The proposed project would require the extension of infrastructure to the project site. However, these improvements would not encourage additional growth as the immediate area has already been built out. No mitigation measures are required.

Discussion- Item IX-3:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan. As such, there will be no conflict with such plans.

Discussion- Item IX-4:

The proposed project, a 27 lot planned development, is designed in such a manner that potential impacts associated with land use compatibility (i.e. lot sizes) would be minimized. Residential lots are clustered and surrounded by large open space/common lot areas. Single-family homes would be limited to single-story and designed with natural stone, wood siding, and earth tone colors to blend in with the rural surroundings. Residential lots that abut adjacent properties would be subject to 30 foot minimum rear setback requirements, the same setback typically required for larger parcels. Existing conditions on adjacent properties would further minimize compatibility issues. A large open space area (offsite) provides a natural buffer to the residence situated to the west. The emergent marsh located in Lot A would remain in its natural state and provide a buffer to properties to the south. Two residences located to the east of the project site are located a minimum of 30 feet from the property line and are separated from the project by mature landscaping and native trees. No mitigation measures are required.

Discussion- Item IX-5:

There are currently no existing agricultural operations or timber resources occurring onsite but the property is located in an area where residential agricultural parcels exists and there is the potential that existing and future agricultural operations could be adversely impacted by the proposed development. The County has adopted a "Right to Farm" ordinance which allows existing agricultural operations to continue, in a manner consistent with the underlying zoning. A condition of project approval shall provide notification to the property owner that agricultural operations may take place on adjacent/surrounding parcels, and the approval of this project shall not impact the ability of existing and future agricultural operations to continue in a manner consistent with the underlying zoning regulations. The condition shall state, "Notification shall be provided to the property owner(s) of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform the property owner(s) that farm operators have a "right to farm" their lands despite potential nuisance to neighboring properties, including noise, odors, and use of toxic and hazardous materials". A statement to this effect shall also be included in the project's CC&R's. No mitigation measures required.

6/12

Discussion- Item IX-8:

The proposed project is a planned development restricted to age 55 and older residents, and as designed, will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration.

X. MINERAL RESOURCES – Would the project result in:

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

Discussion- All Items:

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.

XI. NOISE – Would the project result in:

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

Discussion- Item XI-1:

The project site is located directly adjacent to athletic fields (Oakhills and Ridgeview Elementary School) on the west side. These athletic fields include two baseball diamonds and one soccer field. Noise sources at these facilities would primarily be shouting children and cheering adults during intermittent periods of weekend sporting events, and school children playing outside during lunch and recess periods during the week. The Environmental Noise Assessment conducted by Bollard Acoustical Consultants (report dated September 8, 2008) concluded that estimated worst-case, unmitigated noise exposure from the athletic fields to the west of the project site is expected to be approximately 50 dB Leq or less at the closest proposed residential property line on the project site during busy playground activities. This level satisfies Placer County noise standards. However, to reduce the potential for

61.13

adverse reaction to noise generated at the adjacent playing fields, a condition of approval will require that all prospective residents of this development with backyards which will have a view of the school playing fields should be provided with disclosure statements informing them of potentially elevated noise levels during playing field usage by both school children and during weekend sporting events. No mitigation measures are required.

Discussion- Item XI-2:

The proposed project would introduce 27 residential lots into the area which would result in an incremental increase in ambient noise levels in the project vicinity from typical outdoor activities associated with residences, including but not limited to, conversational noise, landscape maintenance equipment, vehicle noise, etc. The potential noise impact is less than significant and no mitigation measures are required.

Discussion- Item XI-3:

Project related construction activities would result in a temporary increase in ambient noise levels in the project vicinity from sources such as earth moving equipment, transport vehicles, and general contractor equipment and operations. Implementation of the County's Noise Ordinance by limiting the days and hours of operations consistent with Placer County General Plan policies would reduce the potential impact to a level of less than significant.

Mitigation Measures- Item XI-3:

MM XI.1 Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

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

In addition, temporary signs four foot by four foot shall be located throughout the project, as determined by the Design Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans. Essentially, quiet activities which do not involve heavy equipment or machinery may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

Discussion- Item XI-4:

The project site is not located within an airport land use plan or within two miles of a public use airport.

Discussion- Item XI-5:

The project site is not located in the vicinity of a private airstrip.

XII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XII-1:

The project would result in the creation of 27 lot residential lots which would result in an incremental increase in population in the Granite bay Community Plan area. However, this incremental increase in population is less than significant. As an infill project, there would not be any new infrastructure or services that would induce population growth in the area. No mitigation measures required.

6/6/14

Discussion- Item XII-2:

The proposed project will not displace any housing.

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

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

Discussion- Item XIII-1:

No new fire protection facilities are proposed as part of the project.

Discussion- Item XIII-2:

No new sheriff protection facilities are proposed as part of the project.

Discussion- Item XIII-3:

No new school facilities are proposed as part of the project.

Discussion- Item XIII-4:

The existing project access roads, Elmhurst Drive, Swan Lake Drive, and Pastor Drive, are maintained by Placer County. The project proposes to extend Swan Lake Drive and Pastor Drive into the site to form two tee intersections in a looped configuration. The onsite roadways will be public. The addition of approximately one third of a mile of new publicly maintained roadway will add to Placer County's current obligation under the maintained mileage system. However, the project will be required to establish a new Zone of Benefit within an existing County Service Area or annex to a pre-existing Zone of Benefit, as directed by County, to provide adequate funding for services to the project. No mitigation measures are required.

Discussion- Item XIII-5:

The project will not result in substantial adverse physical impacts associated with any other provision of governmental services. No mitigation measures are required.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	

61.15

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 XIV-1:

The addition of 27 residential units would result in an incremental increase in the use of neighborhood and regional parks. However, this increase in use would not result in a substantial or accelerated physical deterioration of local park facilities and therefore would be negligible and less than significant. No mitigation measures are required.

Discussion- Item XIV-2:

The proposed project would develop recreational facilities that would include two bocce ball courts, barbecue facilities, and pedestrian trails. These facilities are designed in a manner as to not impact native trees or the large emergent marsh located in the southern portion of the property. Construction activities related to these improvements and any potential impact on the physical environment is less than significant. No mitigation measures are required.

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

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

Discussion- Item XV-1:

The project proposal would result in the construction of 27 new age-restricted residential single family homesites on property that is currently vacant. A Traffic Impact Analysis dated September 19, 2008, was prepared by MRO Engineers and subsequently a Supplemental Traffic Analysis and Trip Generation Comparison dated May 20, 2009 was prepared by MRO Engineers. Trip generation data was calculated using the Institute of Transportation Engineers, *Trip Generation*, Eighth Edition, 2008. The proposed project will generate 100 average daily trips, with approximately six weekday AM peak hour trips and seven weekday PM peak hour trips. A trip is defined as a vehicle traveling one-way inbound or outbound; for example, a vehicle leaving The Enclave subdivision and then returning later in the day is defined as two trips. The current zoning of the project site allows for six non-age restricted residential dwelling units. The proposed age-restricted project would generate slightly more trips than allowed for in the existing zoning – two

66.16

more in the AM peak hour and one more in the PM peak hour. Over the course of a day, 27 age-restricted dwelling units would generate about 43 more trips than six non-age-restricted units. The project proposes a slight increase in the number of daily trips that will not significantly impact the capacity of existing local roadways.

The proposed project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing level of service, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. The project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program Improvements, the traffic impacts are less than significant.

Mitigation Measures- Item XV-1:

MM XV.1 The project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

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

The current total combined estimated fee is \$52,126.18 for 27 Senior Adult Housing units. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XV-2:

The project proposal would result in the creation of 27 additional age-restricted residential lots. Addition of peak-hour project traffic will have a negligible impact on the operation of the four study intersections analyzed in the Traffic Impact Analysis prepared by MRO Engineers, dated September 19, 2008. In addition, a Supplemental Traffic Impact Analysis dated May 20, 2009 was prepared by MRO Engineers to analyze the project's impact on the additional intersection of Swan Lake Drive and East Roseville Parkway. The analysis concluded that no significant changes in Level of Service are projected for this intersection. The study intersections would operate at Level of Service A or B in both AM and PM peak-hour periods. In addition, the "worst case" condition of all project generated traffic as well as all existing Paster Drive generated traffic was analyzed at the Swan Lake Drive / East Roseville Parkway intersection. Under this "worst case" scenario, the AM peak hour and the PM peak hour Levels of Service are expected to continue to operate at the same levels of service as under existing conditions (LOS A or B). Slight changes in delay are projected at all three local intersections studied; however, the maximum increase in delay is expected to be 0.5 seconds per vehicle. This length of additional delay is essentially imperceptible to drivers. The Level of Service standard established by the Granite Bay Community Plan for roads affected by project traffic will not be exceeded as a result of the project. Cumulative impacts of increased traffic in the Granite Bay area will be mitigated by the payment of traffic impact fees. No mitigation measures are required.

Discussion- Item XV-3:

The project proposes an extension of two public roads, Swan Lake Drive and Pastor Drive, into the site to form two tee intersections in a looped configuration. A 40 foot wide emergency vehicle access and utility easement will connect the project to Skyview Lane, a private street to the north. The main project entrance will be Swan Lake Drive at the intersection of Elmhurst Drive. Currently, two heritage cottonwood trees sized at 48 inches and 60 inches in diameter grow within the proposed right-of-way extension of Swan Lake Drive. The project proposes to remove these trees to allow a County standard width access road to the site from Elmhurst Drive, aligning directly with the centerline of existing Swan Lake Drive. The intersection of Swan Lake Drive and Elmhurst Drive is stop-controlled and the additional leg of the intersection (entrance to the subdivision) will also be stop-controlled. No mitigation measures are required.

Discussion- Item XV-4:

Based on correspondence with a representative of the South Placer Fire Protection District during environmental review of the project, the proposed project is acceptable for emergency response purposes. A 40 foot wide emergency vehicle access and utility easement will connect the project to Skyview Lane, a private street to the north. A 20 foot wide all weather surface emergency access roadway will be constructed within the easement. Bollards will be constructed at the end of Skyview Lane enabling fire access that could assist in a more timely response from the South Placer Fire Protection District Station 15 on East Roseville Parkway when needed. The Engineering and Surveying Department requires that the South Placer Fire Protection District review and sign the Improvement Plans. No mitigation measures are required.

66.17

Discussion- Item XV-5:

The proposed project would create 27 residential lots, each of which would be required to provide off-street parking for two vehicles (not including garage spaces) in conformance with Section 17.54.060 of the Placer County Zoning Ordinance (Parking Standards). Additionally, on-street parking would be provided along one side of the street to provide improved access to onsite recreational facilities. Conditions of Approval to ensure that two off-street parking spaces are provided for each residence, and red curbing with "No Parking" and "Fire Lane" markings are included on the project's improvements plans will be required. No mitigation measures are required.

Discussion- Item XV-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. Within the project, a series of connected pedestrian sidewalks and pathways are proposed immediately adjacent to the proposed public roadway extensions as well as separated from the road and meandering through landscaped areas. A pathway is proposed to connect to the school property along the western project boundary. At the project frontage with Elmhurst Drive, residential sidewalk connections will be constructed to conform to existing sidewalk improvements. The project entrance will be constructed as an all-way stop-controlled intersection at Elmhurst Drive and Swan Lake Drive with a striped pedestrian crosswalk and accessible ramps on the new leg of the intersection.

Discussion- Item XV-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Item XVI-1:

The type of wastewater to be produced by this development is typical of residential wastewater already collected and treated within Sewer Maintenance District 2. The treatment facility is capable of handling and treating this type of wastewater to the treatment requirements of the Central Valley Regional Water Quality Control Board. No mitigation measures are required.

61.18

Discussion- Item XVI-2:

The Enclave at Granite Bay subdivision project is located within Sewer Maintenance District 2. Wastewater flow from the project area is treated at the City of Roseville's Dry Creek Wastewater Treatment Plant. The project proposes to construct a public gravity sewer system to provide service to the 27 residential lots. The proposed project will tie into the existing 16 inch sewer line located within Elmhurst Drive. The construction of new wastewater collection and conveyance facilities onsite will not cause significant environmental effects. However, the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b) has identified a downstream pipe capacity deficiency that results from the build-out peak wet weather flow scenario in portions of the 15 inch trunk sewer identified as Area A. This area is located upstream of the Old Auburn Pump Station and permanent flow monitoring site in Placer County. This 15 inch trunk sewer serves the southern portion of Granite Bay and the extreme southeast corner of Roseville. Based on RMC TM 3b, four of these pipe reaches are under surcharge conditions for a period of approximately one hour during the current peak wet weather flow scenario. Under the bulldout peak wet weather flow scenario, thirteen pipes reaches within Area A experience surcharging up to three feet for approximately 18 hours due to hydraulic capacity deficiencies. Surcharging occurs when the hydraulic gradeline is above the crown of the pipe, indicating that the pipe would be flowing under pressure during surcharge conditions instead of gravity flow. Relief sewers would be considered as the potential capital project to eliminate surcharging under peak wet weather flow conditions. An 18 inch replacement sewer is recommended in the RMC TM 3b (Improvement Project 1) to improve the hydraulic deficiencies identified in Area A.

The cost of the Capital Improvement Project 1 is to be borne by the upstream users. The proposed Enclave subdivision project is an upstream user that proposes an increased density of 21 units over the base zoning. Therefore, staff finds that the increase in density further impacts the existing capacity deficiency and the project's impacts associated with sewer collection will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-2:

MM XVI.1 The applicant shall pay a mitigation fee of one thousand, seven hundred dollars (\$1,700.00) per equivalent dwelling unit prior to Improvement Plan approval, toward the cost of the future Capital Improvement Project 1 (including design and construction management along with actual construction costs) as identified in the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b). The Environmental Engineering Division will use this money to reduce surcharging within Area A by replacement, and/or rehabilitation of existing sewer infrastructure in Area A. The applicant is notified that the mitigation fee (\$1,700 per equivalent dwelling unit) is contributed to the cost of constructing the recommended Capital Improvement Project 1 in Area A; the payment of this mitigation fee will be required prior to Improvement Plan approval.

Discussion- Item XVI-3:

The project will be served by public sewer service and will not require or result in the construction of new onsite sewage disposal systems.

Discussion- Item XVI-4:

The project proposes storm drainage collection and conveyance for the onsite roadways. Runoff will be collected in a detention basin to be constructed with the project improvements. No mitigation measures are required.

Discussion- Item XVI-5:

San Juan Water District is the agency charged with providing treated water service and has indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "Will-Serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVI-6:

The agency charged with providing treated sewer service has indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of a "Will-Serve" letter from the agency. No mitigation measures are required.

Discussion- Item XVI-7:

Solid waste in the project area is collected by Auburn Placer Disposal Service and processed at the Western Regional Materials Recovery Facility. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

61.19

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input checked="" 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 Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Department, EJ Ivaldi, Chairperson
 Engineering and Surveying Department, Rebecca Taber, P.E.
 Engineering and Surveying Department, Wastewater, Janelle Heinzler
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Tom R. Thompson
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Bob Eicholtz, Brad Albertazzi

Gina Langford

Signature _____ Date June 24, 2009
 Gina Langford, Environmental Coordinator

61.20

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<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	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Environmental Noise Assessment
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input checked="" type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input checked="" type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<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

6121

Initial Study & Checklist continued

		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input checked="" 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"/> URBEMIS 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"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____

66.22