

**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael Johnson, AICP, Agency Director

Gina Langford, Coordinator

TO: Interested Parties

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the proposed Amazing Facts Ministries project (PEIR T20080021)**

REVIEW PERIOD: **February 5, 2009 to March 6, 2009**

Placer County will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified above in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to make meaningful responses as to the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

**Project Description:** Amazing Fact Ministries is requesting approval of a Minor Use Permit (MUP) to develop a "house of worship" facility on a 75-acre site zoned F-B-X 20-acre minimum.

**Project Location:** The project site is located on the south side of Sierra College Boulevard between Night Watch Drive and Ridge Park Drive (APNs: 046-050-006 & 046-050-008).

For more information regarding the project, please contact E.J. Ivaldi, Supervising Planner, 530-745-3147, [ejivaldi@placer.ca.gov](mailto:ejivaldi@placer.ca.gov)]

A copy of the NOP is available for review at the Loomis, Penryn, Rocklin, and Roseville libraries; Placer County Community Development Resource Agency front counter, and County website:

<http://www.placer.ca.gov/CommunityDevelopment/EnvCoordSvcs/EnvDocs.aspx>

**Scoping Meeting:** The Lead Agency will hold a public Scoping Meeting to receive oral comments on **Tuesday, March 3, 2009, at 9:00 am**, in the Planning Commission Hearing Room, located at 3091 County Center Drive, Dewitt Center, Auburn.

**NOP Comment Period:** Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on **Friday, March 6, 2009** to Maywan Krach, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530)745-3132, fax (530)745-3003, or [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov).

Notice also published in: Roseville Press Tribune, Saturday, February 7, 2009

## 1.0 PROJECT DESCRIPTION

### 1.1 Project Location

The project site is located in Placer County (Figure 1) on the south side of Sierra College Boulevard between Night Watch Drive and Ridge Park Drive. The project site is comprised of two parcels, 5.9 acres and 69.1 acres, that abut the City of Rocklin along the northern property line and extend to Oak Hill Lane in Placer County to the south (APNs: 046-050-006 and 046-050-008) (Figure 2). The proposed house of worship will be constructed on 17 acres in the northwest portion of the project site.

### 1.2 Project Setting

#### Site Characteristics

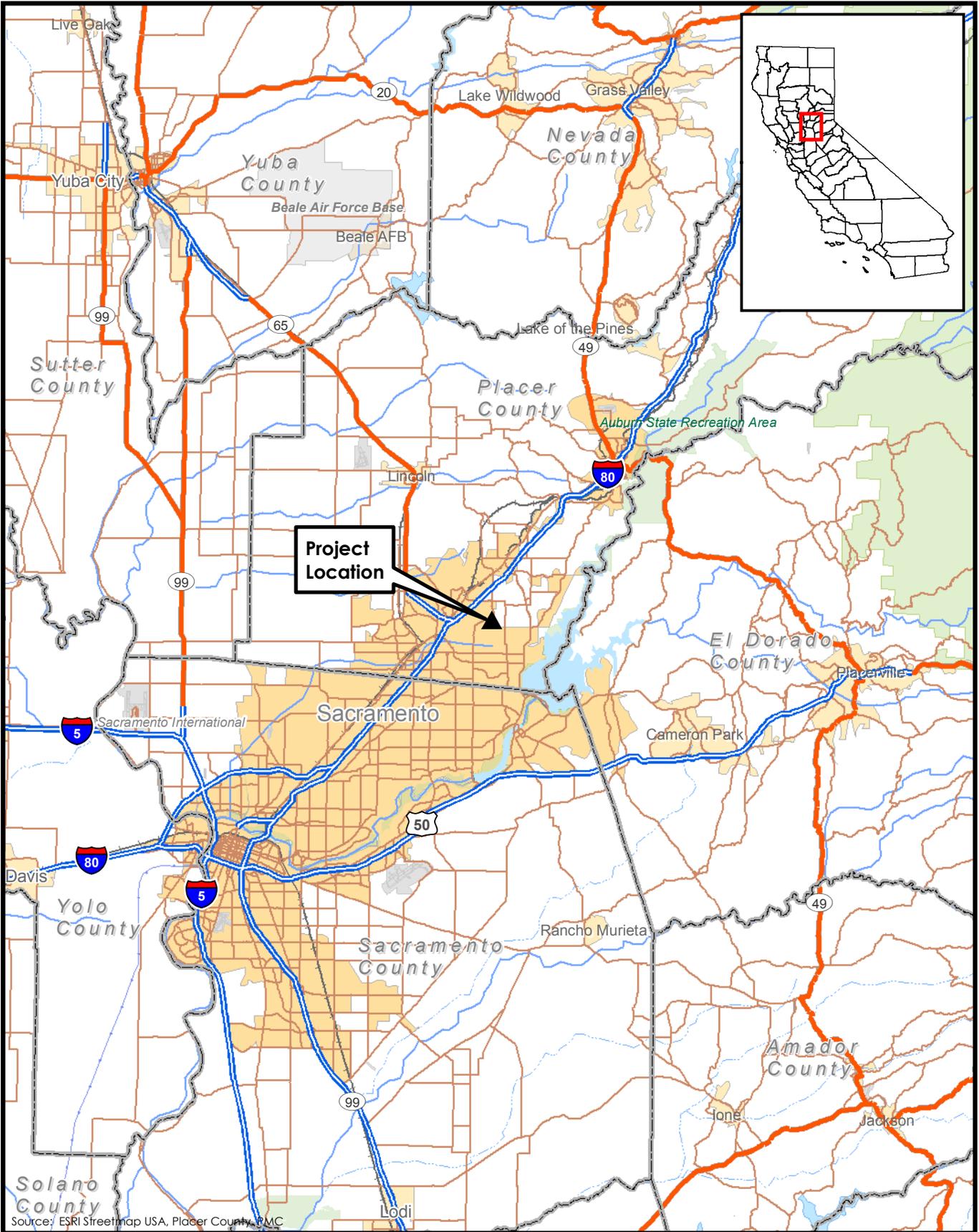
The project site is currently undeveloped and is characterized by varying topography ranging in elevation from 300 to 520 feet. The northern portion of the site is relatively flat near Sierra College Boulevard and is primarily covered with annual grasslands and scattered vernal pools. Predominant trees on the site are Blue and Live Oaks. The large majority of the site has moderate to steep slopes, and there is an intermittent drainage that runs north-south through the site into a  $\pm 1$  acre pond and continues to the southern portion of the project site where there are several small wetlands and annual grasslands. In addition, approximately 1 acre of the project site is paved with Sierra College Boulevard.

There are two geologic types located on the project site - Mesozoic granitic rock and tertiary volcanic flow rocks. The USDS Soil Conservation Service *Soil Survey of Placer County, California, Western Part* indicates that the project site contains the Exchequer very stony loam soil series (Holdrege and Kull, 2007, p. 2). Exchequer soils are described as shallow, somewhat excessively drained, very stony soil underlain by hard andesitic breccia.

The project site contains two vernal pools (0.223 acres) in the northern portion of the site where the proposed project would be constructed. In addition, the southern portion of the project site contains a seasonal wetland, seasonal wetland swale, seep, intermittent drainage, ephemeral drainage and pond (North Fork Associates, 2007a, p. 5). These features drain off the southern boundary of the site.

There are three biological communities identified on the project site - foothill woodland, annual grassland, and pond. The majority of the project site (approximately 49 acres) is identified as foothill woodland (North Fork Associates, 2007a, p. 5). The foothill woodland biological community on the project site is dominated by blue oaks and interior live oaks, with scattered foothill pines. There are 7 trees that meet the definition of a significant tree located in the northern portion of the site where the proposed project would be constructed (North Fork Associates, 2007b, p. 4). The annual grasslands biological community on the project site, with the exception of vernal pools embedded throughout, is dominated by introduced species that have adapted to disturbance and California's climate, including medusahead, soft chess, and Italian Rye grass. The pond is unvegetated, open water habitat that supports riparian and wetland species (North Fork Associates, 2007a, p. 8).

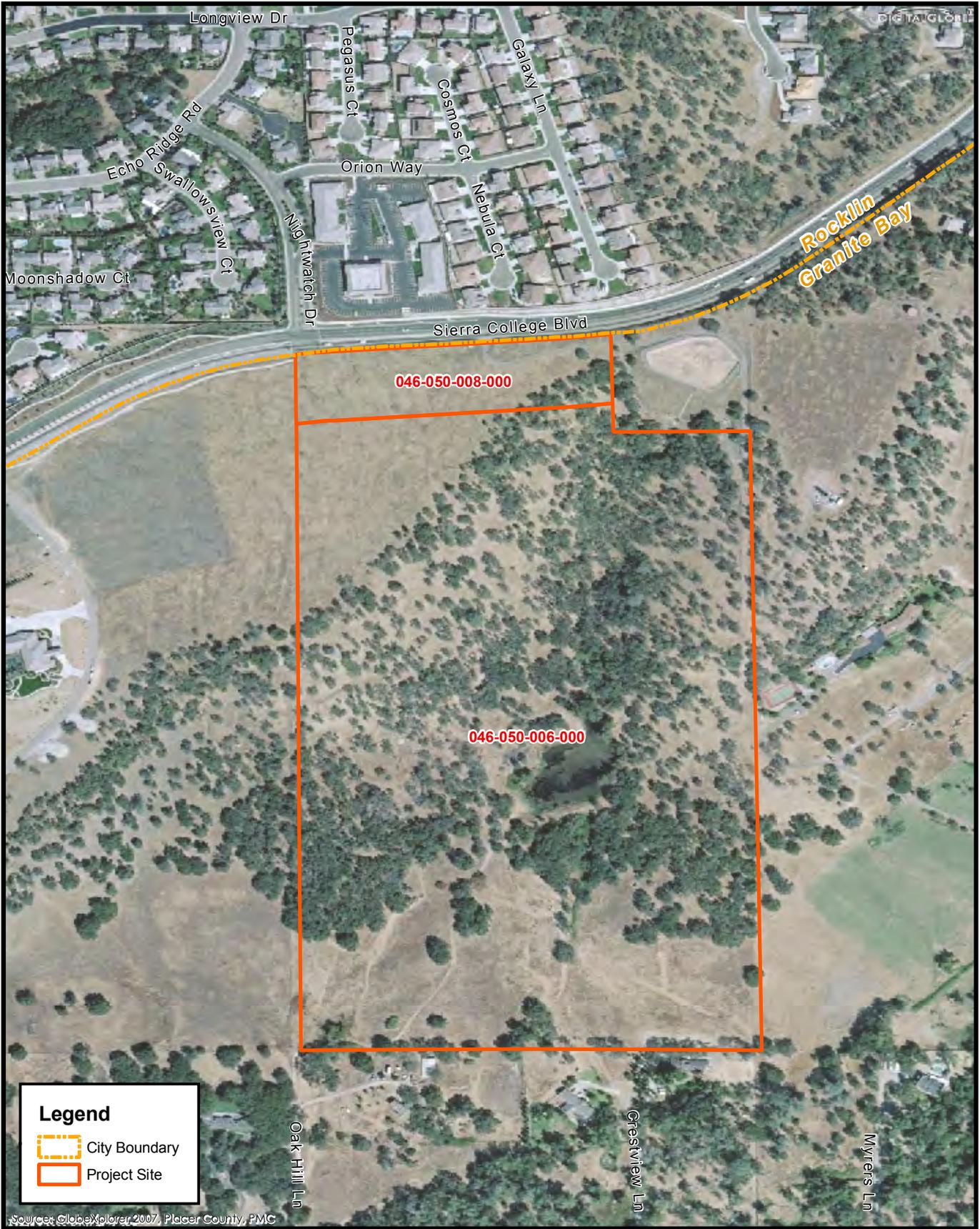




**Figure 1**  
Regional Location Map



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**Legend**

- City Boundary
- Project Site

Source: GlobeXplorer 2007, Placer County, PMC



**Figure 2**  
Aerial of Project Site





## **Surrounding Land Uses**

Land to the south and to the west of the project is designated Rural Estate 4.6 acre to 20 acre minimum and is zoned Residential Agricultural, combining a minimum building site size of 4.6 acres. Those lands are developed with rural, large-lot residential uses (Cavitt Ranch Estates to the west). Land to the east of the project site is also designated Rural Estate 4.6 acre to 20 acre minimum and is zoned F-B-X 20 acre minimum (Farm, combining a minimum building site size of 20 acres). Land to the east of the project site is undeveloped but contains San Juan Water District detention basin. Land to the north of the project site is within the City of Rocklin city limits and is developed with commercial/professional and residential uses. Compatibility with existing and allowable land uses surrounding the project site will be evaluated in the EIR.

## **1.3 Project Elements**

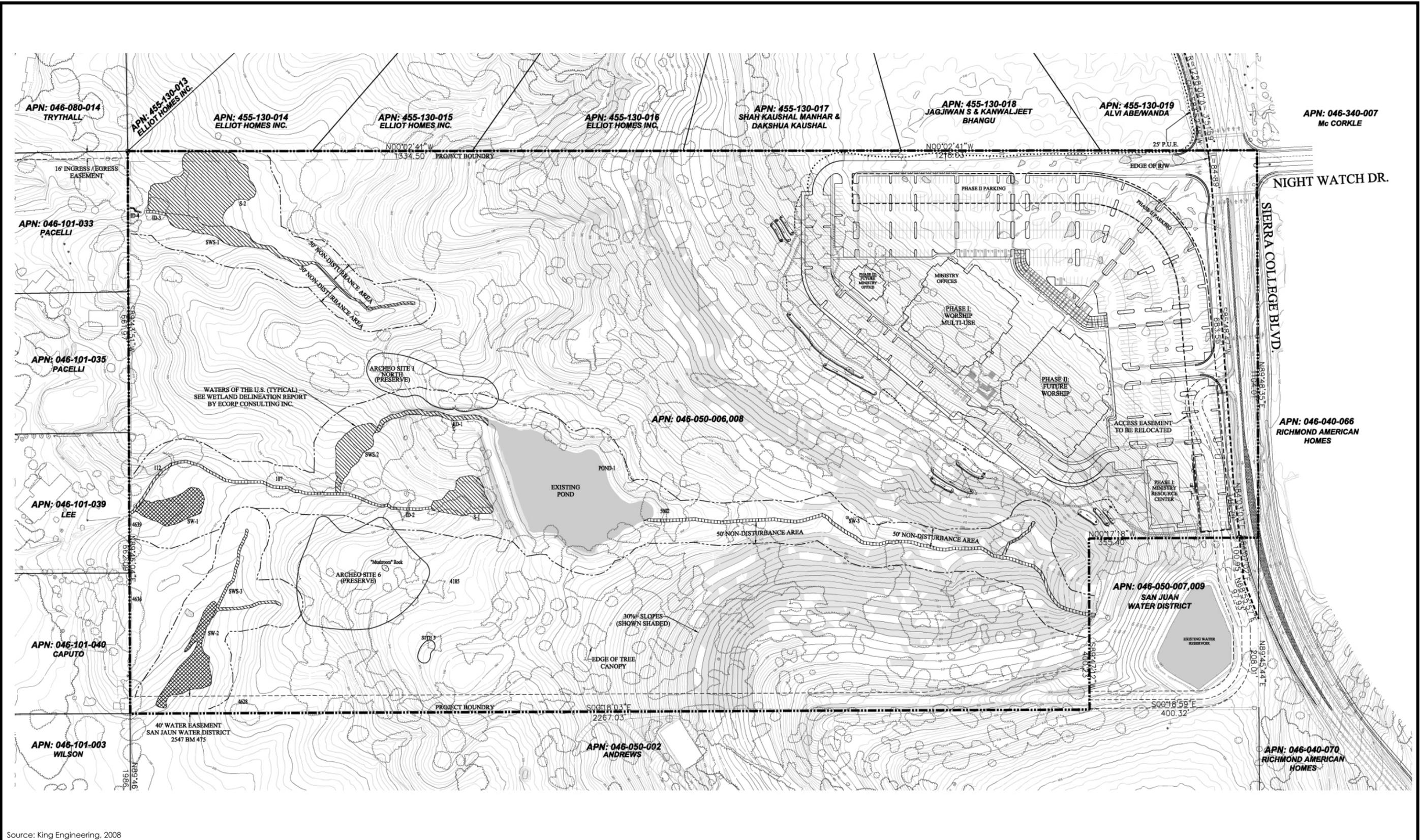
The proposed project consists of development of an Amazing Facts Ministries house of worship on 17 acres within the northern portion of the 75-acre project site. Amazing Facts Ministries is a multi-faceted, Christian media ministry which includes television, radio, internet, publishing, and the Amazing Facts School of Evangelism.

The project site is located within the Granite Bay Community Plan and is designated Rural Estate 4.6 acre to 20 acre minimum. The project site is zoned F-B-X 20 acre minimum (Farm, combining a minimum building site size of 20 acres). A house of worship is an allowed use in the Farm zone district with the approval of a minor use permit (MUP).

The proposed project has various components (refer to Figure 3 - Preliminary Site Plan) that would be constructed in three phases with buildings totaling  $\pm 208,000$  square foot (sf) (Figure 4). Phase I would include an  $\pm 96,000$  sf multi-use area consisting of an auditorium/gymnasium, ministry offices, Sabbath school classrooms, a fireside chapel, an audio/visual production suite, and kitchen facilities. The auditorium/gymnasium would have removable chairs and an upper level of fixed stadium seating to accommodate approximately 1,300 people. The auditorium/ gymnasium would be utilized for Saturday worship service until the completion of Phase II. The ministry offices would include  $\pm 20,000$  sf of office space to house approximately 80 employees. Sabbath school classrooms would be utilized on Saturday mornings for infants through adults and the fireside chapel would be utilized for small community gatherings such as seminars, funerals, and weddings. The audio/visual production suite would be used to record and edit ministry services. Phase I would also include a separate  $\pm 11,220$  sf resource center building to support the ministry in housing materials such as compact discs, tapes, periodicals, etc. Phase II would consist of an  $\pm 90,000$  sf multi-use building with seating for 2,000 people, primarily for Saturday worship services. Phase III would include an additional  $\pm 10,000$  sf of ministry office and classroom space.

In addition, the proposed project would include construction of  $\pm 1,000$  off-street parking spaces, landscaping along frontage areas, and an entry feature in the northwest corner of the project site. A series of retaining walls would be constructed to accommodate the lower-level parking areas. A sound wall is also proposed along the western property line.





Source: King Engineering, 2008

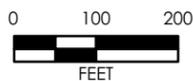
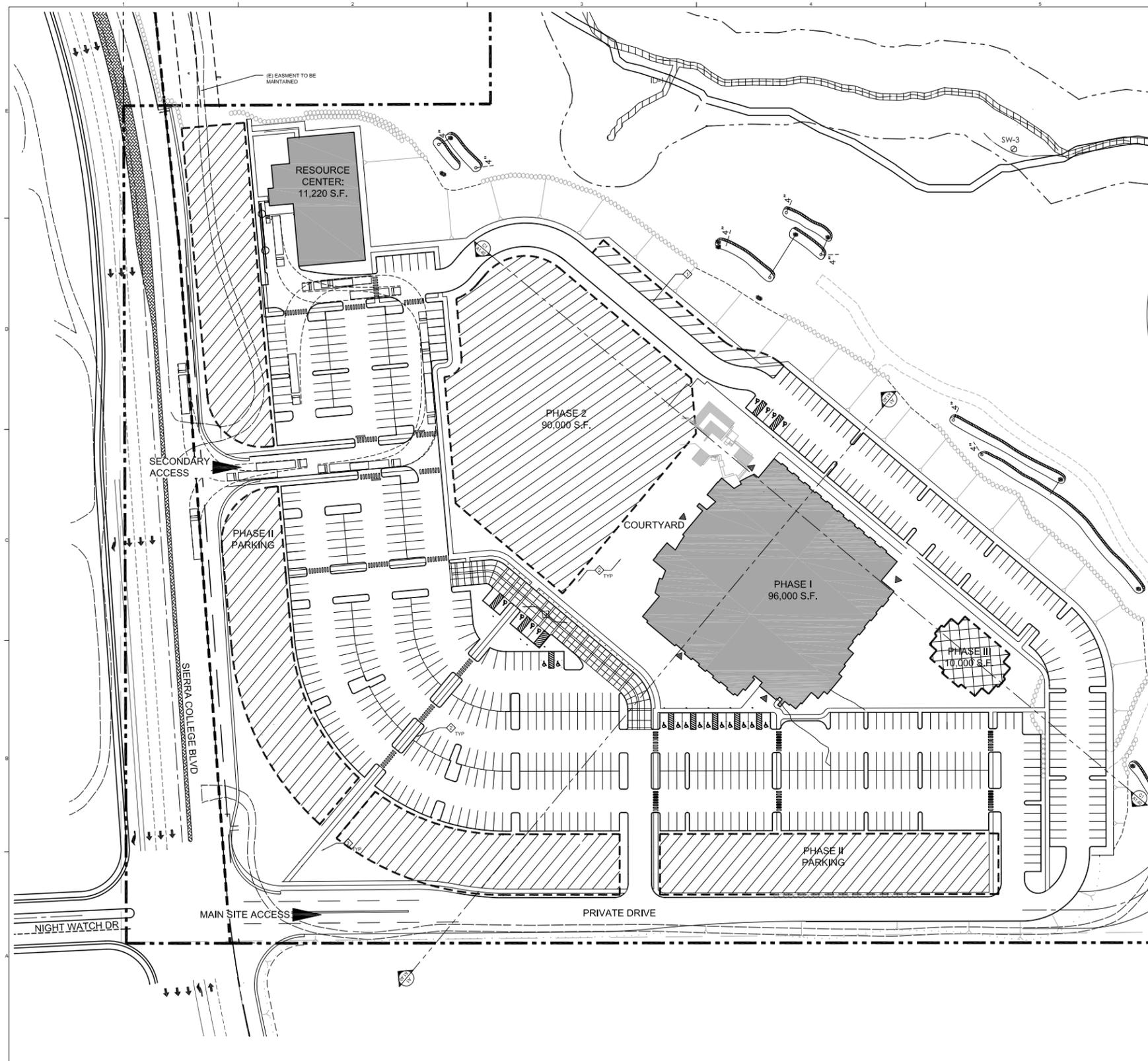


Figure 3 Preliminary Site Plan







Source: Myhre Group Architects, 2008

### SITE NOTES

- A. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY
- B. COORDINATE FINAL GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S).
- C. ARCHITECT'S DRAWINGS DO NOT REFLECT SITE AND LANDSCAPE LIGHTING.
- D. EXPANSION JOINTS ARE SHOWN ON ARCHITECTURAL SITE PLAN(S), ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE CONTROL JOINTS, UNLESS NOTED OTHERWISE.

### KEYNOTES

- 1 FIRE ACCESS LANE. TO BECOME PARKING AISLE IN PHASE 2.
- 2 SEE LANDSCAPE PLAN
- 3 VEHICULAR PLAZA

### PARKING COUNT

PHASE 1 PARKING: 625 SPACES TOTAL (19 HC)

### SITE PLAN LEGEND

- — — — — LINE OF PROPOSED EASEMENT
- — — — — ASSUMED PROPERTY LINE
- - - - - LIMIT OF CONSTRUCTION
- - - - - AREA OF PHASE 2 CONSTRUCTION
- [Diagonal Hatching] FUTURE PHASE 2 DEVELOPMENT
- [Cross-hatching] FUTURE PHASE 3 DEVELOPMENT
- ▶ POINT OF ENTRY, REFER TO FLOOR PLANS

**Figure 4**  
Phasing Plan  
**PMC**



## Circulation

Regionally, the site is primarily served by Sierra College Boulevard, which links Lincoln, Loomis, Rocklin and Roseville with Interstate 80. Interstate 80 provides regional access to the site via the Rocklin Road and Sierra College Boulevard interchanges (KDA, 2007, p. 4). Primary access to the site would be provided by a signalized intersection at Sierra College Boulevard and Night Watch Drive. A secondary access with right-turn in and right-turn out only would be constructed along Sierra College Boulevard approximately 450 feet east of the primary access. Sierra College Boulevard will be widened along the project frontage. An additional northbound lane will be provided as well as turning lane improvements to mitigate for project traffic impacts.

## Utilities - Drainage

The existing drainage pattern and watershed boundaries on the project site are proposed to remain essentially the same as current conditions, with no significant areas being diverted to other drainage watersheds. The pond on the project site currently acts as a detention basin and the proposed project would continue to utilize the pond as a drainage basin, although with a more restrictive concrete weir outlet. The drainage system associated with the proposed project would generally consist of parking lot gutters, inlets and culverts directing drainage to temporary best management practices (BMPs) consisting of silt barriers and sediment basins. Permanent BMPs would consist of rock slope protection, open clarifying basins, and rock flow spreaders discharging to a near sheet flow conditions or to natural swales. Runoff from roadway impervious surfaces would flow through BMPs prior to discharging off-site or to on-site wetlands, swales, or ponds. No runoff from the project site would discharge into the San Juan Water District detention basin (King Engineering, 2007).

## 2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR prepared for the Amazing Facts Ministries project will provide analysis of the impacts pertaining to the resource areas identified below. Although detailed analysis has not been conducted at this time, preliminary analysis of the proposed project has identified impacts likely to result from the project. The following paragraphs discuss the results of preliminary impact identification and anticipated analyses that will be included in the EIR prepared.

*Aesthetics.* The existing visual character of the site can be described as undeveloped with scenic foreground and background views of annual grasslands, oak woodlands, and distant views of the Granite Bay area. The proposed house of worship, which includes buildings totaling  $\pm 208,000$  sf and maximum height of 57', and the Church Steeple, proposed to be 62 feet high, would be visible from adjacent properties, from the incorporated areas of Roseville and Rocklin north of Sierra College Boulevard, and from the valley below the site. The proposed project would alter approximately 17 acres of the Northern Portion of the site from a natural landscape setting to an institutionalized setting dominated by large structures, parking lots, landscaping, and night lighting. The proposed project would introduce new night lighting sources in the form of pole-mounted lighting for parking lots, building lights, and entry feature lighting. In addition, some building materials proposed, such as metal panels, aluminum, and glass could produce daytime glare. The EIR will include analysis of potential impacts to the existing visual character of the site, as well as impacts associated with increased light and glare. Mitigation measures will be included in the EIR for any impacts identified.

*Agricultural Resources.* The proposed project would be consistent with the Granite Bay Community Plan land use designations, and with the underlying Farm zoning district. However, the project site is located in an area where a residential agricultural parcel and a wholesale nursery operation currently exist. Therefore, the EIR will analyze the proposed project's potential impacts to agricultural uses and zoning. Mitigation measures will be included in the EIR for any impacts identified and will include a mitigation measure requiring notification of agricultural operations per Placer County's "Right to Farm" Ordinance.

*Air Quality.* The project would introduce new sources of pollutant emissions to the project area, both during project construction and following project buildout, as a result of diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, landscape maintenance equipment, and water heater/air conditioning energy use. The Air Quality chapter of the EIR will utilize the traffic data provided in the traffic study to obtain vehicle trip generation data for use in running the URBEMIS 2007 9.2.4 Air Quality model. The EIR will also identify potential construction and operational emissions of the project that exceed Placer County Air Pollution Control District's (PCAPCD) significance thresholds in order to determine project short-term, long-term, and cumulative impacts to air quality. The Placer County Air Pollution Control Districts recommended mitigation measures will be incorporated in addition to addressing the climate change by quantifying greenhouse gas emissions increases in the Cumulative Impacts chapter in the EIR.

*Biological Resources.* The project site was found to provide suitable habitat for 11 special-status plant species, including the Big-scale balsamroot, Brandegees clarkia, Dwarf downingia, Bogg's Lake hedgehyssop, Ahart's dwarf rush, Red bluff dwarf rush, Legenere, Pincushion navarretia, Sacramento valley orcutt grass, Hartweg's pseudobahia and Sanford's arrowhead. The project site was also found to provide suitable habitat for 13 special- status wildlife species. There were three special-status invertebrates including vernal pool tadpole shrimp, Conservancy fairy shrimp and vernal pool fairy shrimp. Other special-status wildlife species include the Valley elderberry longhorn beetle, Western spadefoot toad, California red-legged frog, Northwestern pond turtle, California black rail, White-tailed kite, Coopers hawk, Loggerhead shrike, Silver-haired bat and Pallid bat. The proposed project could adversely affect special-status habitat on the site. The EIR will include an independent evaluation of existing data and information from biological resource assessments prepared for the site and all direct and indirect impacts on biological resources arising from the proposed project will be identified and discussed. Mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies.

There are approximately 3,000 trees on the project site, seven of which meet the definition of a significant tree (trunk greater than 24 inches dbh). Four of the significant trees are proposed to be removed as part of the project. The EIR will discuss impacts associated with the conversion of Oak woodlands and will identify mitigation measures required for project compliance with the Placer County Tree Preservation Ordinance.

The project site contains vernal pools (0.223 acre), seasonal wetlands (0.445 acre), a seep (0.852 acre), seasonal wetland swales (0.445 acre), an ephemeral drainage (0.066 acre), an intermittent drainage (0.320 acre), and a stock pond (1.377 acre). Waters of the United States delineated on the subject property total 3.728 acres. Although the majority of the wetland areas would remain undisturbed, the proposed project would impact all vernal pools on-site. The EIR will include an independent evaluation of existing data and information from the wetlands delineation prepared for the site. All direct and indirect impacts will be identified and discussed and mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies.

*Cultural Resources.* Although no historic or prehistoric sites have been recorded or observed on the project site, the possibility exists that such resources could be discovered during construction activities associated with the proposed project (Peak and Associates, 2007, p. 9). Therefore, the EIR will include an analysis of potential project impacts to undiscovered historic/prehistoric cultural resources and identify any mitigation measures based on the Cultural Resources Assessment prepared for the project site.

*Geology and Soils.* To construct the proposed project, significant disruption of soils would occur, including grading and compaction for parking areas, retaining walls, and foundations. The proposed project would disturb approximately 22 percent of the project site and would result in significant increases in impervious surfaces on the site. The EIR will include analysis of the project's impacts associated with soil disruptions, displacements, and compaction of on-site soils. Mitigation measures will be identified and will include

requirements for the project to conform to the County Grading Ordinance and the Placer County Flood Control District's Stormwater Management Manual.

The project proposes to grade and excavate the project site during construction activities. Development would include cuts and fills up to 42 feet in height and an estimated 101,000 cubic yards in earthwork quantities. The EIR will analyze the proposed project's impacts associated with substantial changes in topography or ground relief features and identify any feasible mitigation measures.

The proposed project would result in the construction of a total combined building square footage of  $\pm 208,000$  sf, as well as parking and roadway improvements. This disruption of soils on the undeveloped site would increase the risk for erosion and create the potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading procedures. The construction phase would 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. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. The project's impacts to the watershed associated with erosion of soils from the site will be analyzed in the EIR and mitigation measures will be identified.

The project site is underlain by the Mehrten Formation (Holdrege and Kull, 2007, p. 1). Expansive soils are typical of Mehrten volcanics. Therefore there is a possibility that highly expansive soils would create substantial risks to life or property as a result of the proposed project. The EIR will include an analysis of the presence of expansive soils and provide mitigation measures to address any impacts associated with the proposed project.

*Hazards and Hazardous Materials.* The proposed project would replace annual grassland and oak woodland areas with structures, parking lots and landscape areas and would reduce the risk of wildland fires. However, the area on the project site that would remain undeveloped includes steep slopes that are conducive to the rapid spread of wildland fires and would pose a risk to the new construction. The EIR will include an analysis of wildland fire hazards. A mitigation measure will require that a "will serve" letter be required from the serving fire district.

The proposed project could create a health hazard resulting from the breeding of mosquitoes in the stormwater detention system and the existing pond. This would be a health hazard which will be analyzed in the EIR. Mitigation measures will be included for any potential impacts identified.

*Hydrology and Water Quality.* The project site contains a well that served a house which was previously located near the stock pond. The well could serve as a conduit to the water table and has the potential to violate potable water quality standards by acts of vandalism or by mismanagement of the water well. Impacts associated with violation of potable water quality standards will be addressed in the EIR. Mitigation measures will be included for any potential impacts identified.

The proposed project would create new impervious surfaces on a property that is currently undeveloped and would thus increase the rate and amount of surface runoff from the site. The detention basin outlet would be designed so that downstream post-development peak flows would be slightly less than current conditions (King Engineering, 2007, p. 2). The proposed project's impacts associated with an increase in the rate or amount of surface runoff will be analyzed in the EIR and mitigation measures will be identified.

Grading associated with the construction of the proposed project could contribute to erosion and water quality degradation through the generation of new dry-weather runoff containing pollutants and an increase in the concentration and/or total load of pollutants in wet weather stormwater runoff. The project's potential impacts associated with water quality will be analyzed in the EIR. Mitigation measures will be included for any potential impacts identified.

The increase in impervious surfaces associated with the proposed project has the potential to degrade water quality by introducing oils, greases, and sediments into the stormwater runoff. The EIR will include an analysis of the hydrology/hydrologic of the site and water quality impacts to the watershed and important water resources downstream from the project. The EIR will provide mitigation measures to address any impacts of the proposed project.

*Land Use and Planning.* The proposed project would be consistent with the Rural Estate 4.6 acre to 20 acre minimum land use designation and would be consistent with the underlying Farm zone district with approval of a Minor Use Permit. Houses of worship are generally considered compatible with rural residential land uses. However, the proposed project appears to be larger in scale than that contemplated by the Granite Bay Community Plan, for similar uses. The physical change from an undeveloped parcel with natural scenic qualities to a regional-scale facility would unavoidably alter the character of the site and introduce potential land use compatibility conflicts with nearby residential uses. The proposed project would provide landscaping and screening, increased setbacks, circulation planning, and a variety of other site design measures to minimize impacts. These measures would reduce impacts, but would not alter the perception that the house of worship is not rural in scale and character. As proposed, the project would not be consistent with policies in the Granite Bay Community Plan as they relate to the size, scale, and character of land development, and the intent to maintain a rural setting. The EIR will describe any conflicts between the proposed project and applicable plans and address potential inconsistencies. The EIR will provide mitigation measures to address any impacts of the proposed project.

*Noise.* The proposed project would result in a variety of noise sources including loading dock operations, parking lot noise generation, truck circulation noise, parking noise from the west and north parking lots, and mechanical ventilation noise. The proposed project includes stationary and transportation noise impacts which would create a substantial permanent increase in noise to the surrounding neighborhood. These impacts will be analyzed in the EIR and mitigation will be provided for any impacts identified.

*Public Services.* The proposed project would result in additional demand for services including fire protection, police protection, road maintenance, sewage disposal service, and water service. Public service impacts will be analyzed in the EIR and mitigation will be provided for any impacts identified.

*Transportation and Traffic.* The project proposes a church facility with offices and multi purpose facilities. Seating would be provided for 1,300 people in Phase I and 2,000 people in Phase II. Up to 80 employees are projected at project buildout. The project could result in transportation and traffic impacts including traffic and circulation patterns temporarily affected during construction, an increase in potential hazards because of design or incompatible uses, and potential inadequate emergency access or access to nearby uses. Traffic volumes on area roadways would increase and potentially create impacts to congestion.

Increased demands on roadway facilities covered by the Countywide Traffic Fee Program would occur. There is the potential that the project would increase transit delay associated with existing and/or proposed transit services provided internal and external to the project, as well as conflicts with policies supporting alternative transportation. There could be potential conflicts with pedestrian and bicycle uses, and exceeding established level of service (LOS) standards. The EIR will include an analysis of transportation and traffic impacts and provide mitigation measures to address any impacts of the proposed project.

The proposed project would generate a need for parking. The Placer County Zoning Ordinance requires one parking space for every four fixed seats, one parking space for every 40 square feet of multi-use floor area if there are no fixed seats, and one parking space per office or classroom. As proposed, the project would provide approximately 1,000 off-street parking spaces. The EIR will address this issue and determine what is sufficient based on the proposed use of the facility.

*Utilities and Service Systems.* This project proposal would result in the construction of a total combined building square footage of ±208,000 sf, a parking lot, and associated roadway improvements. An analysis of both the sewer conveyance and treatment plant capacities must be completed for the proposed usage. The proposed project could result in the need for new wastewater conveyance and stormwater drainage facilities and potential upgrades to the wastewater treatment plant and any existing stormwater drainage facilities. The EIR will include an analysis of the wastewater and stormwater utility system impacts and provide mitigation measures to address any impacts of the proposed project.

### **3.0 PROJECT APPROVALS**

Several permits would be required prior to construction of the proposed project. The responsible agencies and types of permits are listed below. All other regulatory framework will be discussed in the applicable sections of the EIR.

#### ***Approvals Issued by Placer County***

*Minor Use Permit* – The proposed project require approval of a Minor Use Permit (MUP) to allow a house of worship in the Farm zone district.

#### ***Approvals Issued by Other Agencies***

*Section 404 Permit* - The U.S. Army Corps of Engineers (Corps) regulates the placement of fill or dredged material that affects waters of the United States, which include streams, vernal pools, and wetlands. The Corps regulates these activities under authority granted through Section 404 of the Clean Water Act. Impacts to vernal pools on the project site will require the project to obtain a Section 404 permit to impact jurisdictional waters found on the project site.

*Section 401 Water Quality Certification* – In association with the Section 404 permit issued by the Corps, the project must apply for and obtain a state Water Quality Certification from the Central Valley Regional Water Quality Control Board in compliance with Section 401 of the Clean Water Act.

*Section 1602 Streambed Alteration Agreement* – A Streambed Alteration Agreement must be entered into with the California Department of Fish and Game for any project activities that would "substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake or use any materials from a streambed." The project would require a Section 1602 agreement for any project impacts to the pond and associated riparian vegetation.

*Section 402 National Pollutant Discharge Elimination System (NPDES) Permit Compliance* – Any project that disturbs more than one acre of land is required to obtain a permit for stormwater discharge under the NPDES program administered by the Regional Water Quality Control Board. The proposed project would therefore be required to obtain coverage under the program for construction phase and post-construction phase stormwater discharge and would be required to develop a Storm Water Pollution Prevention Plan.

*Encroachment Permits – City of Rocklin* – The project will also require encroachment permits from the City of Rocklin (City) for proposed road improvements constructed within the City's right-of-way.

## REFERENCES

Holdrege and Kull, Consulting Engineers, Geologists. June 26, 2007. *Limited Scope Geotechnical Engineering Report for Proposed Amazing Facts Site, Summary of Observations and Recommendations*. Nevada City, California.

KD Anderson and Associates, Inc (KDA). August 27, 2007. *Traffic Impact Analysis for Amazing Facts Church, Placer County, California*. Loomis, California.

King Engineering, Inc. September 4, 2007. *Amazing Facts, Placer County, California, Preliminary Drainage Study*. Grass Valley, California.

North Fork Associates. September 19, 2007a. *Biological Resource Assessment for the ± 76-acre Amazing Facts Study Area, Placer County, California*. Auburn, California.

North Fork Associates. September 12, 2007b. *Oak Woodlands Assessment for the ± 76-acre Amazing Facts Study Area, Placer County, California*. Auburn, California.

Peak and Associates, Inc. October, 2007. *Cultural Resource Assessment for the Amazing Facts Project, Placer County, California*. El Dorado Hills, California.



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## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section 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: <b>Amazing Facts Ministries</b>   | Plus# PMPA T20070707 |
| Entitlements: Minor Use Permit   |                      |
| Site Area: 75 acres/3,267,000 square feet  | APN: 046-050-006,008 |
| Location: The project site is located on the south side of Sierra College Boulevard between Night Watch Drive and Ridge Park Drive . The property abuts the City of Rocklin along the north property line and extends south to Oak Hill Lane, Placer County.   |                      |
| Project Description:<br>Amazing Facts Ministries is requesting approval of a Minor Use Permit (MUP) to develop a "house of worship" facility on a 75-acre site. Amazing Facts Ministries is a multifaceted, Christian media ministry which includes: television, radio, internet, publishing, and the Amazing Facts School of Evangelism. The proposed house of worship will support each of these components and serve the surrounding community.<br><br>The proposed house of worship will be developed in three phases. Phase I will include a 101,000 square foot multi-use area consisting of an auditorium/gymnasium, ministry offices, Sabbath school classrooms, a fireside chapel, an audio/visual production suite, and kitchen facilities. The auditorium/gymnasium area will have removable chairs and an upper level of fixed stadium seating to accommodate approximately 1,300 people. This area will initially be utilized for Saturday worship services until completion of Phase II. There will be 20,000 square feet of ministry offices and approximately 80 employees. Sabbath school classrooms will be used on Saturday mornings for infants through senior adults. The fireside chapel will be used for smaller community gatherings including seminars, weddings, funerals, sing-a-longs, and cooking schools. The audio/video production suite will be used to record and edit ministry services. Phase I will also include a separate 11,300 square foot resource center building to support the ministry in housing materials such as compact discs, tapes, periodicals, etc. Phase II will include an 87,800 square foot multi-use building for the primary use of Saturday worship services and will include seating for 2,000 people. This building will also include a central lobby, small chapel, and office space. Phase III will include |                      |

another 10,000 square feet of classrooms and ministry office space.

The proposed house of worship will be constructed on 17 acres in the northwest corner of the property. Access to the site will be provided by a signalized intersection at Sierra College Boulevard and Night Watch Drive. A secondary access with right-turn in and right-turn out only will be constructed along Sierra College Boulevard approximately 450 feet east of the primary access. There will be 1,000 off-street parking spaces provided. Landscaping is proposed along the project's frontage, including an entry feature at the northwest corner of the project site. A series of retaining walls will be constructed to accommodate the lower-level parking areas and a sound wall is proposed along the west property line to buffer noise from residences in Cavitt Ranch Estates.

**Project site:**

The project site is comprised of two parcels, 5.9 acres and 69.1 acres, located on the south side of Sierra College Boulevard. The property rests on a Merhten Geologic Formation that ranges in elevation from 300 to 520 feet. The property is relatively level near Sierra College Boulevard and is covered with vernal pools and annual grasslands. The greater part of the site has moderate to steep slopes and is predominantly covered with blue oaks and interior live oaks. There is an intermittent drainage that runs through the site from north to south into a ±1 acre pond and continues to the southern portion of the property where there are several small wetlands and annual grassland. The project site is currently undeveloped. Surrounding land uses include rural residential uses to the south and west (Cavitt Ranch Estates), commercial/professional uses and residential areas to the north (City of Rocklin), and rural residential uses and the San Juan Water District detention basin to the east.

The project site is located within the Granite Bay Community Plan and is designated Rural Estate 4.6 acre to 20 acre minimum. The property is zoned F-B-X 20 acre minimum (farm, combining a minimum building site size of 20 acres). A "House of Worship" is a permitted use in the Farm zone district with the approval of a Minor Use Permit (MUP).

**B. ENVIRONMENTAL SETTING:**

| Location | Zoning  | General Plan/Community Plan                 | Existing Conditions & Improvements   |
|----------|---|---|--|
| Site     | Farm, Combining a minimum building site size of 20 acres                      | Rural Estate<br>4.6-acre to 20-acre minimum | Undeveloped  |
| North    | City of Rocklin   | City of Rocklin                             | City of Rocklin<br>(single-family residential and commercial/professional) |
| South    | Residential agricultural, combining a minimum building site size of 4.6 acres | same as project site                        | Rural, large-lot residential uses  |
| East     | same as project site  | same as project site                        | Undeveloped/Existing San Juan Water District detention basin               |
| West     | Residential agricultural, combining a minimum building site size of 4.6 acres | same as project site                        | Rural, large-lot residential uses<br>(Cavitt Ranch Estates)                |

**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 off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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

| 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 house of worship will be located along a major travel corridor (Sierra College Boulevard) atop a ridge. Although this corridor is considered visually sensitive with high quality foreground and background views, it has not been designated as a scenic corridor.

**Discussion- Item I-2:**

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

**Discussion- Item I-3:**

The existing visual character of the site can be described as undeveloped, with scenic foreground and background views of annual grasslands, oak woodlands, and distant views of the Granite Bay area. The proposed house of worship, with buildings totaling 210,000 square feet, will be developed along the ridgeline and step down the slopes of the Merhten Formation into the oak woodland. Building heights will range from 42 feet to 62 feet. The proposed house of worship will be visible from adjacent properties, the incorporated areas of Rocklin and Roseville (north side of Sierra College Boulevard), and the valley below in the vicinity of Cavitt-Stallman Road and Barton Road. The impact of the proposed project on the visual environment is considered potentially significant as it will alter the site from a natural landscape setting to an institutional setting dominated by large structures, parking lots, landscaping and night lighting. The Environmental Impact Report will address the potentially significant impact to the visual environment and identify mitigation measures.

**Discussion- Item I-4:**

The proposed house of worship will introduce new lighting sources to the area with pole mounted lights for the ±1,000 space parking lot, building lights, and landscape/entrance feature lighting. In addition, building materials proposed such as metal panels, aluminum fronts/sunshades, and glass could create adverse glare effects. The Environmental Impact Report will address any adverse light and glare impacts and identify mitigation measures.

**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- Item II-1:**

The project site is located atop a Mehrten formation and is not considered prime farmland, unique farmland, or farmland of statewide or local importance.

**Discussion- Items II-2,3:**

The proposed house of worship will be consistent with the Granite Bay Community Plan land use, as designated and underlying Farm zone district. However, the project site is located in an area where a residential agricultural parcel exists and there is the potential that existing and future agricultural operations could be adversely impacted by the proposed development. There is also a wholesale nursery operation that exists southeast of the project site. 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. Implementation of this mitigation measure will reduce any potential impacts to a less than significant level. The proposed project will not conflict with any Williamson Act contract as there is no Williamson Act contract on the subject parcels.

**Mitigation Measures- Items II-2,3:**

MM II.1 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.

**Discussion- Item II-4:**

The proposed house of worship is limited to on-site development with limited off-site improvements required and will not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland (including livestock grazing) to non-agricultural use.

**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 project is consistent with the Sacramento Regional Air Quality Management Plan.

**Discussion- Items III-2,3:**

This 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. Based on the project analysis, the project will result in an 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 building supplies, vehicle exhaust, landscape maintenance equipment, water heater and air conditioning energy use. Based on the project analysis, the short-term construction emissions for NOx are above the Placer County Air Pollution Control District thresholds. The operational emissions are not above the District's threshold. However, the project will contribute to cumulative air quality impacts in Placer County.

The mitigation measures proposed below will reduce the projects air quality impacts. Thus, air quality impacts associated with the project will be less then significant if the following conditions are implemented:

**Mitigation Measures- Items III-2,3:**

MM III.1 Construction

- The applicant shall submit to the District and receive approval of a Construction Emission/Dust Control Plan prior to groundbreaking. This plan must address the minimum Administrative Requirements found in section 300 and 400 of District Rule 228, Fugitive Dust [www.placer.ca.gov/airpollution/airpolut.htm](http://www.placer.ca.gov/airpollution/airpolut.htm)
- 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 and the equipment must be repaired within 72 hours
- Apply water to control dust as needed to prevent dust impacts off-site
- No open burning of removed vegetation during infrastructure improvements
- Minimize idling time to five minutes for all diesel power equipment
- Use low sulfur fuel for stationary construction equipment
- Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators

**Discussion- Items III-4,5:**

Based upon the project analysis, the project will not expose sensitive receptors to substantial pollutant concentrations and will not create objectionable odors affecting a substantial number of people. 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                              |  |                              |           |
| 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                              |  |                              |           |

Initial Study & Checklist continued

|  |   |   |   |   |
|--|---|---|---|---|
| 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-1,2,4:**

North Fork Associates conducted a Biological Resources Assessment of the project area in August 2007. On-site habitat consists primarily of annual grassland, oak woodland, and a pond. The oak woodland is dominated by blue oaks and interior live oaks. Annual grassland is dominated by medusahead, soft chess, and Italian ryegrass. There are vernal pools (0.223-acres) embedded in the grassland in the northwestern portion of the site where project impacts are expected. In the southern half of the site, there is a seasonal wetland and seasonal wetland swale, seep, intermittent drainage, ephemeral drainage and pond. As part of the Biological Resources Assessment, plants and animals observed on-site were recorded and habitats on-site were evaluated for their potential to support special-status plant and wildlife species that had been previously identified through database searches (i.e. CNDDDB, CNPS, etc.). The project area was found to provide suitable habitat for 11 special-status plant species, including the Big-scale balsamroot, Brandegees clarkia, Dwarf downingia, Bogg's Lake hedgehyssop, Ahart's dwarf rush, Red bluff dwarf rush, Legenere, Pincushion navaretia, Sacramento valley orcutt grass, Hartweg's pseudobahia and Sanford's arrowhead. The project area was also found to provide suitable habitat for 13 special-status wildlife species. There were three special-status invertebrates including vernal pool tadpole shrimp, Conservancy fairy shrimp and vernal pool fairy shrimp. Other special-status wildlife species include the Valley elderberry longhorn beetle, Western spadefoot toad, California red-legged frog, Northwestern pond turtle, California black rail, White-tailed kite, Coopers hawk, Loggerhead shrike, Silver-haired bat and Pallid bat. The Environmental Impact Report will include an independent evaluation of existing data and information from biological resource assessments prepared for the site. All potentially significant direct and indirect impacts on the natural environment including significant ecological resources arising from the proposed project will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies.

**Discussion- Items IV-3,7:**

North Fork Associates prepared an Oak Woodland Assessment for the project site in August 2007. The central portion of the site is predominantly covered by Foothill Woodland. The overstory of this habitat consists of blue oak (over 80%), interior live oak, and scattered foothill pines. The understory consists mostly of ruderal species such as ripgut brome, Italian thistle, field hedge-parsley and rose clover. The proposed house of worship will impact approximately 8.25-acres of oak woodland habitat. There are approximately 3,000 trees on the project site, seven of which meet the definition of a significant tree (trunk greater than 24 inches dbh). Four of the significant trees are proposed to be removed as part of this project. Effective January 1, 2005, Senate Bill 1334 established Public Resources Code Section 21083.4, the State's first oak woodlands conservation standards for CEQA. This new law creates two requirements for counties: 1) counties must determine whether or not a project that results in the conversion of oak woodlands will have a significant effect; and 2) if there may be a significant effect, counties must employ specific mitigation measures.

**Mitigation Measures- Items IV-3,7:**

**MM IV.1** Oak woodland losses within the development footprint must be achieved off-site. The project applicant shall choose to: 1) dedicate to private or public ownership one or more areas equivalent to twice the area of oak woodland lost. These areas must be acceptable to the County as being equivalent (or better) in quality to the oak woodlands lost. In addition to the donation of land, an endowment for management must be provided. The County in consultation with the designated owner/manager will determine the amount of the endowment, or 2) make an in lieu payment to the County of \$24,000 for each acre of oak woodland lost. This payment is equivalent to the general land value of oak woodland properties in the County as of 2007 (\$12,000/acre). These funds will be used by the County to purchase conservation easements or fee title to other oak woodlands in the County. A proportion of the funds will be set-aside as an endowment for managing the preserved property.

In addition, each "significant" tree identified for removal shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC, as follows: 1) 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 will 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 Development Review Committee prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Development Review Committee may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; AND/OR 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. The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval.

**Discussion- Item IV-5:**

ECORP Consulting, Inc. conducted a delineation of waters of the United States on the subject property in April of 2005 and documented the existence of vernal pools (0.223 acre), seasonal wetlands (0.445 acre), a seep (0.852 acre), seasonal wetland swales (0.445 acre), an ephemeral drainage (0.066 acre), an intermittent drainage (0.320 acre), and a stock pond (1.377 acre). Waters of the United States delineated on the subject property total 3.728 acres. Although the majority of the wetland areas will remain undisturbed, the proposed development will significantly impact all vernal pools on-site. The Environmental Impact Report will include an independent evaluation of existing data and information from the wetlands delineation prepared for the site. All potentially significant direct and indirect impacts on the natural environment will be identified and discussed in the Environmental Impact Report. Mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies.

**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. The project area's close proximity to Sierra College Boulevard, incorporated areas of Rocklin and Roseville, and other developed rural residential properties do not lend support to such corridors. No mitigation measures are required.

**Discussion- Item IV-8:**

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 impact to such plans.

**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 these interred outside of formal cemeteries? (PLN)                    |  |  |   | X |

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

A report by Peak and Associates, Inc. dated October, 2007, concluded that there was no known evidence of prehistoric or historic sites within the project area and that no historical resources are present in the project area. Although no mitigation measures are required, standard construction conditions will apply to this project and state that "If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist 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)". No mitigation measures are required.

**Discussion- Item V-3:**

A report by Peak and Associates, Inc. dated October 12, 2007 concluded that the rocks which underlie the project site carry almost no potential to yield significant fossils. As such, the proposed project is expected to have no known significant impact on paleontological resources. Although no mitigation measures are required, 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 on-site, 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 temporarily 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, U.C. 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".

**Discussion- Item V-4:**

The proposed project does not have the potential to cause a physical change that will affect unique ethnic cultural values. The project site is not currently used in such a way as to sustain unique ethnic cultural values, and therefore will not result in a physical change that could affect unique ethnic cultural values.

**Discussion- Item V-5:**

The proposed project will not restrict existing religious or sacred uses within the potential impact area, as the project site is not used for religious or sacred uses. Furthermore, there is no known evidence of existing religious or sacred uses on the site or the surrounding areas.

**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 these interred outside of formal cemeteries

**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 off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD) |                                |  | X                            |           |
| 9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)   | X                              |  |                              |           |

**Discussion- Item VI-1:**

The project does not propose any features that will expose people or structures to unstable earth conditions or changes in geologic substructures.

**Discussion- Item VI-2:**

The project involves improvements in three phases. The first phase comprises of approximately 101,000 sf of for a Multi-use worship building and offices, an 11,300 sf resource center, and associated driveways, utilities, and parking areas. The second phase is 87,800 additional sf of worship space and associated driveways, utilities, and parking areas. The third and final phase is an additional 10,000 sf office building. To construct the improvements proposed, significant disruption of soils will occur, including grading and compaction for parking areas, retaining walls and foundations. The proposed project will disturb approximately 22% of the property and will result in significant increases in the amount of impervious surface present on the site. The project site will have cut and fill depths of 42 foot maximum. The transport of onsite material (approximately 101,000 cubic yards) is proposed. Displacements and disruptions of soil on the property are considered to be potentially significant. The proposed project's impacts associated with soil disruptions, displacements, and compaction of the soil from the site can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item VI-2:**

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 [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement

Plans. The applicant shall pay plan check and inspection fees. 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 DRC 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 ESD in both electronic and hard copy format prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. 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 (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.

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. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% 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 DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate Improvement Plans by ESD or the other agency.

MM VI.3 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.4 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-3:**

The project proposes excavations and grading in order to construct a total combined building square footage of 210,100 sf associated parking, and access road as shown on the preliminary site plan. Slopes for this project are no steeper than 2:1. Development of this project will involve cuts and fills up to 42 feet in height and an estimated 101,000 cubic yards in earthwork quantities. The proposed changes to topography are considered to be potentially significant. The proposed project's impacts associated with substantial changes in topography or ground relief features can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item VI-3:**

Refer to text in MM VI.1

Refer to text in MM VI.2

**MM VI.5** Submit to the Engineering and Surveying Department (ESD), 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 on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD 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.

**Discussion- Item VI-4:**

There is an identified Archeological site shown on the site plan approximately 600 feet from the project site. This feature is not within the area of disturbance and will not be affected by this project. There are no other known unique geologic or physical features at this site that could be destroyed, covered or modified.

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

This project proposal will result in the construction of a total combined building square footage of 210,100 sf, a parking, and associated roadway improvements. The disruption of soils on this previously disturbed 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. 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. It is primarily the shaping of building pads, grading for roadways, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The project's impacts to the watershed and associated with erosion of soils from the site can 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 (BMPs), 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 (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: a stabilized construction entrance, straw wattles, silt fences, water bars/berms, flow spreaders, gravel bags, straw mulch, inlet filters, sediment traps, and revegetation of disturbed areas.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs 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) BMPs for the project include, but are not limited to: clarifying basins, erosion mat/rock lines/seeded ditches and swales, rock flow spreaders and detention basins. 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 BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project

owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation.) Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

**MM VI.7** Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program 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.

**MM VI.8** This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

**Discussion- Item VI-7:**

A preliminary geotechnical report dated May 23, 2003, was prepared by Kleinfelder and provides recommendations with regards to seismic considerations. According to the report, no Alquist Priolo Earthquake Fault Zones are known to exist on or projecting toward the subject parcel nor are any major or active faults mapped on or near the site. Therefore, the report concludes that ground rupture is not considered probable. The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby active faults. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe damage due to ground shaking should be minimal. Impacts are less than significant. No mitigation measures are required.

**Discussion- Item VI-8:**

There is no known landsliding or slope instability related to the project site. The proposed project site avoids the majority of the steep (>30%) slopes located to the southeast. According to the preliminary geotechnical report dated May 23, 2003 by Kleinfelder, and a letter from Holdrege and Kull dated June 26, 2007, the materials such as granite and volcanic bedrock underlying the site are considered to be unlikely to be susceptible to compressibility or collapse. Impacts are less than significant. No mitigation measures are required.

**Discussion- Item VI-9:**

According to the preliminary geotechnical report dated May 23, 2003 by Kleinfelder, and a letter from Holdrege and Kull dated June 26, 2007, the site is underlain by the Mehrten Formation. Expansive soils are typical of Mehrten volcanics. Therefore there is a possibility that highly expansive soils will create substantial risks to life or property. The EIR for this project should include an analysis of the presence of expansive soils and provide mitigation measures to address any impacts to the proposed project.

**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- Item VII-1:**

This project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials.

**Discussion- Item VII-2:**

The proposed project will not involve any routine transport, use or disposal of hazardous materials. Construction of the proposed project will involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials will be used, stored, and disposed of in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

**Discussion- Item VII-3:**

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

**Discussion- Item VII-4:**

A Phase 1 Environmental Site Assessment was conducted on the parcel for mining and past agricultural uses, consisting of a records search and related review. The Phase 1 did not find any known uses such as past agricultural (orchards), mining, or any other known uses to be associated with human health hazards. As such, the exposure of people to existing sources of potential health hazards is considered to be less than significant. As the Phase 1 did not find any past uses of concern, this parcel will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No mitigation measures are required.

**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 will not result in safety hazards 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 will not result in a safety hazard for people residing in the project area.

**Discussion- Item VII-7:**

The proposed project will replace annual grassland and oak woodland areas with structures, parking lots and landscape areas and will reduce the risk of wildland fires. However, the area that will remain undeveloped includes steep slopes that are conducive to the rapid spread of wildland fires and will pose a risk to the new construction. A mitigation measure will require that a will serve letter be required from the serving fire district.

**Mitigation Measures- Item VII-7:**

MM VII.1 A "Will serve" letter shall be provided from the South Placer Fire District.

**Discussion- Items VII-8,9:**

The project could create a health hazard from the breeding of mosquitoes in the stormwater detention system and the existing pond. This is a potentially significant health hazard which will be reduced to a less than significant impact with the following mitigation measures.

**Mitigation Measures- Items VII-8,9:**

MM VII.2 In order to discourage the breeding of mosquitoes which have the potential to cause disease to humans and other hosts, the project proponent will abide by the Placer Mosquito Abatement District construction guidelines for stormwater detention systems and for pond management. The Placer Mosquito Abatement District will review the improvement plans.

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

**Discussion- Item VIII-1:**

A review of the County Environmental Health Services records show an existing well served the house which was located near the stock pond. This well could serve as a conduit to the water table and has the potential to violate potable water quality standards by acts of vandalism or by mismanagement of the water well. This is a potentially significant event which will be mitigated to a less than significant level with the following mitigation measures:

**Mitigation Measures- Item VIII-1:**

MM VIII.1 In order to protect the existing water table, the water well will need to be properly destroyed via permit through Environmental Health Services prior to approval of the Improvement Plans. Additionally, the water well location will be shown on the Improvement and Grading Plans to prevent the well from being run over by grading equipment.

**Discussion- Items VIII-2,11:**

The project proposes the use of publicly treated surface water supplies, so there are no direct impacts to groundwater quantity or direction due to well withdrawals. However, the introduction of the church buildings and impervious surfaces can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge are less than significant. No mitigation measures are required.

**Discussion- Item VIII-3:**

Stormwater runoff drains in to the south, towards an unnamed tributary to Miners Ravine. A preliminary Drainage Study was prepared by King Engineering Inc. dated September 4, 2007. This drainage report, along with the preliminary Grading & Drainage Plan, shows that the project will maintain the natural drainage courses that lead storm water runoff away from the project site. Therefore, the project's impacts due to substantial alteration in drainage patterns are less than significant. No mitigation measures are required.

**Discussion- Item VIII-4:**

This project will create new impervious surfaces on a property that is currently undeveloped and thus increase the rate and amount of surface runoff from the site. According to the preliminary Drainage Study prepared by King Engineering dated September 4, 2007, a decrease in peak flows is expected following the project's construction. 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. The proposed project's impacts associated with increase in rate or amount of surface runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item VIII-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 LDM 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 off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) 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 (ESD). The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/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** Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the property owners' association.

**MM VIII.4** This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$2,493, 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.

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

The proposed project involves 12.85 acres of earth disturbance. The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, as the intensity of land use by man increases, the constituent concentrations typically increase to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) suspended solids, nutrients, oils/greases, construction waste, metals, pesticides, herbicides, fertilizers, etc. The proposed project has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. Erosion potential and water quality impacts are always present during construction and occur when protective vegetative cover is removed and soils are disturbed. In this case, it is primarily the grading associated with the site improvements, utilities, driveways and building pads that could contribute to erosion and water quality degradation. The project's potential impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VIII-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
- Refer to text in MM VI.5
- Refer to text in MM VI.6
- Refer to text in MM VI.7
- Refer to text in MM VI.8
- Refer to text in MM VIII.1
- Refer to text in MM VIII.2
- Refer to text in MM VIII.3

**Discussion- Items VIII-7,12:**

The project will be required to utilize stormwater best management practices (BMP) to prevent erosion, ease stormwater runoff and downstream drainage impacts. The increase in impervious surfaces has the potential to degrade water quality by introducing oils, greases, and sediments into the stormwater runoff. The EIR will discuss and demonstrate that specific types of BMP's will provide adequate mitigation for the project's impacts to water quality both during and after construction. The EIR for this project will include an analysis of the hydrology/hydrologic and water quality impacts it will have to the watershed of important water resources downstream from the project provide mitigations to address any impacts of the proposed project.

**Discussion- Items VIII-8,9,10:**

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows will be impeded or redirected. The project location is elevated well above areas that are subject to flooding, and therefore, there are no impacts due to exposing people or structures to a significant risk of loss, injury, or death, including flooding as a result of failure of a levee or dam.

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

**Discussion- Item IX-1:**

The proposed house of worship will not physically divide an established community.

**Discussion- Item IX-2:**

The project site is located within the Granite Bay Community Plan and designated Rural Estate 4.6 acre to 20 acre minimum. The property is zoned F-B-X 20 acre minimum (farm, combining a minimum building site size of 20 acres). A house of worship will be consistent with the land use designation and will be consistent with the underlying FARM zone district, with approval of a Minor Use Permit. Houses of worship are generally considered compatible with rural residential land uses, however, the proposed project appears to be regional in scale and may be larger than that contemplated by the Granite Bay Community Plan. The physical change from an undeveloped parcel with natural scenic qualities, to a regional-scale facility will unavoidably alter the character of the site and introduce potential land use compatibility conflicts with nearby residential uses. The proposed project will provide landscaping and screening, increased setbacks, circulation planning, and a variety of other site design measures to minimize impacts. These measures will reduce impacts, but will not alter the perception that the house of worship is not rural in scale and character. As proposed, the project is not consistent with policies in the Granite Bay Community Plan as they relate to the size, scale, and character of land development, and the intent to maintain a rural setting. The Environmental Impact Report will describe any conflicts between the proposed project and applicable plans and address potential inconsistencies.

**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 impact to such plans.

**Discussion- Items IX-4,5:**

The proposed house of worship will be consistent with the Granite Bay Community Plan land use, as designated and underlying Farm zone district. There are currently no existing agricultural operations or timber resources occurring on-site 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. Implementation of this mitigation measure will reduce any potential impacts to a less than significant level.

**Mitigation Measures- Items IX-4,5:**

MM IX.1 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.

**Discussion- Item IX-6:**

The proposed house of worship will not disrupt or divide the physical arrangement of an established community.

**Discussion- Item IX-7:**

The project site is located in a rural residential setting and is currently undeveloped. The proposal to construct a house of worship will not substantially alter the present or planned land use of the area as this land use will be consistent with the Granite Bay Community Plan land use designation and underlying Farm zone district.

**Discussion- Item IX-8:**

The proposed project 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- Item X-1:**

No mineral resources that will be of value to the region are known to occur on this site, or in the immediate vicinity.

**Discussion- Item X-2:**

The proposed project will not result in the loss of availability of a locally-important mineral resource recovery site.

**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? (EHS) |                                | X  |                              |           |
| 2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)  |                                | X  |                              |           |

|   |  |  |   |   |
|---|--|--|---|---|
| 3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)  |  |  | 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? (EHS) |  |  |   | 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? (EHS)  |  |  |   | X |

**Discussion- Items XI-1,2:**

An Environmental Noise Assessment (ENA) was conducted by J.C. Brennan & Associates on August 31, 2007, which showed that the project may exceed the noise standard on the western boundary property line. The study used the stricter Placer County Ordinance standard versus the Granite Bay Community Plan noise element. The ENA showed that there will be a variety of noise sources for the project including, loading dock operations, parking lot noise generation, truck circulation noise, parking noise from the west and north parking lots, and mechanical ventilation noise. The project includes stationary and transportation noise impacts which will create a substantial permanent increase in noise to the surrounding neighborhood. These impacts are significant and will be mitigated to a less than significant level using the following mitigation measures:

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

MM IX.1 In order to reduce transportation noise at the ingress/egress exit at the intersection of Sierra College Boulevard and Night watch Drive, a 7-foot soundwall will be constructed as detailed in the J.C. Brennan ENA of August 31, 2007. This sound barrier will be shown on the Improvement plans with side views showing the soundwall elevations relative to the pad elevation to the parking lot. The noise consultant will be allowed to review the Improvement Plan set showing the location and elevations of the soundwall to ensure proper placement. Additional requirements from the ENA for this project are as follows:

- Truck deliveries and unloading/loading activities will be restricted to daytime hours (7 am to 10 pm)
- The noise barrier will be constructed of concrete masonry units (CMU), solid concrete panels, earthen berms, or any combination of these materials. Wood is not recommended due to the eventual warping and degradation of acoustical performance. Other types of materials will be reviewed by the enforcement agency and the acoustical consultant
- Special events will be scheduled to end with sufficient time for the parking lot to empty before 10 pm
- All rooftop HVAC mechanical equipment will be shielded from view by solid barriers and/or building parapets

**Discussion- Item XI-3:**

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is considered to be temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

**Discussion- Item XI-4:**

The project is not located within an airport land use plan.

**Discussion- Item XI-5:**

The project is not in the vicinity of any known 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 proposed house of worship will not induce substantial population growth in the area. Any new infrastructure required will serve the proposed project and only benefit existing development.

**Discussion- Item XII-2:**

The project site is currently undeveloped, and consequently, existing housing will not need to be removed to accommodate the proposed project.

**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- Items XIII-1,2,4:**

The proposed house of worship will result in additional demand for public services through the following providers: the South Placer Fire District provides fire protection services to the project area and the Placer County Sheriff's Department provides police protection services; the Department of Public Works is responsible for maintaining county roads; the project proposes to annex into Placer County Sewer Maintenance District 2 for sewage disposal service; and Placer County Water Agency provides water service to the area. The project will contribute to the maintenance of public facilities including roads through mechanisms adopted by the Granite Bay Community Plan. "Will serve" letters shall also be provided from the appropriate service providers as conditions for project approval.

**Discussion- Item XIII-3**

The construction of this private church will not adversely impact existing school facilities.

**Discussion- Item XIII-4:**

The project will include frontage improvements to Sierra College Boulevard, which is a City of Rocklin road. Additional improvements could be required as mitigation measures for traffic impacts identified in the traffic study to be prepared as a part of the EIR. These improvements could have a potentially significant impact. The EIR for this project should include an analysis of the impacts to public facilities' maintenance and provide mitigation measures to address any impacts of the proposed project.

**Discussion- Item XIII-5:**

The proposed house of worship will not impact other governmental services other than those already considered in the Granite Bay Community Plan.

**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         |
| 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- All Items:**

The proposed house of worship will not have any impact on existing neighborhood and regional parks or other recreational facilities.

**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 on-site or off-site? (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? (ESD) | X |  |  |  |
|---|---|--|--|--|

**Discussion- All Items:**

The project proposes a church facility with offices and multi purpose facilities. Seating is provided for 1300 people in phase 1 and 2000 people in phase 2. Up to 80 employees are projected for this facility. The probable environmental effects of the various project elements include traffic and circulation patterns that could be temporarily affected during construction, an increase in potential hazards because of design or incompatible uses, and potential inadequate emergency access or access to nearby uses. Traffic volumes on study roadways will increase and potentially create impacts to congestion.

The proposed house of worship will generate a sufficient need for parking. The Placer County Zoning Ordinance requires one parking space for every four fixed seats, one parking space for every 40 square feet of multi-use floor area if there are no fixed seats, and one parking space per office or classroom. As proposed, the project will provide approximately 1,000 off-street parking spaces. The Environmental Impact Report will address this issue and determine what is sufficient based on the proposed use of the facility.

Increased demands on roadway facilities covered by the Countywide Traffic Fee Program will occur. There is a potential to increase transit delay associated with existing and/or proposed transit services provided internal and external to the project as well as conflicts with policies supporting alternative transportation. There could be potential conflicts with pedestrian and bicycle uses, change in air traffic patterns, exceedance of established level of service standards. The EIR for this project should include an analysis of the transportation and circulation impacts and provide mitigation measures to address any impacts of the proposed project.

**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 on-site sewage systems? (EHS)   |                                | X  |                              |           |
| 4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)                                       | X                              |  |                              |           |
| 5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)  |                                |  | X                            |           |
| 6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)   | X                              |  |                              |           |
| 7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)   |                                |  | X                            |           |

**Discussion- Items XVI-1,2,4,6:**

The project proposes a church facility with offices and multi purpose facilities. Seating is provided for 1,300 people in Phase 1 and 2,000 people in Phase 2. Up to 80 employees are projected for this facility. This project proposal will result in the construction of a total combined building square footage of 210,100 sf, a parking lot, and associated roadway improvements. An analysis of both the sewer conveyance and treatment plant capacities must be completed for the proposed usage. The probable environmental effects of the various project elements include the need for new wastewater conveyance and stormwater drainage facilities and potential upgrades to the wastewater

treatment plant and any existing stormwater drainage facilities. The EIR for this project shall include an analysis of the wastewater and stormwater utility system impacts and provide mitigation measures to address any impacts of the proposed project.

**Discussion- Item XVI-3:**

On the lower portion of the parcel adjacent to Cavitt Stallman Road, there was a house located near the old stock pond. That dwelling was served by an onsite sewage disposal system as indicated in County Environmental Health Services records. There is no indication in the County records that state the septic tank has been properly destroyed via permit. Thus, this is a potentially significant impact which will be mitigated to a less than significant level with the following mitigation measure:

**Mitigation Measures- Item XVI-3:**

MM XVI.1 The septic tank for the old single family dwelling of this property will be located, pumped, and properly destroyed through permit via Environmental Health Services. This office has records showing the approximate location of the old dwelling.

**Discussion- Items XVI-5:**

The project will require construction of a new sewer lateral for the property and will connect to an existing water line in Sierra College Boulevard. The facility will connect into the South Placer Municipal Utility District (SPMUD) sewer system via Placer County sewer lateral. There is capacity within SPMUD facility for the sewage flows of this project. An availability letter for sewer services will be required prior to the finish of environmental review. PCWA public water system will provide water for the project. The project proponent has supplied an availability letter to this office from PCWA stating there is available water for the project. The impacts for sewer and water services are less than significant and routine. No mitigation measures are required.

**Discussion- Item XVI-7:**

The project will be served by Western Region Sanitary Landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The project proponent has supplied this office with an availability letter indicating the local franchise refuse disposal hauler's ability to serve this project. This impact is less than significant. No mitigation measures are required.

**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 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 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 checked="" type="checkbox"/> California Department of Health Services | <input type="checkbox"/> Tahoe Regional Planning Agency               |

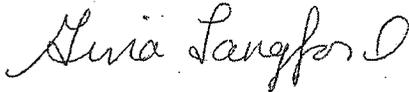
|   |  |
|---|--|
| <input type="checkbox"/> California Department of Toxic Substances                  | <input checked="" type="checkbox"/> U.S. Army Corp of Engineers    |
| <input checked="" type="checkbox"/> California Department of Transportation         | <input checked="" type="checkbox"/> U.S. Fish and Wildlife Service |
| <input type="checkbox"/> California Integrated Waste Management Board               | <input checked="" type="checkbox"/> City of Rocklin                |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input checked="" type="checkbox"/> City of Roseville              |

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

The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

Planning Department, EJ Ivaldi, Chairperson  
 Engineering and Surveying Department, Sarah K. Gillmore  
 Engineering and Surveying Department, Wastewater, Ed Wydra  
 Department of Public Works, Transportation  
 Environmental Health Services, Grant Miller  
 Air Pollution Control District, Brent Backus  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Vance Kimbrell  
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature \_\_\_\_\_ Date January 15, 2008  
 Gina Langford, Environmental Coordinator

**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.

|   |  |
|---|--|
| <b>County Documents</b>   | <input checked="" type="checkbox"/> Granite Bay Community Plan           |
|   | <input checked="" type="checkbox"/> Environmental Review Ordinance       |
|   | <input checked="" type="checkbox"/> Placer County General Plan           |
|   | <input checked="" type="checkbox"/> Grading Ordinance                    |
|   | <input checked="" type="checkbox"/> Land Development Manual              |
|   | <input type="checkbox"/> Land Division Ordinance                         |
|   | <input checked="" type="checkbox"/> Stormwater Management Manual         |
|   | <input checked="" type="checkbox"/> Placer County Tree Ordinance         |
| <input type="checkbox"/> _____                                    |  |
| <b>Trustee Agency Documents</b>                                   | <input type="checkbox"/> Department of Toxic Substances Control          |
|   | <input type="checkbox"/> _____   |
|   | <input type="checkbox"/> _____   |
| <b>Site-Specific Studies</b>                                      | Planning Department  |
|   | <input checked="" type="checkbox"/> Biological Study                     |
|   | <input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey |
|   | <input checked="" type="checkbox"/> Cultural Resources Records Search    |
|   | <input checked="" type="checkbox"/> Lighting & Photometric Plan          |
|   | <input checked="" type="checkbox"/> Paleontological Survey               |
| <input checked="" type="checkbox"/> Tree Survey & Arborist Report |  |

Initial Study & Checklist continued

|                             |  |   |
|-----------------------------|--|---|
|                             |  | <input checked="" type="checkbox"/> Visual Impact Analysis  |
|                             |  | <input checked="" type="checkbox"/> Wetland Delineation   |
|                             |  | <input type="checkbox"/> _____  |
|                             |  | <input type="checkbox"/> _____  |
|                             | Engineering & Surveying Department, Flood Control District                                       | <input checked="" type="checkbox"/> Phasing Plan  |
|                             |  | <input checked="" type="checkbox"/> Preliminary Grading Plan  |
|                             |  | <input type="checkbox"/> Preliminary Geotechnical Report  |
|                             |  | <input checked="" type="checkbox"/> Preliminary Drainage Report   |
|                             |  | <input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan                             |
|                             |  | <input type="checkbox"/> Traffic Study  |
|                             |  | <input type="checkbox"/> Sewer Pipeline Capacity Analysis   |
|                             |  | <input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available) |
|                             |  | <input type="checkbox"/> Sewer Master Plan  |
|                             |  | <input type="checkbox"/> Utility Plan   |
|                             |  | <input type="checkbox"/> _____  |
|                             | <input type="checkbox"/> _____   |   |
|                             | Environmental Health Services  | <input type="checkbox"/> Groundwater Contamination Report   |
|                             |  | <input type="checkbox"/> Hydro-Geological Study   |
|                             |  | <input checked="" type="checkbox"/> Acoustical Analysis   |
|                             |  | <input checked="" type="checkbox"/> Phase I Environmental Site Assessment                                   |
|                             |  | <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 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"/> _____   |   |

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax

RECEIVED



FEB 10 2009

February 10, 2009

ENVIRONMENTAL COORDINATION SERVICES

Maywan Krach  
Placer County  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

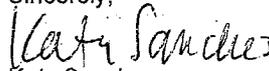
RE: SCH#2009022009 Amazing Facts Ministries; Placer County.

Dear Ms. Krach:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. USGS 7.5 minute quadrangle name, township, range and section required.
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

  
Katy Sanchez  
Program Analyst

CC: State Clearinghouse

**Native American Contact**  
Placer County  
February 10, 2009

Rose Enos  
15310 Bancroft Road           Maidu  
Auburn           , CA 95603   Washoe  
(530) 878-2378

United Auburn Indian Community of the Auburn Rancheria  
Jessica Tavares, Chairperson  
10720 Indian Hill Road        Maidu  
Auburn           , CA 95603   Miwok  
530-883-2390  
530-883-2380 - Fax

Todd Valley Miwok-Maidu Cultural Foundation  
Christopher Suehead, Cultural Representative  
PO Box 1490                    Miwok  
Foresthill           , CA 95631   Maidu  
:vmmcf@foothill.net

United Auburn Indian Community of the Auburn  
Tribal Preservation Committee  
10720 Indian Hill Road        Maidu  
Auburn           , CA 95603   Miwok  
530-883-2390  
530-883-2380 - Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2009022009 Amazing Facts Ministries; Placer County.



PLACER COUNTY  
**SHERIFF**  
CORONER-MARSHAL

MAIN OFFICE  
2929 RICHARDSON DR.  
AUBURN, CA 95603  
PH: (530) 889-7800 FAX: (530) 889-7899

**RECEIVED**  
TAHOE SUBSTATION  
DRAWER 1710  
FEB 24 2009  
PH: (530) 881-6300 FAX: (530) 681-6377



EDWARD N. BONNER  
SHERIFF-CORONER-MARSHAL

ENVIRONMENTAL COORDINATION SERVICES  
DEVON BELL  
UNDERSHERIFF

**LAW ENFORCEMENT IMPACT REPORT**  
Prepared by the Placer County Sheriff's Department  
**DAVID HARRIS/SOUTH PLACER SUBSTATION COMMANDER**

**I. NAME OF PROJECT: Amazing Facts Ministries (PEIR T20080021), Notice of Preparation**

**II. LOCATION: South side of Sierra College Blvd. between Night Watch and Ridge Park Drives, Granite Bay.**

**III. AGENCIES/FIRM REQUESTING REPORT:**

Maywan Krach  
Environmental Coordination Services  
Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

**IV. COMMERCIAL:**

**A. 1 major complex** – Phase I approx 96,000 sf multi-use auditorium/gymnasium (1,300 seating capacity), ministry offices (approx 20,000 sf for 80 employees), classrooms, chapel, audio/visual productions suite, kitchen facilities, and an additional 11,220 sf for a resource center. Phase II approx 90,000 sf multi-use building (2,000 seating capacity). Phase III approx 10,000 sf ministry office and classroom.

**B.**

**RESIDENTIAL**

**A.**

**B.**

**V. BUDGET IMPACT:**

**A. Personnel (sworn)**

1. At three (3) Deputy hours per week  
(1 x 3 x 52) = 156 Deputy hours for field operations per year
2. At two (2) Jail deputy hours per month  
(1 x 2 x 12) = 24 Hours per year

**Total sworn hours per year: 180 @ \$72.72 per hour = \$ 13,090.00**

**B. Personnel (non-sworn)**

- 1. Dispatch = 1 hour per year
- 2. Records = 1 hour per year
- 3. Clerical = 1 hour per year

**Total support personnel hrs year: 3 @ \$43.91 per hour = \$ 132.00**

**C. Equipment**

Vehicles, gasoline, maintenance, printing, weaponry, training, jail buildings  
(sworn amt. + support amt. / 3) = \$ 4,407.00

**VI. ANNUAL BUDGET INCREASE**

|                   |                    |
|-------------------|--------------------|
| Sworn Personnel   | \$ 13,090.00       |
| Support Personnel | \$ 132.00          |
| Equipment, etc.   | <u>\$ 4,407.00</u> |

**TOTAL PER YEAR \$ 17,629.00**

**VII. SPECIAL PROBLEMS:** none noted at this time.

**VIII. RECOMMENDATIONS:** Many of the potential crime problems dealing with circulation systems and structures may be reduced by utilizing the concepts of "Crime Prevention Through Environmental Design" (CPTED). By working closely with law enforcement during all stages of this development, design features that encourage criminal activity can be identified and solutions found to mitigate problem designs.

**IX. WILL SERVE:**

**The Placer County Sheriff's Department's ability to handle law enforcement needs generated by this development are dependant on the Board of Supervisors authorizing funding equivalent to the needs mentioned in this report. Without the additional personnel, equipment, etc., appropriate service will be severely impaired.**

**EDWARD N. BONNER  
SHERIFF/CORONER/MARSHAL**

prepared by: A. Rogers/Crime Prevention  
Placer County Sheriff/Auburn Justice Center  
(530) 889-6922 02/20/09



# GRANITE BAY COMMUNITY ASSOCIATION

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P.O. BOX 2704 \* GRANITE BAY, CALIFORNIA 95746 \* (916) 791-7427

SANDRA HARRIS  
Issues Coordinator

February 28, 2009

Maywan Krach  
Environmental Coordination Services  
Community Development Resource Agency  
3091 County Center Drive  
Suite 190  
Auburn, CA 995603

Re: NOP of an EIR for Amazing Facts Ministries project (PEIR T20080021)

Thank you for the opportunity to respond to this NOP.

The major concerns with this project are the scale and aesthetic impacts:

Description in NOP says it all. This is an institutionalized setting dominated by large structures, parking lots, landscaping, and night lighting. The proposed project would introduce new night lighting sources in the form of pole-mounted lighting for parking lots, building lights, and entry feature lighting. In addition, some building materials proposed, such as metal panels, aluminum, and glass could produce daytime glare.

It will be visible from large areas of Granite Bay both night and day. The EIR should include areas from all over the community to determine night and day impacts.

Air quality – This site is in the heart of the “red zone” on bad air days. What is impact of concentrating so many vehicles on the top of a ridge where particulates can be scattered over a large area? There are two major hospitals, several schools, and many homes in the immediate area.

The scale of this project conflicts with many goals and policies of the Granite Bay Community Plan, a few of which are listed below:

General Community Goals and Policies:

4. To conserve the visual and aesthetics resources of the community, including the significant vistas, woodlands and grasslands, and minimize the disturbance of the natural terrain. (The top of Sierra College Boulevard is considered a scenic vista in the GBCP.)

5. To provide the civic, cultural and recreational facilities and activities needed by the community, which encourage the interaction of residents in the pursuit of common interests and which result in a strong sense of community identity.

**7. To provide only those commercial, professional, and institutional services and facilities which are required to meet the frequently recurring needs of residents of the community and which are scaled to meet only the local residents' needs.**

General Community Policies:

1. Land uses in the GB Community shall be compatible with the Community Plan.

2. Uses of land in the GB Community shall, in general, be restricted to residential sites;  
.....

Land Use Element:

B. Purpose - GB has a reputation as a visually pleasing, rural/residential area. ....  
Policies in this element have been formulated to enhance the rural and natural qualities of this unique community. Land use policies are designed to prevent overuse of land and control intensity of use.

3. Compatibility between neighboring land uses should be encouraged.

4. Commercial uses which serve local community needs and which do not detract from the rural-residential setting should be encouraged.

15. Buildings shall be of a size and scale conducive to maintaining the rural residential atmosphere of Granite Bay. The architectural scale of non-residential buildings, as differentiated from size, shall be more similar to that of residential buildings than that of monumental buildings.

16. Non-residential buildings shall generally be of small or moderate size and, where groups of buildings are used, connected by plazas. Terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter to pedestrians.

Specific Policies for Intensity of Use:

3. Intensity of use of individual parcels and buildings shall be governed by considerations of: health and safety; impact on adjoining properties due to noise, traffic, night lighting, or other disturbing conditions, and protection of natural land characteristics.

Specific Policies for Public and Private Institutions:

1. Institutional uses shall be limited to those which provide non-commercial services or facilities for local residents and .....

2. The intensity of use of an institutional site shall be limited to that which is compatible with adjoining uses and in keeping with the rural character of Granite Bay; the institution should not generate excessive noise or traffic.

3. Institutional buildings shall be of a size and scale compatible with the rural atmosphere of the Community.

Community Design Element:

1. Maintain the existing rural character of the area.

9. Encourage the development of commercial project designs that do not detract from the rural character of the GB area.

11. To the maximum extent possible, all structures, including residences, should complement and blend in with the natural setting of the planning area, and to this end the following principles shall be adhered to:

a. The visual impact of the structure shall be mitigated either through reduction of building bulk, increased setbacks, or introduced screening such as landscaping. In general, hillside structures shall be designed to step down the natural hillside in order to achieve a low building profile and minimize grading.

c. Largely bare slopes and sparsely wooded ridges visible from large portions of the planning area should be kept free of structures to the maximum extent possible.

d. If development does take place on highly visible barren slopes or ridges, It must be unobtrusive and designed to maintain the character of the natural setting.

12. The use of natural materials (i.e. wood siding and field stone) is encouraged. Exterior colors shall blend with the surrounding natural landscape. The use of "earth tones" or natural finishes which blend with the natural background is encouraged.

14. Large, bulky and unscreened structures shall be discouraged, particularly if they are visible from the road.

Implementation:

....These Design Standards are specific to several corridors within the GBCP area... The roads included are Douglas Blvd., Auburn-Folsom Road, Sierra College Boulevard...

MAC Presentation – April 2, 2008

Representatives of Amazing Facts presented a lengthy proposal to MAC for a similar project in April, 2008. After much discussion, MAC and the audience expressed concern about too much density being proposed on just 17 acres of the parcel; the industrial/urban look of the buildings; the height of the proposed 60 foot steeple on the building overlooking the ridge; the height of the proposed buildings on the ridge being too high and intrusive; and the use of the remaining property. It appears that there has been little change to the proposal; in fact, the steeple has been raised two feet. Reducing the building total by 20,000 sf seems insignificant and doesn't address many of the concerns raised by the community.

County Should Re-examine Allowed Uses of Churches in RA zoning

Previously, I have encouraged County to re-examine the use of churches in this zone district. When churches reach a certain size, they are no longer for local residents but become regional in nature, thus creating many impacts to the rural residential/agriculture zone district. Some jurisdictions of the State have recognized this direction of religions to reach mega status and have zoned areas specifically for churches in business/professional or commercial areas where parking can be shared on weekends and impacts to residential neighbors lessened. An example of this locally, is the Valley Springs Presbyterian Church in Roseville in Olympus Point just ~~west~~ east of Sierra College Boulevard and north of Douglas. The church is in an area surrounded by business/professional and has plenty of shared parking available on weekends.

Very truly yours,

A handwritten signature in cursive script that reads "Sandra Harris, Secretary".

Granite Bay Community Association



PLACER COUNTY WATER AGENCY  
SINCE 1957

BOARD OF DIRECTORS      BUSINESS CENTER  
Gray Allen, District 1      144 Ferguson Road  
Alex Ferreira, District 2      MAIL  
Lowell Jarvis, District 3      P.O. Box 6570  
Mike Lee, District 4      Auburn, CA 95604  
Ben Mavy, District 5      PHONE  
530.823.4850  
David Breninger, General Manager      800.464.0030  
Ed Tiedemann, General Counsel      WWW.PCWA.NET

March 3, 2009  
File No. WA/Granite Bay

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MAR 05 2009

ENVIRONMENTAL COORDINATION SERVICES

Maywan Krach, Community Development Technician  
Environmental Coordination Services  
Placer County Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

SUBJECT: Notice of Preparation of an EIR for the proposed  
Amazing Facts Ministries (PEIR T20080021)  
(APN 046-050-006, 008)

Dear Maywan:

Placer County Water Agency (PCWA) has reviewed the information on the project mentioned above and has the following comments.

Treated water can be made available to the project from the Agency's 20" treated water main in Sierra College Boulevard.

The project description indicates that there is an existing well on the property. Any property with a dual source of water will require the installation of an approved backflow prevention device to protect the public water supply.

In order to obtain service, the developer will have to enter into a facilities agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by the Agency, including the Water Connection Charges.

The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The purpose of this letter is to apprise you of the current status of water availability from the Agency's treated water system at the location specified above. The Agency makes commitments for service only upon execution of a facilities agreement and the payment of all fees and charges required by the Agency.

All water availability is subject to the limitations described above and the prior use by existing customers.



# City of Rocklin

3970 Rocklin Road  
Rocklin, California 95677-2720  
O | 916.625.5000

RECEIVED F | 916.625.5095  
www.rocklin.ca.us

MAR 09 2009

ENVIRONMENTAL COORDINATION SERVICES

March 5, 2009

Maywan Krach  
Environmental Coordination Services  
Community Development Resource Agency  
3091 County Center Drive, Ste. 190  
Auburn, CA 95603

RE: Comments on Amazing Facts Ministries Notice of Preparation

Dear Maywan:

Thanks for the opportunity to review and comment on the above-referenced document. The City of Rocklin has completed its review and offers the following comments:

1. Figure 3 -- this figure notes that the existing access easement for the San Juan Water District will be relocated, but it does not depict where the easement will be relocated. A concern would be the impact of adding another access point onto Sierra College Boulevard.
2. Page 8, Cultural Resources -- the text discussion here indicating that no cultural sites have been recorded or observed on site is in conflict with Figure 3 which shows several archaeological sites as being preserved.
3. Aesthetics -- the EIR needs to adequately address light and glare impacts from the project onto nearby residences, particularly those residences with windows visible to the proposed project. It is suggested that cross-sections be prepared to help depict what a typical view may be from the residences on the other side of Sierra College Boulevard. The proposed landscaping strip area along the project's frontage on Sierra College Boulevard appears to have a shallow depth which typically translates to minimal plantings. It is suggested that increased landscaping (larger landscape strip and more plantings) be considered to help mitigate for aesthetic impacts.
4. Traffic -- The City of Rocklin has been contacted in the past by Loomis residents who have expressed concerns about their ability to get in and out of Ridge Park Drive. It is suggested that you contact the Town of Loomis to get a better understanding of this concern if you do not hear directly from the residents or the Town.

Information 916.625.5000

Administrative Services 916.625.5000 • City Hall 916.625.5560 • Community Development 916.625.5100  
Community Services & Facilities 916.625.5200 • Fire 916.625.5300 • Police 916.625.5400 • Public Works 916.625.5500

# SOUTH PLACER WASTEWATER AUTHORITY

2005 Hilltop Circle  
Roseville, CA 95747  
916-774-5770  
fax 916-774-5690

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MAR 13 2009

ENVIRONMENTAL COORDINATION SERVICES

March 6, 2009

Mr. Maywan Krach  
Community Development Technician  
Placer County Environmental Coordination Services  
Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Subject: Notice of Preparation (NOP) of and Environmental Impact Report (EIR) for the proposed Amazing Facts Ministries Project (Project)

Dear Mr. Krach:

The South Placer Wastewater Authority (SPWA) appreciates the opportunity to comment on the subject NOP. The SPWA is a joint powers authority formed to fund regional wastewater and recycled water facilities in southwestern Placer County for three partner agencies (the "participants"): the City of Roseville, the South Placer Municipal Utility District (SPMUD), and portions of Placer County. The regional facilities funded by the SPWA thus far include recycled water facilities, trunk sewer lines, and two wastewater treatment plants (WWTPs). All three participants transmit wastewater to these WWTPs. SPWA also monitors compliance with operational criteria established in the Funding and Operations Agreements among the participants.

The Funding Agreement outlines each participant's responsibility for debt service on SPWA's bonds and funding of regional facilities. The Operations Agreement documents maintenance and operations responsibilities for regional facilities (primarily the wastewater treatment plants) and establishes the City of Roseville as the owner and operator of the two WWTPs on behalf of the participants.

The Operations Agreement also identifies a regional service area boundary which delineates the area served by SPWA-funded regional facilities. Projects that require wastewater treatment using SPWA-funded regional facilities – especially projects outside the existing service area boundary – require appropriate environmental analyses. The SPWA Board considers the adequacy of the environmental documentation for such projects to ensure that regional facilities needs are met. Once that review has occurred, the participants may agree to modify the service area boundary identified in the Operations Agreement.

To project future regional wastewater needs, SPWA prepared the *South Placer Regional Wastewater and Recycled Water Systems Evaluation Project Report* (Systems Evaluation Report) dated June 2007. This report, and report updates, can be found on the City's website at:

[http://www.roseville.ca.us/eu/wastewater\\_utility/south\\_placer\\_wastewater\\_systems\\_evaluation.asp](http://www.roseville.ca.us/eu/wastewater_utility/south_placer_wastewater_systems_evaluation.asp). This report documents the wastewater facilities needs for the "2005 Service Area Boundary" (SAB) and provides the necessary technical information to analyze projects under CEQA. The information includes engineering evaluations for regional trunk sewer, recycled water, and treatment facilities which were based on the County's General Plan (1991) for areas inside the 2005 SAB.

For the SPWA Board to consider the impact of the Project on wastewater treatment capacity, treatment conveyance, and funding, we request that the environmental document for the Project include the following:

1. Clearly document and depict the Project boundaries as they relate to the 2005 SAB shown in the Systems Evaluation Report.
2. For all parcels inside the 2005 SAB on which the zoning remains unchanged, the Project and EIR should rely on the 1996 Master Plan and Master Plan EIR, and build on that documentation using information in the Systems Evaluation Report. For purposes of evaluating wastewater conveyance, this may require the Project to upsize Roseville-owned trunk sewers that collect wastewater flow from SPMUD trunk sewers and convey it through Roseville.
3. For all parcels inside the 2005 SAB and for which the proposed Project zoning increases the projected wastewater generation above the flow included in the Systems Evaluation Report, the Project and EIR should analyze the impacts and necessary mitigation measures, to the level of detail consistent with, and appropriate for, SPWA to use when expanding the wastewater treatment plants in the future. Again, for purposes of evaluating wastewater conveyance, this may require your project to upsize Roseville-owned trunk sewers that collect wastewater flow from SPMUD trunk sewers and convey it through Roseville. Attachment A provides specific guidance on the preparation of the CEQA document.
4. For all parcels outside the 2005 SAB, identify issues relating to the construction and installation of wastewater collection and conveyance facilities, and treated wastewater discharges that could result in, or contribute to, exceeding currently permitted wastewater capacity and/or discharge limits. To the extent that the Systems Evaluation Report can provide the basis for the needed technical evaluation, please feel free to use it. Emphasis also must be placed on cumulative impacts. Again, Attachment A provides specific guidance on the preparation of the CEQA document.

Please do not hesitate to contact us if you have any further questions.

Sincerely,



Derrick Whitehead  
Executive Director

cc: Art O'Brien/City of Roseville  
Mark Morse/City of Roseville  
Charlie Clark/SPMUD  
Jim Durfee/Placer County

## **ATTACHMENT A**

### **GUIDANCE FOR ENVIRONMENTAL AND TECHNICAL ANALYSES**

#### **Background**

The City of Roseville (City), the South Placer Municipal Utility District (District), and the County of Placer (County) entered into a Joint Powers Agreement (JPA) and formed the South Placer Wastewater Authority (SPWA) in October 2000. The SPWA was created for the purposes of, among other duties, funding and financing of Regional Wastewater Facilities. The SPWA and the Participants (City, District, and County) entered into a Funding Agreement and an Operations Agreement. The Funding Agreement established the revenue, debt service, and flow obligations among the Participants. The Operations Agreement recognized the City's role in owning, operating, and maintaining the Regional Wastewater Facilities.

The 1996 *Roseville Regional Wastewater Treatment Service Area Master Plan EIR* (WWMP EIR) was certified by the City of Roseville in November 1996 and was considered by the SPWA in October 2000 as part of the formation of the JPA. The Master Plan identifies the wastewater service area and contains the assumptions used to identify and design for wastewater conveyance and treatment facilities. Wastewater service within the current service area is based on a first come, first served basis, as outlined in the Funding Agreement.

The above agreements outline responsibilities and approval authorities among SPWA Participants relating to CEQA. The purpose of this document is to provide SPWA Participants and local agencies that prepare CEQA documents with the process and scoping guidance they will need to ensure adequate CEQA analysis is prepared for discretionary approvals of projects impacting Regional Wastewater Facilities .

For the purpose of this guidance document, Urban Growth Areas (UGAs) are defined as areas located wholly or partially outside the current service area. Densification/Intensification projects (D/I Projects) are defined as areas located within the current service area where proposed zone changes would result in an increase in wastewater generation compared to the assumptions in the WWMP EIR.

#### **Process for SPWA and Participant Involvement in UGA and/or D/I Projects**

When local agencies with land use authority propose new UGAs or D/I Projects, it is appropriate for the local jurisdiction to consult with SPWA and Participant staff to ensure a comprehensive analysis of related wastewater impacts, including appropriate CEQA documentation. This effort should proceed in two phases and be based on the most recent available information as discussed below.

Phase 1: Early Consultation. The first phase should involve early consultation between the Lead Agency, SPWA, and Participant staff. The goal of early consultation is to

identify and agree upon the project's wastewater treatment and recycled water demands, parameters for cumulative flow analysis, and potential impacts to conveyance and treatment facilities. This effort should rely on the technical analyses contained in the *Regional Wastewater and Recycled Water Systems Evaluation Report*, which can be reviewed at the City of Roseville's website at: [http://www.roseville.ca.us/eu/wastewater\\_utility/south\\_placer\\_wastewater\\_systems\\_evaluation.asp](http://www.roseville.ca.us/eu/wastewater_utility/south_placer_wastewater_systems_evaluation.asp). Once agreement is reached on project generated wastewater, and related conveyance, treatment and storage requirements, system upgrades necessary to accommodate the project can be identified.

Phase 2: CEQA Documentation. Phase two of the consultation process focuses on CEQA documentation. During this phase, upgrades to the wastewater system identified during Phase 1 would be incorporated in the CEQA document prepared by the local lead agency. It is recommended that any new or modified Regional Wastewater Facilities identified during Phase 1, as needed to serve the UGA or D/I Project, be incorporated into CEQA document project description and identified as off-site improvements. The related CEQA analysis should address construction and operation of these facilities at a "project-level" so that no subsequent or supplemental CEQA review is required.

This phased process helps to ensure that CEQA documentation will be adequate for any and all discretionary actions as discussed below.

### **CEQA Responsibility and Approval Authority Among Local Agencies with Land Use Authority, the SPWA, and the Participants**

As discussed above, the CEQA process for UGA and/or D/I Projects is initiated by the local jurisdiction with land use authority. This could include any of the following agencies that receive sewer service from the SPWA: Placer County, the City of Roseville, the City of Rocklin, and the Town of Loomis. These agencies are collectively referred to as "local Lead Agencies."

Local Lead Agencies. Local Lead Agencies are the first agency to take discretionary action relating to the approval of a proposed UGA and/or D/I Project. As a result, they are the **CEQA Lead Agency** and are responsible for preparation of the first tier CEQA document for the UGA or D/I Project.

Local Lead Agencies should carefully follow the guidance provided herein to ensure the CEQA documentation for wastewater issues is adequate for all future related discretionary actions on the project. To ensure proper coordination, distribution of the CEQA Notice of Preparation (NOP) and/or any early consultation materials initiated or distributed by the local Lead Agency in accordance with CEQA Guidelines Section 15063 (g), shall include the SPWA and SPWA Participants. This coordination is extremely important to ensure that the local Lead Agency CEQA document is adequate for any future SPWA and Participant discretionary actions subject to CEQA necessary to

support the project. It is also important to ensure that the most current cumulative wastewater flow scenario is used for related analyses (to be provided by the SPWA as discussed below).

Since the UGAs and D/I Projects will generate wastewater flow and may require recycled water supply, capital facilities (e.g. wastewater treatment plants) will need to be modified, expanded, or constructed to accommodate the UGAs and possibly D/I Projects. Impacts from new or modified capital facilities that are required to serve new UGAs or D/I Projects, including any increased discharge of treated wastewater to the creeks, must be analyzed in the CEQA documentation prepared for the UGA or D/I Project.

The SPWA. The SPWA serves as a funding and financing authority for the construction of Regional Wastewater Facilities. In doing so, the SPWA acts as a **CEQA Responsible Agency**. As a Responsible Agency, the SPWA relies on the UGA or D/I Project CEQA documentation prepared by local Lead Agencies when taking discretionary actions related to funding or financing. The SPWA does not act as a Lead Agency.

In the capacity of a Responsible Agency, the SPWA will respond to CEQA notices for early consultation, including NOPs or other similar consultation requests, and will comment, as appropriate, to ensure the local Lead Agency's CEQA document includes the proper scope and analysis for wastewater issues. This includes providing the local Lead Agency with the most current assumptions for wastewater cumulative analysis. The SPWA will similarly comment on draft CEQA documents, as necessary, to ensure that the documentation is adequate to support any discretionary actions by the SPWA, including but not limited to future funding or financing discretionary actions, or modifications to the Funding and Operations Agreements.

The City of Roseville. The City of Roseville owns and operates the Regional Wastewater Facilities on behalf of the Participants. In this capacity, the City maintains the necessary permits to process and discharge treated wastewater (i.e., NPDES permits from the Regional Water Quality Control Board), and approves the design and carries out construction of any new or expanded Regional Wastewater Facilities. This includes approvals such as construction documents, bid authorizations, and the award of construction contracts. In this role, the City acts as a **CEQA Lead Agency**. However, when taking discretionary actions related to Regional Wastewater Facilities, the City relies on the UGA or D/I Project CEQA document prepared by the local Lead Agency. As such, the City of Roseville needs to review UGA and/or D/I Project NOPs or other similar consultation requests issued by local Lead Agencies to ensure the CEQA document includes the appropriate scope and "project-level" analysis of Regional Wastewater Facilities. The City of Roseville will similarly comment on the draft CEQA document to ensure that the documentation is adequate to support any discretionary actions by the City, including but not limited to construction and operation-related approvals, and modifications to the Funding and Operations Agreements.

The City of Roseville relies on the SPWA, acting as a CEQA Responsible Agency, for related construction financing approvals.

Other SPWA and Participant Approvals needed for UGA Projects. For those UGAs located outside (in whole or in part) the current regional service area boundary, it is important to recognize that the service area boundary is only modified by agreement of the SPWA and the Participants. It is, therefore, paramount that CEQA documentation for UGAs and D/I Projects be adequate to support discretionary actions by the SPWA and the Participants to modify, if necessary, the Funding and Operations Agreements to include land area outside the current service area or flows beyond those assumed at the formation of the SPWA, and as documented in the WWMP EIR. As such, Participant agencies should also review UGA or D/I Project NOPs, or other similar consultation requests issued by local Lead Agencies, to ensure the proposed scope and analysis for CEQA documents will be adequate for this future action. Participant agencies will similarly comment on the draft CEQA document to ensure that it is adequate to support future discretionary actions.

### **Guidance to Ensure Adequate CEQA Review by Local Lead Agencies**

The following is intended to assist local Lead Agencies when determining the proper scope and analysis for CEQA documentation of UGA and D/I Project wastewater issues.

Wastewater Issues of Concern. In general, the following conditions create CEQA issues of concern for the SPWA, the City of Roseville, and the Participants when fulfilling their future CEQA responsibilities related to their approval authorities discussed above:

- The creation of conditions that may exceed the capacity of Regional Wastewater Facilities;
- The creation of conditions that may exceed the wastewater quantity analyzed or certified in the WWMP EIR;
- Installation of new Regional Wastewater Facilities;
- Expansion of existing Regional Wastewater Facilities, including conveyance infrastructure;
- Modifications of approved SPWA service area boundaries; and
- The creation of conditions that exceed permitted discharges from the Regional Wastewater Treatment Plants or exceed the ability to handle offsite disposal or reuse of biosolids.

The Scope of CEQA Analysis. In order for the CEQA document prepared for a UGA and/or D/I Project to be complete and adequate for use by subsequent SPWA and Participant agencies as discussed above, it must contain project-level analyses of the following, at a minimum:

- Construction and Operation of new wastewater collection and conveyance facilities;
- Alteration of the quality and/or quantity of discharges from wastewater treatment facilities beyond discharge levels permitted under the current NPDES discharge permits, and production of biosolids needing offsite disposal and/or reuse in excess of current permitted capacity;

- Construction and operation of additional wastewater treatment facilities required to serve the proposed UGA or D/I Project (beyond those considered in current documents);
- Delineation of areas in each UGA that are outside the current service area boundary and documentation of wastewater flow and recycled water demands in quantities greater than what is included in the WWMP EIR or reallocation of wastewater flow and recycled water demands as compared to those shown in the WWMP EIR or more current documents;
- Inducing growth as a result of removing obstacles to growth;
- Potential cumulative effects associated with other past, present, or foreseeable future projects;
- Alternatives analysis for each of the systems (wastewater collection, treatment, disposal, and recycled water storage and distribution) listed above.

Mitigation Measures for Significant Adverse Impacts. It is expected that CEQA documents prepared by local Lead Agencies will identify and provide project-level CEQA analysis for all Regional Wastewater Facilities necessary to implement the UGA or D/I Project. Local Lead Agency CEQA documents prepared for UGA and D/I Projects may not include mitigation that defers to a future date analysis of the construction and operation of required Regional Wastewater Facilities. Project-level analysis of these facilities is required in the local Lead Agency CEQA document in order to fulfill the other related SPWA and Participant CEQA actions as discussed in this guidance document.

Although no deferred wastewater mitigation should be included in local Lead Agency CEQA documents, it is possible that mitigation may be required to ensure that required Regional Wastewater Facilities are permitted, constructed, and operational prior to their need. Although the City of Roseville would serve as applicant for any required modification to Regional Water Quality Control Board waste discharge permits, the local Lead Agency needs to ensure through CEQA mitigation that building permits for related UGA and/or D/I Projects are withheld until all required permit modifications are secured and financing for Regional Wastewater Facilities has been approved by the SPWA.

# TOWN OF LOOMIS

RECEIVED<sup>1</sup>

MAR 23 2009

ENVIRONMENTAL COORDINATION SERVICES

March 19, 2009

Maywan Krach  
Environmental Coordination Services  
Community Development Resource Agency  
3091 County Center Drive, Ste. 190  
Auburn, CA 95603

RE: Amazing Facts Ministries Notice of Preparation

Thank you for the Notice of Preparation on the Amazing Facts Ministries.

Staff has reviewed the supplemental information and request consideration of the following topics in the DEIR:

- Will the physical transition issues between the portions of Sierra College Boulevard within Town of Loomis and within City of Rocklin be affected by this project? What will the project impacts be on the non-signalized intersection of Ridgepark Drive and Sierra College? The Town has been requesting of Rocklin that this intersection be signalized for the safe ingress and egress by our residents for several years. Rocklin has indicated that they may make sign the Ridgepark intersection as right-turn in, right-turn out. Please consider the impact of the project if this were to occur.
- How will this project affect the traffic on I-80 and Sierra College Boulevard and throughout the Town of Loomis (with or without additional widening improvements in Loomis and/or funding of these improvements). Please include the following intersections:
  - the Sierra College and I-80, Brace Road and Sierra College, Taylor and Sierra College, Horseshoe Bar on-ramp, King and Sierra College. Both Rocklin and Loomis have contracted with DKS for a traffic model for our respective jurisdictions – using the same assumptions. The Town will be looking for information that coincides with this new model – or a discussion of the EIR numbers compared to this model.
- Adverse impacts identified by the traffic analysis should, at a minimum, be mitigated through a fair share development impact fee concept. Under the fair share concept, a portion of

Sierra College Boulevard impact fees would be set aside for widening of the Boulevard and installation of appropriate traffic signals, railroad/street over crossings, turn lanes, medians, etc. within the Loomis Town limits. If Sierra College impacts are to be paid to SPRTA, the Town requests that the dollar amount attributed to impacts on the roadways in Loomis be remitted to the Town of Loomis for our Sierra College fund account.

- The cumulative should include all of the proposed projects along Sierra College Boulevard within the City of Rocklin, Town of Loomis and Placer County
- Light and glare issues – whether they might impact residents within Loomis (potential headlights facing onto existing and proposed residential areas, sign lighting, any visibility impacts on the Loomis residences from the structure itself).
- With any fiscal analysis, please include how using the funds for this project may tie up STIP and/or ITIP funds in Placer County (for how long?) and possible/probable impacts on other projects in other agencies in Placer County; maintenance costs
- Does the project set up any design requirements for future widening along Sierra College, and if so, what are these requirements and their impacts?
- AB32 issues

Thank you very much for consideration of these comments in the forthcoming DEIR on the Amazing Facts Ministries project.

Sincerely,



Kathy Kerdus  
Planning Director

May 6, 2009

Maywan Krach,  
Environmental Coordination Services  
Community Development Resource Agency  
3091 County Center Drive  
Suite 190  
Auburn, CA 95603  
[cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

To Whom:

As requested, here are some areas of concern in response to the Notice of Preparation of the Environmental Impact Report for the proposed Amazing Facts Ministries Project (PEIR T20080021)

- 1) The proposed development is very large in scale for the hill. It will tower above and be very visible to everything in the Granite Bay valley below.
- 2) The traffic situation potentially created on Sierra College is a concern. 1) Church traffic arrives all within a short period of time and leaves at the same time. Saturdays are a lesser traffic time than weekdays, but this could still cause road hazards. Cars could back up on Sierra College. When this happens often cars caught in the right lane of church traffic will try to cut out into the left lanes with oncoming traffic. Traffic travels at a fairly high speed on Sierra College. 2) Another hazard could be created when church members are driving up Sierra College and find they have not moved over into the right lane fast enough and are blocked out of the turn lane. If they cannot merge over because the lane is already full of cars, some will stop in the middle of the adjacent lane or drive very slowly trying to wait until someone will let them in the lane. This would create an extreme hazard. We have seen this traffic situation happen with another large church in Granite Bay. 3) The traffic volume leaving the church after service could cause problems for people leaving and entering the small street serving the housing development above the Church where there is not a traffic light.
- 3) The proposed site is an enclosed site. Without the benefit of commercial businesses there is no available overflow parking for the church. When the lot fills up, where will the cars go? There is nowhere.
- 4) The overflow parking problem is of great concern to us. If the church buildings are built, and they have a parking problem there is nowhere for them to go. The NOP Board said we could not discuss anything but the plan as proposed but this is important. If there is no answer for what if the parking is not adequate once the church is built, I am afraid the church will have no other alternative but to re-propose establishing parking lots on the lower level south end of their property as they presented to the Granite Bay MAC Board. The runoff in this lower area couldn't be controlled and would have a great impact on the lower residential and agricultural lots. We live there! The wetlands exist there. The County seems to suggest that this is not a concern as it is not currently part of the proposed project. What will you do if the buildings are built and the church needs more parking???? Other local churches overflow parking needs could serve as a guideline for what a church of this size will need. Leaving this area of concern open to address another time just is not acceptable.

4) Parking lot and church noise could be generated and travels down the valley floor with the car traffic. This will create an impact on valley floor residents and wildlife of which the area is abundant in. Parking lots could also be highly visible to valley floor residents in Granite Bay.

5) Sediment produced during construction which will be transported down the valley floor during rain runoff through the creek into our pond concerns us. It certainly would effect the ecology of our pond, dump debris and sediment into our pond, and pollute the pond water. We are very concerned about the quality of the water delivered to our property. In the last few years, we have made great improvements to the creek, our pond, and established a 42 trees orchard. The orchard is the first planting of our planned organic farm. The irrigation system we installed was set up to work with the pond as an irrigation source. The pond as an irrigation supply is an important part of the future planning for the farm as we are now on metered water.

6) We have invested a large amount of money in our pond improvements by installing a liner, landscaping to support the wildlife, installing a aerating pump for the wildlife and to keep the pond fresh for a irrigation for our farm, and rock lining the supply creek to help the flow and cleanliness of the water. The pond water overflow travels through the lower part of our property and into a tributary branch of Miners Ravine. The lower part of our property which to date is in a natural state, is a natural habitat for many wildlife species, and will eventually supplement the farm endeavor with a harvest of native plants and herbs.

6) The pond on the proposed development should not be used as a catch basin for any runoff water which could carry pollutants and then run into our pond. The existing creek connects their pond to ours. I see the Notice of Preparation was careful to mention no runoff water would spill into the San Juan Water District reservoir. As our farm, will be an organic farm we also are concerned about the water quality to be used on our fruits and vegetables and for the existing wildlife.

7) If the church proposed development is built, adequate safeguards to insure the water flow of the creek direction is not changed. The creek presently flows through our property away from the house. If water overflows the creek it can flood or direct too much water to the wrong areas of our property causing many problems. This happened one year when the church did not clear their creek channel of debris before a rain. One year in a heavy rain, Logs, branches, and debris which fell into the creek on the proposed property and caused the creek to overflow its banks and change direction. This caused us quite a problem until we went out in the pouring rain and cleared everything away letting the creek run again. Cattle used to graze on this property and the owners would make sure the creek was clear. The point of all this is that any manmade change to the creek directional flow will greatly effect us.

8) Too much water created from the flow of water off the parking pavement, redirecting water, or restricting water flow which would have naturally flowed from this property change the status of the wetlands of the property and surrounding ecology of neighbors properties.

9) We are concerned that water not be diverted from its natural flow. We want to keep the creek and natural flow of the water to our pond intact. The water is equally important to the lower section of our property to maintain the existing ecology there. This is a seasonal wetlands area.

10) Pollution of the water running off the proposed development is a concern. The two creeks and drainage runs through the lower residential agriculture properties to Miner's Ravine. Most neighbors have existing ponds. Several neighbors have water rights from the creek to fill their ponds.

11) The balance of water to our property is a delicate issue. Water enters our property from the creek and from other natural runoff from the proposed development and there is also a tributary to Miner's Ravine which runs West/East just below our property line on the South side. The water from Miner's Ravine tributary overflows in heavy rain years. It might flood over our entry road ten to twenty feet. At the same time in heavy rains we receive water in the creek from the proposed development property to the north. All this water settles in the lower end of our 5 acre property. We are happy with this and never want to change or restrict the water flow to the property as it serves many purposes for us; our farming, the ecology of the property, wildlife, and our natural enjoyment of our property. Water overflow has not to date threatened to flood any buildings but we would not want the development to send us additional water as this would impact the existing buildings as well as impact potential sites for future buildings.

12) Too much water or too little water can also affect our neighbor's properties. The neighbor to the south of us has a garage just beyond the Miner's Ravine tributary which could be impacted and the other neighbor adjacent to him has a barn and arena which could also be impacted. Buildings, ponds, and agricultural needs have all been established in this neighborhood with the existing water flows. Changes to these water flows more or less will have an impact.

Sincerely,

James and Geri Lee  
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July 12, 2011

Ms. Maywan Krach  
Environmental Coordinator,  
Placer County Community Development Department  
3091 County Center Drive  
Suite 140  
Auburn, CA 95603

Re: Amazing Facts Ministries Project

Dear Maywan:

On behalf of Amazing Facts Ministries, this letter is to clarify that the previously-described "Phase 3" of the above-referenced project is no longer proposed, nor is it anticipated that a Phase 3 will be added or proposed in the foreseeable future.

Please contact me if you have any questions or need any additional clarification.

Sincerely

RCH Group



Dave Cook  
Managing Principal

CC: Ananya A. Choudhuri, PMC  
Patrick Angell, PMC  
Steve Kaiser, Amazing Facts Ministries  
Rod Shearer, Shearer and Associates

