



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

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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 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.

Project Title: The Park at Granite Bay	Plus# PSUB20140145, MAJ 288
Entitlement(s): General Plan Amendment (Granite Bay Community Plan), Rezone, Conditional Use Permit, Variance, and Vesting Tentative Subdivision Map	
Site Area: 16.3 acres / 710,030 square feet	APN: 468-050-016, -024, -026 468-060-039, -040, -041, -042
Location: Adjacent to the west side of Sierra College Boulevard, between Annabelle Avenue and Haskell Way.	

A. BACKGROUND:

Project Description:

The proposed project would construct 84 single-family detached dwelling units, a publicly accessible 1.4-acre park, and approximately 2.5 acres of other green space consisting of a tot lot, a community paseo trail leading to a rose garden, and perimeter landscaped buffer lots. The active and passive open space component represents 24% of the project acreage. Requested entitlements include a General Plan Amendment (Granite Bay Community Plan), Rezone, Conditional Use Permit, Variance, and Vesting Tentative Subdivision Map. The proposed General Plan Amendment would change the project site's land use from Rural Low Density Residential (RLDR) to High Density Residential (HDR), and the proposed rezone would change the project site from residential single-family, agriculture, with a minimum lot area of 40,000 square feet (RS-AG-B-40) to residential single-family, with a minimum lot size of 6,000 square feet, and a Planned Residential Development, with a maximum density of 6 residential units per acre (RS-B-6, PD=6). The requested Variance would allow for an increase in the maximum

coverage allowed per residential lot (the area covered by buildings and other structures) from 35% to approximately 55%. Access to the project site would be through a gated entry from Sierra College Boulevard, but a secondary access for emergency vehicles only would be provided from Eckerman Road. The project access gate on Sierra College Boulevard would remain open during the day to allow for public use of the park, but would be closed from dusk to dawn.

Project Site (Background/Existing Setting):

The project site itself is bordered by Sierra College Boulevard to the east and Eckerman Road to the west. The project site consists of approximately 16.3 acres and is zoned residential single-family, with an agriculture combining district, and a minimum lot size of 40,000 square feet (RS-AG-B-40). The project is located within the City of Roseville sphere of influence (SOI), and is currently is comprised of seven parcels. One of the parcels contains a house, barn, and septic system and the remaining parcels are vacant. The existing house, barn, and septic system have been sold to the applicant, and would be removed as part of project construction.

The existing terrain of the project site consists of gently rolling topography, with non-native grasses and some isolated native and non-native trees, including some planted around the existing onsite house. The majority of the site drains to the northwest toward Eckerman Road. The site slopes from east to west, rising gently up from Sierra College Boulevard and creating a slight hill near the middle of the site. The elevation at Sierra College Boulevard ranges from 225 feet to 230 feet, while the northwest portion of the site ranges from an elevation of 196 to 205 feet. The southwest corner of the project site sits at an elevation of 220 feet to 225 feet.

Immediately north, west, and south of the project site there are low-density, single-family residences on lots ranging in size from 18,360 square feet (0.42 acres) to approximately four acres. Sierra College Boulevard, a major north-south arterial that connects Interstate 80 to the north to U.S. 50 in the south, forms the eastern boundary of the project site. The area to the east of the project site and Sierra College Boulevard, which is located within the City of Roseville, is characterized by low-density, single-family residential development with lot sizes approximately between 8,000 sf and 10,000 square feet. There are also areas of open space for utility easements and drainage areas.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR)	One house, one barn, and a septic system, all to be removed during construction activities.
North	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR)	Single-family residences
South	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR)	Single-family residences
East	City of Roseville/Southeast Roseville Planning Area	City of Roseville/Southeast Roseville Planning Area	Single-family residences, and open spaces
West	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR)	Single-family residences

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 would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

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.

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 project will be located along one major roadway corridor: Sierra College Boulevard to the east. While the corridor features scenic vistas in various locations, the portion of the corridor in the vicinity of the project site does not appear visually distinct or sensitive and is not designated a scenic corridor. This issue will not be further discussed in the EIR.

Discussion- Item I-2:

The Arborist’s Report (TRC, July, 2014) prepared for the proposed project indicated a total of 45 trees which would be removed from the project site. The majority of the trees that would be removed are located in the northern area of the project site, though there are 20 trees in close proximity to Sierra College Boulevard. The trees to be removed are typical for the surrounding area and are not particularly scenic.

The project site does not contain any significant rock outcroppings. Additionally, the project site does not contain any historic resources. There are no other potentially scenic resources on the project site. Furthermore, while there are four eligible state scenic highways within Placer County, there are no officially-designated state scenic highways near the project site or within Placer County. Because there are no scenic resources without or in close proximity to the project site, the proposed project would have no impact on scenic resources. This issue will not be further discussed in the EIR.

Discussion- Item I-3:

The project site is located within a portion of the Granite Bay community, in an island of unincorporated Placer County, surrounded by the City of Roseville to the west, north, and east and unincorporated Sacramento County to the south. The island is roughly bound by Sierra College Boulevard to the east, Old Auburn Road to the south, Emerson Drive to the north, and a typical Roseville residential subdivision to the west. Uses within the island include houses on larger lots, mostly along Sierra College Boulevard, Martella Lane, and the western portion of Annabelle Avenue; small-to-moderate sized homes on small lots particularly along the eastern portion of Annabelle Avenue; scattered outbuildings; the Granite Bay Montessori School; and vacant, undeveloped open space with trees and natural drainage areas. The island has paved roads providing access to and through the area. However, the majority of the island area is undeveloped grassland.

The existing terrain of the project site consists of gently rolling topography, with non-native grasses and some isolated native and non-native trees, including some planted around the existing onsite house. The majority of the site drains to the northwest toward Eckerman Road. The site slopes from east to west, rising gently up from Sierra College Boulevard and creating a slight hill near the middle of the site. Views across the site from Sierra College

Boulevard are somewhat obstructed due to the presence of a fence at the property line and the higher topography of the site compared to the street level.

The proposed project would predominantly feature two-story houses at densities that could alter short-distance scenic views or the general visual character of the area. The proposed project would also feature a six-foot-high block wall that would be constructed upon a landscaped, earthen, four-foot berm, with an effective height of ten feet along Sierra College Boulevard on the eastern side of the project site, potentially further obstructing views across the project site. The potential aesthetic impact of the soundwalls and change of the site from an vacant grassland to developed urban uses will be discussed in detail in the EIR.

In addition, the proposed project would construct single-family residential units at a density that is generally higher than surrounding uses, though surrounding development already varies in density. While views of the higher density of the proposed project would be reduced by inclusion of landscape buffers along the perimeter of the proposed project, the density of development in the proposed project could affect the visual character of the site. Given the variation in density and size between the existing surrounding development and the proposed project and the inclusion of project features such as soundwalls and earthen berms, this impact could be potentially significant and will be discussed further in the EIR.

Discussion- Item I-4:

Under existing conditions, there is no artificial light or glare generated from the project site. There is light created by adjacent residences, and light from vehicles on Sierra College Boulevard.

The Community Design Element of the Granite Bay Community Plan identifies five lighting principles that guide development within Granite Bay (Placer County, 2012), which include:

- Lighting on-site should be designed to promote pedestrian comfort and safety.
- Lighting for individual buildings should be integrated into the architecture.
- Lighting shall be designed to minimize projection into adjacent properties and onto adjacent roads and not provide a source of glare.
- The height of light standards in parking areas shall not exceed eighteen (18) feet.
- Energy-efficient technology should be used wherever possible.

The proposed project would introduce increased light sources to the project site, including residential lighting, pole-mounted streetlights, building lights, and lighting in public spaces such as the paseo. Streetlights and lighting in public places would utilize fully-shielded, fully cut-off style lighting fixtures in order to direct light downward. The proposed project would also include a central entry monument and decorative entry walls on each side of the entrance to the project site. Lighting that would be included in the entry signs, public spaces such as street lights, and lighting on residences would be designed to be consistent with the Granite Bay Community Plan Design Guidelines for lighting (Placer County, 2012:p. 48), as well as compliant with Placer County's "Dark Sky" requirements. The addition of light from the proposed 84-unit residential development in an area of low-density, larger lot residential development would generate additional light, and could have a potentially significant impact. This issue will be discussed further in the EIR.

References

TRC. 2014. Arborist Report for The Park at Granite Bay Site, Granite Bay, Placer County, California. July 2014.

Placer County, 2012. Granite Bay Community Plan. February. Available at <http://www.placer.ca.gov/departments/communitydevelopment/planning/documentlibrary/commplans/granitebaycp>.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide 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, a Williamson Act contract or a Right-to-Farm Policy? (PLN)		X		
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)		X		

Discussion- Item II-1:

According to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP), the project site is not located on land considered prime farmland, unique farmland, or farmland of statewide or local importance (DOC, 2013a). Thus, the proposed project would not convert important farmland and there would be no impact. No mitigation is required and this issue will not be discussed further in the EIR.

Discussion- Items II-2, 3:

The Granite Bay Community Plan (Placer County, 2012:p.26) and Placer County “Right to Farm” Ordinance include policies and regulations to maintain, encourage, and support farm operations. The project site is identified as non-enrolled land and is not subject to a Williamson Act contract. The project site and a portion of the immediately surrounding area is classified as “Other Land” on the California Department of Conservation Farmland Map, published in 2013. “Other Land” includes low density residential developments and vacant and nonagricultural land which is surrounded on all sides by urban development. The other portion of the surrounding area is designated as “Urban and Built-up Land”, which is land occupied by structures with a building density of at least one unit to 1.5 acres (DOC, 2013a; DOC, 2013b). The project site does not include any existing agricultural uses, other than occasional horse and goat grazing. Placer County’s “Right to Farm” Ordinance allows existing agricultural operations to continue in a manner consistent with the underlying zoning. As a result of the “Right to Farm” Ordinance, implementation of the proposed project would not preclude agricultural operations on nearby parcels.

The project site is zoned by Placer County as residential single-family, with an agriculture combining district, and a minimum lot size of 40,000 square feet, (RS-AG-B-40). The proposed project is requesting a rezone to residential single-family, with a minimum lot size of 6,000 square feet, and a Planned Residential Development, with a maximum density of 6 residential units per acre (RS-B-6, PD=6). While the proposed project would develop land that could otherwise be used for agricultural operations, there have been no known agricultural operations associated with the project site in recent history. Implementation of Mitigation Measure II-1 would require that the CC&Rs for the subdivision notify new owners of the “Right to Farm” Ordinance, and would result in a less-than-

significant impact with regards to agricultural operations in the vicinity. This issue will not be discussed further in the EIR.

Mitigation Measure – Items II 2,3:

MM II-1: The project applicant shall notify all future property owners within the project site of Placer County's Right to Farm Ordinance (Placer County Code Section 5.24.040) by including this information in the CC&Rs for the subdivision.

Discussion- Item II-4:

Neither the proposed project site nor adjacent areas are zoned for timberland, forest land, or timberland production zones. Therefore, development of the project site would not create a conflict for any timberland or forest land. There would be no impact and no mitigation is required. This issue will not be discussed further in the EIR.

Discussion- Item II-5:

While the project site is in an agriculture combining zone, there are no active agricultural uses on the project site. The requested rezone for the proposed project would remove the agriculture combining designation for the property, which would preclude the future agriculture use of the project site. However, other parcels in the area would still retain the agriculture combining designation. Additionally, Placer County has a Right to Farm Ordinance (Placer County Code Section 5.24.040). As discussed under Items II-2 and II-3 above, implementation of Mitigation Measure MM II-1 would mitigate impacts on agriculture activities in the area to a less-than-significant level by informing future project property owners of the County's Right to Farm Ordinance and the possibility of agricultural activities in the project vicinity. Finally, as noted above under Item II-1, the proposed project would not involve changes that could result in the conversion of Farmland or forest land to a non-agricultural use. This issue will not be discussed further in the EIR.

Mitigation Measure – Item II-5:

MM II-2: Implement MM II-1 – The project applicant shall notify all future property owners within the project site of Placer County's Right to Farm Ordinance (Placer County Code Section 5.24.040) by including this information in the CC&Rs for the subdivision.

References

California Department of Conservation, 2013a. Placer County Important Farmland 2010. May.

California Department of Conservation. 2013b. Placer County Williamson Act FY 2013/2014, Sheet 1 of 2. Division of Land Resource Protection, 1:100,000. Sacramento, CA.

Placer County, 2012. Granite Bay Community Plan. February. Available at <http://www.placer.ca.gov/departments/communitydevelopment/planning/documentlibrary/commpplans/granitebaycp>.

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? (PLN, Air Quality)	X			
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)	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)? (PLN, Air Quality)	X			
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)	X			
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Item III-1:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). The SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀). The proposed project would result in the generation of mobile source emissions of ozone precursors, and it is unknown at this time if the project would exceed the APCD thresholds. This potential impact will therefore be analyzed further in the EIR.

Discussion- Item III-2:

The project would consist of the construction and operation of 84 residential dwelling units on a 16.3-acre parcel in Granite Bay. The APCD has established project-level thresholds of significance of 82 pounds per day of Reactive Organic Gases (ROG), 82 pounds per day of Nitrogen Oxides (NO_x), and 82 pounds per day of PM₁₀, which would be applicable to construction and operational activities of the project. Construction and operational emissions may exceed these thresholds. This potential impact will therefore be analyzed further in the EIR.

Discussion- Item III-3:

Cumulative impacts can result from individually minor but collectively significant impacts, meaning that a project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. The APCD recommends that any land use project should be analyzed to determine whether its emissions could be cumulatively considerable, determined when the project contributes a net increase of 10 pounds per day or more of ROG or NO_x emissions within Placer County. Notably, the APCD does not recommend the use of this cumulative threshold to determine the need for an EIR, but rather as a metric to recommend mitigation measures (on-site and/or off-site) to offset a project's cumulative air quality impacts (PCAPCD, 2012). This potential impact will be analyzed further in the EIR.

Discussion- Item III-4:

The APCD defines sensitive receptors as facilities or land uses that include members of the population which are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples include schools, hospitals and residential areas (PCAPCD, 2012). Construction of the project would result in short-term diesel exhaust emissions (DPM), which are toxic air contaminants (TACs), from on-site heavy-

duty equipment. Exposure of sensitive receptors is the primary factor used to determine health risk. Exposure of the adjacent residential receptors to DPM during construction will be analyzed further in the EIR.

The long-term operation of the project would not result in any significant sources of toxic air emissions. However, an assessment of existing sources of TACs in the vicinity will be included in the EIR. The assessment in the EIR will not include a formal health risk assessment (HRA) analysis as the traffic volumes along Sierra College Boulevard (an urban roadway) would not reach the APCD's threshold for preparation of an HRA. The effects of pollutant concentrations on public health will be discussed in the EIR.

Discussion- Item III-5:

The project would not result in the development of land uses associated with the creation of substantial odors (such as a wastewater treatment plant, rendering plant, composting facility, asphalt batch plant, etc.), nor would the project locate odor-sensitive receptors in the proximity of substantially odiferous land uses. Therefore, this impact would be less than significant and no mitigation measures are required.

References

Placer County Air Pollution Control District, et al. Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan. November 10, 2011.

Placer County Air Pollution Control District. CEQA Air Quality Handbook. October 2012.

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, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (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 or restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (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, -6:*Setting*

The 16.3-acre project site is located immediately west of Sierra College Boulevard between Annabelle Avenue and Haskell Way in the Granite Bay community. This location corresponds to Section 17, Township 10 North, and Range 7 East of the USGS 7.5-minute Folsom, California quadrangle (Figure 1). The project site is primarily composed of annual grassland habitat, with native and non-native trees widely scattered throughout and seasonal

wetlands in the center of the site. The project site is level to gently sloping, with surface water runoff draining toward the north-central portion of the site to a small seasonal wetland complex. Site elevation ranges from 230 feet above mean sea level (msl) in the southeast corner to 196 feet msl near the far northwest portion of the project site. Land uses in the vicinity of the project site include residential developments.

Biological Data and Surveys

Biological resources within the study area were identified by TRC biologist Michael Farmer on December 12, 2013, March 25, 2014, and July 1, 2014 through field reconnaissance, a review of pertinent literature, and database queries (TRC, 2014a). A formal wetland delineation (TRC, 2014b) and arborist survey (TRC, 2014c) were also conducted within the project site. The primary sources of data referenced in this Initial Study include the following:

- Federal Endangered and Threatened Species that may be Affected by Projects in the Folsom, California 7.5-Minute Topographic Quadrangles (United States Fish and Wildlife Service [USFWS], 2014a) (updated in August, 2014);
- USFWS Critical Habitat for Threatened and Endangered Species (online mapping program) (USFWS, 2014b);
- California Natural Diversity Database (CNDDDB) (California Department of Fish and Wildlife [CDFW], 2014a) (updated in August 2014); and
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS, 2014) (updated in August 2014) for the Folsom, Rocklin, Roseville, and Citrus Heights, CA 7.5-Minute Topographic Quadrangles.

Plant Communities and Wildlife Habitats

Plant communities are assemblages of plant species that occur together in the same area. They are defined by species composition and relative abundance. The predominant plant community within the project site is non-native annual grassland, which covers approximately 15.975 acres of the site (Table IV-1, Figure IV-1). Mature tree canopy occurs within a portion of the annual grassland habitat (approximately 0.535 acres); trees in the project site are comprised of native and non-native species, including native oaks (*Quercus sp.*), ash (*Fraxinus sp.*), mulberry (*Morus alba*), redwood (*Sequoia sempervirens*), eucalyptus (*Eucalyptus sp.*), and willow (*Salix sp.*). Seasonal wetlands (0.065 acres), seasonal swales (0.073 acres), and lacustrine (pond) (0.013 acres) habitat occurs within the center of the site. Table IV-1 provides a summary of habitat acreage within the project site.

**TABLE IV-1
HABITAT TYPES WITHIN THE STUDY AREA**

Habitat Type	Area (acres)
Annual Grassland	15.975
Seasonal Wetland	0.065
Seasonal Swale	0.073
Lacustrine (Pond)	0.013
Total	16.126

* Wetlands and other waters of the U.S. have been formally delineated; however, the jurisdictional status of features has not been verified by the U.S. Army Corps of Engineers.

SOURCE: TRC, 2014a.

Annual Grassland

The annual grassland community covers 15.975 acres of the site and is characterized by an assemblage of non-native grasses and herbaceous species. Portions of this community are disturbed from grazing by horses and goats along with mechanical mowing. The species that make up this community are common throughout the Central Valley. Dominant grass species observed on the site consist of soft chess (*Bromus hordeaceus*), ripgut brome



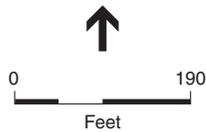
 Project Boundary

HABITATS

-  Mature Tree Canopy - 0.535 Acres
-  Seasonal Stock Pond - 0.013 Acre
-  Seasonal Swale - 0.073 Acres
-  Depressional Seasonal Wetland - 0.065 Acres
-  Annual Grassland - 15.44 Acres

OTHER

-  Roadside Ditch
-  Barn
-  Culverts
-  Paddock
-  Pavement/Driveway
-  Residence



SOURCE: TRC, 2014

The Park at Granite Bay . 140356

Figure IV-1
Habitat Map

(*Bromus diandrus*), Italian ryegrass (*Festuca perennis*), and wild oat (*Avena fatua*). Common dominant herbaceous species include filaree (*Erodium botrys*), spring vetch (*Vicia sativa*), rose clover (*Trifolium hirtum*), stinkwort (*Dittrichia graveolens*), Italian thistle (*Carduus pycnocephalus*), milk thistle (*Silybum marianum*), and yellow star-thistle (*Centaurea solstitialis*). A few thickets of Himalayan blackberry (*Rubus armeniacus*) and patches of tree saplings occur throughout the site and have been included in this community. Mature tree canopy within annual grassland habitat comprises approximately 0.535 acres. Approximately 20 native oaks, including valley oak (*Quercus lobata*), interior live oak (*Quercus wislizeni*), and blue oak (*Quercus douglasii*) occur along the eastern edge of the site near Sierra College Boulevard and in the northwest portion of the site. Other tree species are scattered throughout the site and clustered together surrounding the residence in the northwest portion of the property. Annual grassland herbaceous species grow in the understory of the tree canopies.

Annual grassland habitat supports breeding, foraging, and shelter habitat for several species of wildlife. Species observed or expected to occur in this habitat include California vole (*Microtis californicus*), black-tailed jackrabbit (*Lepus californicus*), western meadowlark (*Sturnella neglecta*), western scrub-jay (*Aphelocoma californica*), American kestrel (*Falco sparverius*), song sparrow (*Melospiza melodia*), western fence lizard (*Sceloporus occidentalis*), and pacific gopher snake (*Pituophis catenifer catenifer*).

Seasonal Wetland

A total of 0.065 acres of seasonal wetland habitat was identified on the site. Seasonal wetlands are defined by a hydrologic regime that is dominated by a short period of inundation followed by long periods of saturated soil conditions. The dominant plant species found growing in these habitats are adapted to withstand long periods of saturation. The primary plant species observed in seasonal wetlands within the study area is Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*). Depending on the habitat quality, seasonal wetlands can provide suitable habitat for a variety of wildlife, including amphibians (frogs, toads, and salamanders), reptiles (snakes), mammals (raccoons and muskrats), and birds (mallards, herons, and egrets).

Seasonal Swale

A total of 0.073 acres of seasonal swale habitat was identified on the project site. Some of these seasonal swales collect water from the seasonal wetlands and adjacent upland areas and carry it into a seasonal stock pond. One seasonal swale receives water from the stock pond and conveys it in a northwest direction off-site along the northern boundary. Seasonal swales convey a unidirectional flow of water during and shortly after storm events. Seasonal swales occur in topographical folds and typically have a moderately defined bed and bank. Similar to seasonal wetlands, the plant species found growing in seasonal swales are typically adapted to saturated soil conditions. Typical plant species occurring in seasonal swales in the project study area include Italian ryegrass and Mediterranean barley. Seasonal swales may provide habitat for amphibians, reptiles, mammals, and birds.

Lacustrine

Lacustrine habitat includes a 0.013-acre seasonal stock pond that is located in the north-central area of the project site. The stock pond was created from an impoundment of water through artificial damming and is occasionally filled with water during part of the year. The hydrology of this lacustrine feature vary during various times of the year; conditions range from saturated soils (due to water from a nearby water trough) to inundation (low water levels of approximately 10 inches of water) that seasonally support mannagrass (*Glyceria occidentalis*), curly dock (*Rumex crispus*), spikerush (*Eleocharis macrostachya*), and creeping water primrose (*Ludwigia peploides*). A culvert allows water from the stock pond to flow through an artificial dam and into a seasonal swale once water depths in the pond reach approximately 12 inches. Lacustrine habitat provides food, water, and refuge for a variety of wildlife, including many mammal and bird species. However, lacustrine habitat on the project site is relatively disturbed from grazing horses and goats and thus provides marginal habitat for wildlife.

Special-Status Species

Special-status species are legally protected under the State and federal Endangered Species Acts or other regulations or are species that are considered sufficiently rare by the scientific community to qualify for such listing. These species are classified under the following categories:

1. Species listed or proposed for listing as threatened or endangered under the federal Endangered Species Act (50 Code of Federal regulations [CFR] 17.12 [listed plants], 17.11 [listed animals] and various notices in the Federal Register [FR] [proposed species]).
2. Species that are candidates for possible future listing as threatened or endangered under the federal Endangered Species Act (61 FR 40, February 28, 1996);
3. Species listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act (14 California Code of Regulations [CCR] 670.5);
4. Plants listed as rare or endangered under the California Native Plant Protection Act (California Fish and Game Code, Section 1900 et seq.);
5. Species that meet the definitions of rare and endangered under CEQA. CEQA Section 15380 provides that a plant or animal species may be treated as “rare or endangered” even if not on one of the official lists (State CEQA Guidelines, Section 15380); and
6. Plants considered under the CNPS to be “rare, threatened or endangered in California” (California Rare Plant Rank 1A, 1B, and 2 in CNPS, 2013) as well as California Rare Plant Rank 3 and 4¹ plant species.

A list of special-status species that have the potential to occur within the vicinity of the project study area was compiled based on data contained in the California Natural Diversity Database (CNDDDB) (CDFW, 2014) (Table IV-2, Figure IV-2), the United States Fish and Wildlife (USFWS) list of Federal Endangered and Threatened Species that Occur in or may be Affected by the proposed project (USFWS, 2014a), and the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS, 2014). Special-status species with a low, medium, or high potential to occur are summarized in Table IV-2 and are described below. A complete list (and description) of all special-status species with potential to occur within the study area is provided in the Biological Resources Assessment (TRC, 2014a).

**TABLE IV-2
SPECIAL-STATUS SPECIES WITH THE POTENTIAL TO OCCUR IN THE PROJECT STUDY AREA**

Scientific Name Common Name	Status	Habitat Description / Blooming Period	Potential to Occur in the Project Area
Birds			
<i>Athene cunicularia</i> Burrowing owl	CSC	Forages in open plains, grasslands, and prairies; typically nests in abandoned small mammal burrows.	Low. Suitable foraging habitat is present in the project study area; however, the habitat quality is low for this species due to tall height of annual grassland. The nearest CNDDDB recording of burrowing owl is located approximately 11 miles northwest of the project site (CDFW, 2014).
<i>Buteo swainsoni</i> Swainson’s hawk	ST	Forages in open plains, grasslands, and prairies; typically nests in trees or large shrubs.	Low. Suitable foraging habitat is present in the project study area; however, the habitat quality is low for this species due to tall height of annual grassland. The nearest recorded Swainson’s nest is 6 miles southeast of the project site (CDFW, 2014).
<i>Elanus leucurus</i> White-tailed kite	CFP	Forages in open plains, grasslands, and prairies; typically nests in trees.	High. Suitable nesting habitat is present within and adjacent to the project study area. The nearest recorded white-tailed kite nest is approximately 1.3 mile southwest of the project site (CDFW, 2014).

KEY:

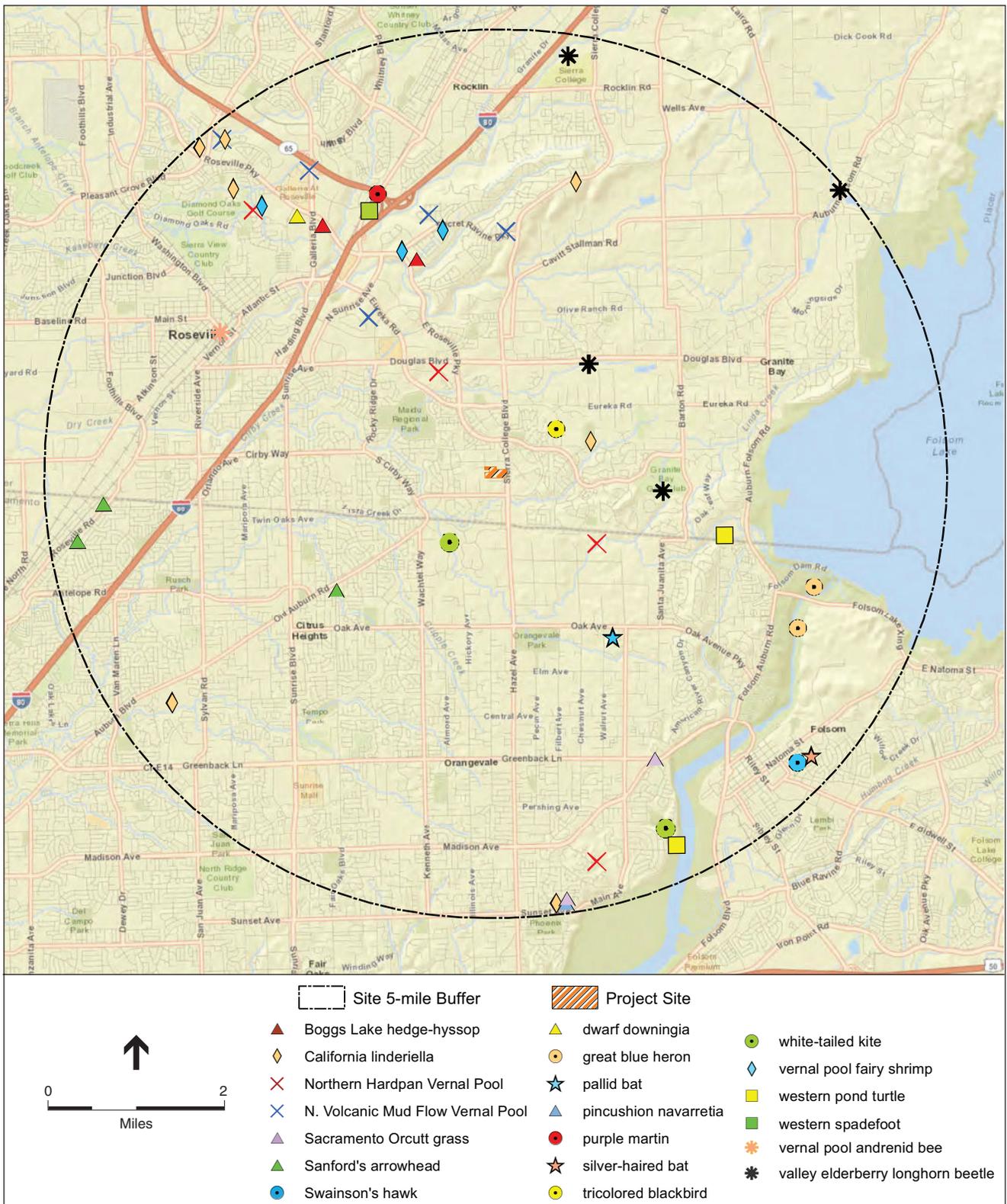
Federal: (USFWS)

FE = Listed as Endangered by the Federal Government
 FT = Listed as Threatened by the Federal Government
 FC = Candidate for listing by the Federal Government

State: (CDFW)

SE = Listed as Endangered by the State of California
 ST = Listed as Threatened by the State of California
 SR = Listed as Rare by the State of California (plants only)
 CSC = California Species of Concern
 WL = Species on the CDFW Watch List
 CFP = California Fully Protected

¹ List 3 plants may be analyzed under CEQA §15380 if sufficient information is available to assess potential impacts to such plants. Factors such as regional rarity vs. statewide rarity should be considered in determining whether cumulative impacts to a List 4 plant are significant even if individual project impacts are not. CNPS List 3 and 4 may be considered regionally significant if, e.g., the occurrence is located at the periphery of the species’ range, or exhibits unusual morphology, or occurs in an unusual habitat/substrate. For these reasons, CNPS List 3 and 4 plants should be included in the special-status species analysis. List 3 and 4 plants are also included in the California Natural Diversity Database’s (CNDDDB) Special Plants, Bryophytes, and Lichens List. [Refer to the current online published list available at: <http://www.dfg.ca.gov/biogeodata.>]



SOURCE: TRC, 2014

The Park at Granite Bay . 140356

Figure IV-2
CNDDDB Map

Special-Status Wildlife

White-tailed Kite

White-tailed kites are listed as fully-protected in the California Fish and Game Code. They are a yearlong resident in coastal and valley lowlands of California; they are rarely found away from agricultural areas. The species generally inhabit low-elevation grassland, savannah, oak woodland, wetland, agricultural, and riparian habitats. White-tailed kites forage in undisturbed, open grasslands, meadows, farmlands, and emergent wetlands. Some large shrubs or trees are required for nesting and for communal roosting sites. Nest trees range from small, isolated shrubs and trees to trees in relatively large stands. The breeding season lasts from February to October, with peak from May to August (Zeiner et al., 1988).

Although no raptor nests were observed at the project site, mature trees within the project site provide suitable nesting habitat for white-tailed kite and annual grassland provides suitable foraging habitat. The nearest white-tailed kite nest was observed at Woodbridge Park, on the east side of Linda Creek, 0.5 miles south of Old Auburn Road; this location is approximately 1.3 miles southwest of the project site (CDFW, 2014).

Swainson's Hawk

Swainson's hawks are listed as threatened under the California Endangered Species Act. They were historically found throughout California except in the mountainous regions of the state, including the Central Valley, all of the Coast Ranges south of Marin County, the Tehachapi Range, the Colorado River area, the Mojave Desert, the Great Basin, and the Modoc Plateau. Today, Swainson's hawk occurrences are mainly limited to a few areas of the Central Valley and the Great Basin. Migrating individuals move south through the southern and central interior of California in September and October and north in March through May. Breeding occurs late March to late August, with peak activity late May through July (Zeiner et al., 1988).

The Swainson's hawk preferred habitat is concentrated along permanent waterways with a more or less continuous canopy of trees, with grassland, irrigated pasture, alfalfa or grain fields nearby to forage. Vineyards, orchards, rice and cotton crops are unsuitable foraging habitat for this species. Nests are composed of sticks, bark, and fresh leaves and are placed in tall trees or on utility poles. Swainson's hawks typically nest in open riparian habitat, in scattered trees or small groves in sparsely vegetated flatlands (Zeiner et al., 1988).

Although Swainson's hawk prefers to nest in riparian areas, the project site is located within several miles of suitable nesting areas for Swainson's hawk, including the American River and Folsom Lake. The nearest recorded Swainson's nest is 6 miles southeast of the project site (CDFW, 2014). Thus, the potential for Swainson's hawk nesting at the site is low. However, annual grassland habitat in the project site provides suitable foraging habitat for Swainson's hawk.

Western Burrowing Owl

Western burrowing owl is considered a California species of special concern by the CDFW. It is a small ground-dwelling owl that occurs in western North America from Canada to Mexico, and east to Texas, and Louisiana. Although in certain areas of its range western burrowing owls are migratory, these owls are predominantly non-migratory in California (Zeiner et al. 1988). The breeding season for western burrowing owls occurs from February to August, peaking in April and May (Zeiner et al., 1988). Western burrowing owls nest in burrows in the ground, often in old ground squirrel burrows. This owl is also known to use artificial burrows including pipes, culverts, and nest boxes.

Suitable nesting habitat for burrowing owl in the project site is limited to annual grassland areas; however, the potential for occurrence is low due to the density and grass height in the project site. The nearest CNDDDB recording of burrowing owl is located approximately 11 miles northwest of the project site, on the north side of Philip Road, and 0.75 miles west of Fiddymont Road, in a moderately-grazed, rolling grassland habitat (CDFW, 2014).

Critical Habitat

Critical habitats are areas considered essential for the conservation of a special-status species listed as endangered or threatened under the federal Endangered Species Act. Critical habitats are specific geographic

areas that contain features essential for conservation of special-status species and may require special management and protection. Critical habitat may include an area not currently used by an endangered or threatened species, but that will be needed for species recovery. Projects involving a federal agency or federal funding are required to consult with the USFWS to ensure that project actions will not destroy or adversely modify critical habitat.

A review of GIS-based habitat data for *USFWS Critical Habitat for Threatened and Endangered Species* shows that the project site is not located within any designated critical habitats (USFWS, 2014b).

Summary Discussion

Special-status species and their habitats that may be affected either directly or indirectly through implementation of the proposed project include the loss of annual grassland habitat, fill of aquatic habitats (seasonal wetlands, seasonal swales, lacustrine), removal of protected trees, and potential impacts to raptors and migratory birds (Swainson's hawk, white-tailed kite, and western burrowing owl).

Most bird species, especially those that are breeding or migrating, or are of limited distribution, are protected under federal and state regulations. Under the Migratory Bird Treaty Act (MBTA), migratory bird species and their nests and eggs are protected from injury or death. Project related disturbances must be reduced or eliminated during the nesting cycle. California Fish and Game Code Subsections 3503, 3503.5, and 3800 prohibit the possession, incidental take, or needless destruction of birds, their nests, and eggs. California Fish and Game Code Section 3511 lists birds that are "fully protected" (those species that may not be taken or possessed except under specific permit).

Birds that may nest and forage in the vicinity of the project study area include white-tailed kite, burrowing owl, and Swainson's hawk. White-tailed kite is a fully-protected bird species under the CDFG Code, burrowing owl is a California species of special concern, and Swainson's hawk is listed as threatened under CESA. The removal of suitable foraging habitat (annual grassland) and suitable nest trees may impact these species. The project site contains 15.975 acres of annual grassland that provides low quality foraging habitat for these species. However, due to the low foraging quality of the grassland habitat (tall grass height) and the proximity of the project site to other developed parcels, the removal of this habitat would not substantially affect Swainson's hawk because other higher quality foraging habitat for this species is present elsewhere in the vicinity of the project site. The species with the greatest potential for nesting in the vicinity of the proposed project include white-tailed kite; Swainson's hawk and western burrowing owl have a low potential to utilize the site. Implementation of pre-construction surveys consistent with **Mitigation Measures IV-1, IV-2, and IV-3** will mitigate potential impacts to species protected by the MBTA and other raptors (including Swainson's hawk). Therefore, the impact would be less-than-significant with incorporation of mitigation and will not be discussed further in the EIR.

The project site is bound by residential and vacant/undeveloped properties to the north, south and west and Sierra College Boulevard on the east. The site lacks woodland, riparian, or aquatic corridors that connect the site to other habitats. Because of the pattern of development on surrounding and nearby properties, implementation of the proposed project would not substantially interfere with the movement of any native or resident migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites. Although the site contains tree canopies that would provide suitable nesting habitat for raptors and other bird species, there are no known nests or rookeries on-site. As discussed above, Mitigation Measures IV-1 IV-2, and IV-3 would avoid any potential adverse effects on nesting birds. Thus, the impact to wildlife movement or wildlife migratory corridors would be less than significant and this issue will not be discussed further in the EIR.

Mitigation Measures – Items IV-1, -2, -6:

MM IV-1: A pre-construction survey shall be conducted by a qualified biologist no more than 30 days prior to demolition/construction activities during the breeding season (February 1 through August 31). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for the white-tailed kite and other raptor and migratory bird nests. If the above survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should

any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:

- a. Prior to the issuance of Improvement Plans, the project applicant, in consultation with the Placer County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone.
- b. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

MM IV-2: Prior to construction activities, the project applicant shall conduct a burrowing owl survey on the project site and within a 500-foot buffer of the project site, as feasible, in accordance with CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 1995) no more than 30 days prior to the onset of project-related disturbance activities. Burrowing owls can be present during all times of the year in California, so this survey is required regardless of the time of year grading activities occur. If no burrowing owls are found within that buffer, further mitigation is not required. If active owl burrows are located during the pre-activity survey, the following measures shall be implemented consistent with the CDFW's Staff Report on Burrowing Owl Mitigation:

- a. The project applicant shall not disturb occupied burrowing owl burrows during the nesting season (February 1 through August 31) unless it is verified by a qualified biologist that either the birds have not begun egg-laying and incubation, or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Eviction outside the nesting season may be permitted pending evaluation of eviction plans and receipt of formal written approval from the CDFW.
- b. Unless otherwise authorized by the CDFW, the project applicant shall establish a 250-foot buffer between the construction work area and nesting burrowing owls during the nesting season. If a 250-foot buffer is not feasible, a qualified biologist shall consult with the CDFW to determine an appropriate buffer distance. The project applicant shall maintain this buffer area until August 31 or at CDFW's discretion and based upon monitoring evidence, until the young owls are foraging independently.
- c. Unless otherwise authorized by the CDFW, the project applicant shall establish a 160-foot buffer between the construction work area and occupied burrows during the non-breeding season (September 1 through January 31). If a 160-foot buffer is not feasible, a qualified biologist shall consult with the CDFW to determine an appropriate buffer distance. The proponent will maintain this buffer area until January 31 or at CDFW's discretion and based upon monitoring evidence, until the young owls are foraging independently.
- d. If burrowing owls must be moved away from the construction footprint, the project applicant shall undertake the passive relocation measures in accordance with CDFW's Staff Report on Burrowing Owl Mitigation. The project applicant shall submit a memorandum to Placer County documenting compliance with the CDFW's Staff Report on Burrowing Owl Mitigation on a weekly basis. Placer County shall consult with the CDFW as appropriate to ensure compliance.

MM IV-3: If any vegetation removal occurs during the typical avian nesting season (February 1 through August 31), the project applicant shall conduct a pre-disturbance survey to determine if active nests are present on the project site. The survey shall be conducted by a qualified biologist no more than two weeks prior to the onset of vegetation removal. If active nests are found on the site, disturbance or removal of the nest should be avoided until the young have fledged and the nest is no longer active. Extensive buffers, such as those recommended for nesting raptors, are not necessary for nesting avian species protected solely by the MBTA. However, depending on the species, site conditions, and the proposed construction

activities near the active nest, a small buffer may be prescribed, as determined by a qualified biologist. Alternatively, vegetation removal could be scheduled to avoid all potential impacts. Vegetation removal conducted between September 1 and January 31 would not require a pre-disturbance nesting bird survey.

Discussion- Item IV-3:

The *Placer County Tree Preservation Ordinance* regulates both the removal of protected trees and the encroachment of construction activities within their driplines. Protected trees include any native tree, excluding foothill pine (*Pinus sabiniana*), with a diameter at breast height (DBH) of 5 inches or greater, or a multiple-trunk tree with an aggregate DBH of 10 inches or greater. In general, all discretionary projects requiring the removal of trees must prepare an arborist report for all onsite trees that meet the DBH thresholds listed in the *Placer County Tree Preservation Ordinance*. The arborist report should provide information on the species, size and condition of the trees. Additionally, site plans should show the trunk locations and driplines of all inventoried trees. Development plans can then be used to evaluate the impact of the proposed project on the protected trees and establish any appropriate tree protection measures. Mitigation for impacts, either through onsite planting of native trees or payment of fees, is typically required as a condition of project development.

A formal arborist survey was conducted for the project site in December 2013 and July 2014 (TRC, 2014c). A total of 46 trees were inventoried on the project site, including interior live oak (*Quercus wislizeni*), valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), coast redwood (*Sequoia sempervirens*), willows (*Salix* sp.), among others. Approximately 20 native oak trees were identified; these trees generally occur along the eastern edge of the project site near Sierra College Boulevard and in the northwest portion of the site. The remaining 26 inventoried trees are scattered throughout the site and clustered together surrounding the residence in the northwest portion of the site. There are also trees in the center median of Sierra College Boulevard. These trees are not native species, and were not included in the arborist report.

The onsite native oaks are interspersed with a few native and many non-native trees. When viewed from the landscape perspective, oak trees within the project site do not exhibit an oak woodland character in terms of the structure and composition that is typical of Blue Oak Woodland, Valley Oak Woodland, or Blue Oak-Foothill Pine habitat as described by the California Wildlife Habitat Relationship (CWHR) habitat classification scheme (Mayer and Laudenslayer, 1988). Thus, there would be no adverse impact to oak woodlands through habitat conversion, no mitigation is required, and this issue will not be discussed further in the EIR.

Discussion- Items IV-4, -5:

A sensitive natural community is a biological community that is regionally rare, provides important habitat opportunities for wildlife, is structurally complex, or is in other ways of special concern to local, State, or federal agencies. CEQA identifies the elimination of such communities as a significant impact. The CDFW tracks sensitive natural communities in the CNDDDB. Most sensitive natural communities are given special consideration because they perform important ecological functions, such as maintaining water quality and providing essential habitat for plants and wildlife. Some plant communities support a unique or diverse assemblage of plant species and therefore are considered sensitive from a botanical standpoint. Regionally occurring sensitive natural communities identified by the CNDDDB (CDFW, 2014) include Alkali Meadow, Alkali Seep, Northern Hardpan Vernal Pool, Northern Volcanic Mud Flow Vernal Pool, and Valley Needlegrass Grassland.

The CNDDDB identified sensitive natural communities do not occur on the project site; however, seasonal wetland habitat (low quality) occurs on the project site and is considered a sensitive natural community by the CDFW.

The Clean Water Act (CWA) regulates the discharge of pollutants into waters of the U.S., including wetlands. Section 404 of the CWA regulates the discharge of dredged and fill material into wetlands and other waters of the U.S. The federal government defines “waters of the United States” in 33 Code of Federal Regulations (CFR) 328.3 as:

1. All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
2. All interstate waters including interstate wetlands;

3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:
 - A. Which are or could be used by interstate or foreign travelers for recreational or other purposes; or
 - B. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or
 - C. Which are used or could be used for industrial purpose by industries in interstate commerce;
4. All impoundments of waters otherwise defined as waters of the United States under the definition;
5. Tributaries of the above waters;
6. The territorial seas;
7. Wetlands adjacent to the above waters (other than waters that are themselves wetlands). Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States.
8. Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the Environmental Protection Agency (EPA).

The term "wetlands" refers to those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Under normal circumstances, the definition of wetlands requires three wetland identification parameters be present: wetland hydrology, hydric soils, and hydrophytic vegetation. Typical examples of wetlands include freshwater marsh, seasonal wetlands, and vernal pool complexes that have a significant ecological nexus to a traditional navigable waterway.

"Other waters of the U.S." refers to those hydric features that are regulated by the Act but are not wetlands (33 CFR 328.4). To be considered jurisdictional, these features must exhibit a defined bed and bank and an ordinary high water mark. The term "ordinary high water mark" refers to that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Examples of other waters of the U.S. include rivers, creeks, ponds, and lakes.

On June 5, 2007 the EPA and the U.S. Army Corps of Engineers (USACE) released guidance on the definitions of jurisdictional waters of the U.S. in response to *Rapanos v. United States* and *Carabell v. United States*. According to this guidance, the USACE and the EPA will take jurisdiction over the following waters:

1. Traditional navigable waters, which are defined as all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
2. Wetlands adjacent to traditional navigable waters; including adjacent wetlands that do not have a continuous surface connection to traditional navigable waters;
3. Non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months);
4. Wetlands adjacent to non-navigable tributaries as defined above; that have a continuous surface connection to such tributaries (e.g., they are not separated by uplands, a berm, dike, or similar feature).

The EPA and the USACE decide jurisdiction over the following waters based on a fact-specific analysis to determine if there is a significant nexus, as defined below, to a traditional navigable water:

1. Non-navigable tributaries that are not relatively permanent;

2. Wetlands adjacent to non-navigable tributaries that are not relatively permanent;
3. Wetlands adjacent to but that do not directly abut a relatively permanent non-navigable tributary.

The EPA and the USACE generally do not assert jurisdiction over the following features:

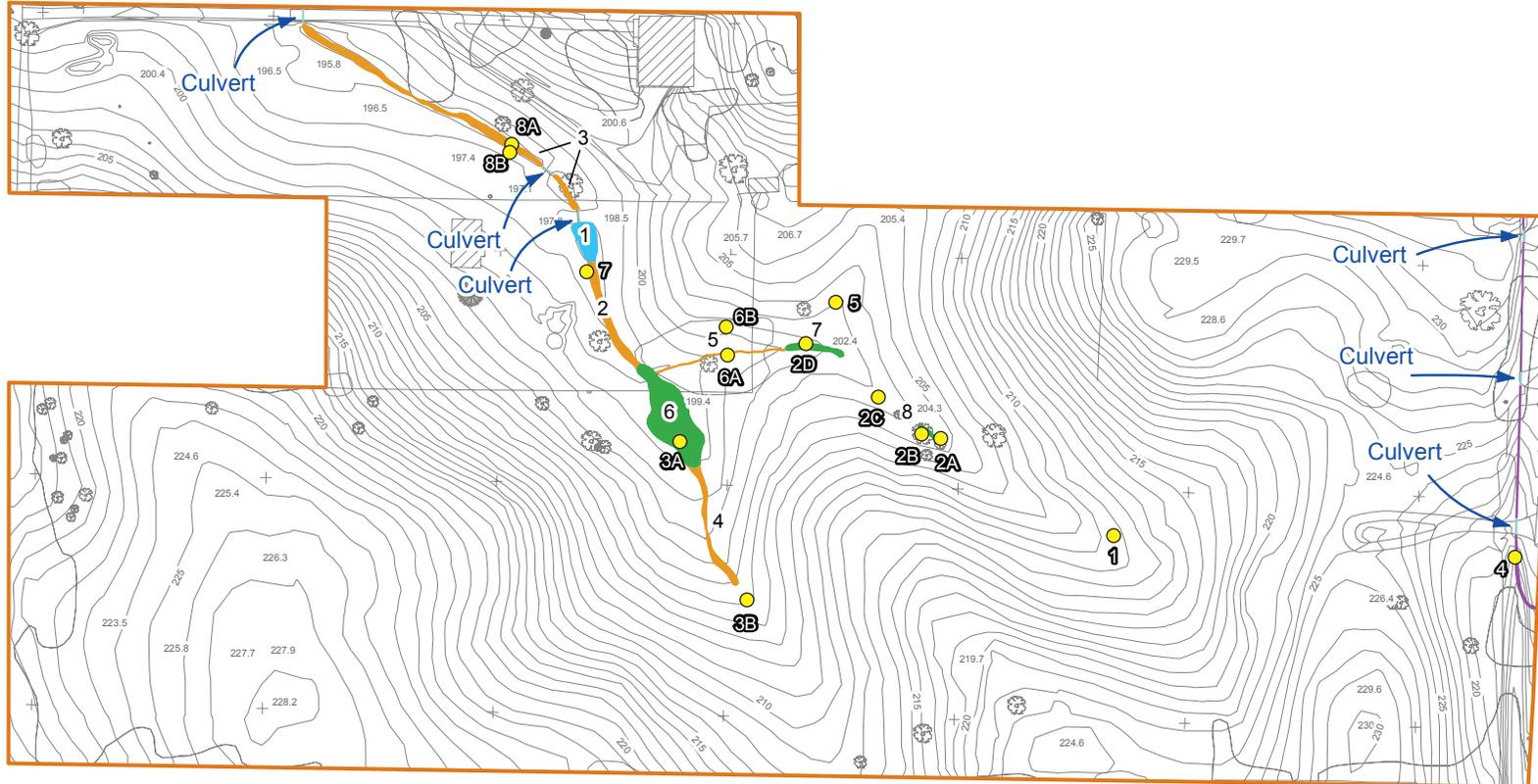
1. Swales or erosional features (e.g., gullies, small washes characterized by low volume, infrequent, or short duration flow);
2. Ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water.

The EPA and the USACE have defined the significant nexus standard as follows:

1. A significant nexus analysis assesses the flow characteristics and functions of the tributary itself and the functions performed by all wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical and biological integrity of downstream traditional navigable waters;
2. Significant nexus includes consideration of hydrologic and ecologic factors including:
 - A. Volume, duration, and frequency of flow, including consideration of certain physical characteristics of the tributary,
 - B. Proximity to the traditional navigable water,
 - C. Size of the watershed,
 - D. Average annual rainfall,
 - E. Average annual winter snow pack,
 - F. Potential of tributaries to carry pollutants and flood waters to traditional navigable waters,
 - G. Provision of aquatic habitat that supports a traditional navigable water,
 - H. Potential of wetlands to trap and filter pollutants or store flood waters, and
 - I. Maintenance of water quality in traditional navigable waters.

A formal delineation of jurisdictional waters on the project site was conducted by TRC in December 2013, March 2014, and July 2014 (TRC, 2014b). A total of 0.151 acres of potential Waters of the U.S. were identified on site, including 0.013 acres of seasonal stock pond, 0.065 acres of depressional seasonal wetlands, and 0.073 acres of seasonal swales (Figure IV-3).

There are no riparian or oak woodland habitats identified within the project site (see discussion under Item IV-3, above). Other sensitive natural communities include seasonal wetlands and seasonal swales identified during the formal wetland delineation (Figure IV-3). The proposed project would remove approximately 0.065 acres of depressional seasonal wetlands, 0.073 acres of seasonal swales, and 0.013 acres of lacustrine (stock pond) habitat. Although the jurisdictional status of these wetlands has not been verified by USACE, removal of these features may have a substantial adverse effect. This document assumes that some or all of the noted features will be determined to be jurisdictional; in the event that some or all of the features are determined to be non-jurisdictional, mitigation would not be required. Implementation of **Mitigation Measure IV-4**, below, would mitigate potential impacts to sensitive natural communities identified by CDFW. Therefore, the impact would be less-than-significant with incorporation of mitigation and this issue will not be discussed further in the EIR.

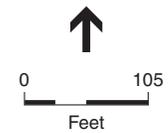


NOTE: Features are preliminary until confirmed by the US Army Corps of Engineers

POTENTIAL WATERS OF THE U.S. (0.151 Acres)

- 1 Seasonal Stock Pond - 0.013 Acres
- 2 Seasonal Swale - 0.017 Acres
- 3 Seasonal Swale - 0.037 Acres
- 4 Seasonal Swale - 0.014 Acres
- 5 Seasonal Swale - 0.005 Acres
- 6 Depressional Seasonal Wetland - 0.057
- 7 Depressional Seasonal Wetland - 0.007
- 8 Depressional Seasonal Wetland - 0.001

- Project Boundary
- Data Point
- Roadside Ditch



Mitigation Measures – Item IV-4:

MM IV-4: Compensate for impacts to wetlands and other waters of the U.S. The project applicant shall obtain all required permit approvals from USACE under Section 404 of the Clean Water Act, and Central Valley Regional Water Quality Control Board (RWQCB), including a Water Quality Certification under Section 401 of the Clean Water Act and fulfill Waste Discharge Requirements under the State’s Porter-Cologne Water Quality Control Act.

Wetlands that cannot be avoided shall be compensated to result in “no net loss” of wetlands to ensure that the project would maintain the current functions and values of onsite wetland habitats. Loss of wetlands and other waters of the U.S. will be mitigated by purchasing mitigation credits from a USACE-approved local mitigation bank at a ratio of 1:1 to mitigate for 0.151 acres of Waters of the U.S.

Discussion- Item IV-7:

As previously discussed, the Placer County Tree Preservation Ordinance regulates both the removal of protected trees and the encroachment of construction activities within their driplines. Protected trees include any native tree, excluding foothill pine (*Pinus sabiniana*), with a diameter at breast height (DBH) of 5 inches or greater, or a multiple-trunk tree with an aggregate DBH of 10 inches or greater. The proposed project would remove a total of 45 trees from the project site, including 28 protected trees (20 native oak trees, 3 native willow trees, and 5 native ash trees). To accommodate the proposed right-in turn movement, 8 trees would be removed from the existing median on Sierra College Boulevard. None of the median trees are native species or of sufficient size to trigger protective measures. For the 28 protected trees on the project site, compliance with the requirements of the Placer County Tree Preservation Ordinance to mitigate for impacts due to tree removal and implementation of **Mitigation Measure IV-5** to protect retained trees would reduce impacts to a less-than-significant level with incorporation of mitigation. This issue will not be addressed further in the EIR.

Mitigation Measures – Item IV-7:

MM IV-5: Compensate for Impacts to Protected Trees and Protect Retained Trees. The applicant shall obtain a Tree Permit and shall provide mitigation for the loss of the on-site, native oak trees protected under the Placer County Tree Ordinance which are five inches or greater diameter at breast height as single stemmed trees, or 10 inches DBH or larger in aggregate for multiple stemmed trees.

The project applicant shall compensate for the loss of such trees either through onsite planting of native trees or payment of fees, as determined by the *Placer County Tree Preservation Ordinance*. If the applicant chooses to mitigate onsite, mitigation shall include planting of replacement native trees of the same species as were removed at a 1:1 ratio for the total inches (DBH) of native trees removed (i.e., the total DBH of replacement trees will be equal to the total DBH of removed trees at an “inch-for-an-inch” replacement). Trees will be specimens in at least 1-gallon sized pots selected from a local nursery and planted in accordance to industry standards. A 3-year maintenance schedule shall be implemented to ensure planted saplings are established. If any five gallon size tree or greater that was replanted or relocated that is dead after three years, the tree must be replaced in kind with equal sized healthy replacements. Revegetated areas or areas where trees smaller than five gallon size were replanted must have at least seventy-five (75) percent of the trees still alive after three years. Alternatively, the applicant may choose to mitigate for removal of native trees by paying into the Placer County Tree Preservation Fund prior to approval of the Grading Plans. The amount shall equal 100 dollars for each inch of protected trees removed, or the current market value as established by an Arborist.

The following protection measures shall be implemented to protect retained trees on-site:

- A Tree Protection Zone (TPZ) shall be established around any tree or group of trees to be retained. The TPZ shall be defined as 1.5 times the radius of the dripline or 5 feet from the edge of any grading, whichever is greater, unless otherwise adjusted on a case-by-case basis after consultation with a certified arborist.

- All TPZs shall be marked with post and wire or equivalent fencing, which shall remain in place for the duration of construction activities in the area. “Keep out” signs shall be posted on TPZ fencing facing out in all directions.
- Construction-related activities, including grading, trenching, construction, demolition, or other work shall be prohibited within the TPZ. No heavy equipment or machinery shall be operated within the TPZ. No construction materials, equipment, machinery, or other supplies shall be stored within a TPZ. No wires or signs shall be attached to any tree. In the event that the contractor identifies a need to conduct activities within a TPZ, such activities must be approved and monitored by a certified arborist.
- Selected trees shall be pruned, as necessary, to provide clearance during construction and/or to remove any defective limbs or other parts that may pose a failure risk. All pruning shall be completed by a certified arborist or tree worker and shall adhere to the *Tree Pruning Guidelines* of the International Society of Arboriculture.
- Each week during construction, a certified arborist shall monitor the health and condition of the protected trees and, if necessary, recommend additional mitigations and appropriate actions. This shall include the monitoring of trees adjacent to project facilities in order to determine if construction activities (including the removal of nearby trees) would affect protected trees in the future.
- Provide supplemental irrigation and other care, such as mulch and fertilizer, as deemed necessary by a certified arborist. Any injuries shall be treated by a certified arborist.

Discussion- Item IV-8:

The proposed Placer County Conservation Plan (PCCP) is a Habitat Conservation Plan (HCP) under the federal Endangered Species Act (ESA) and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The proposed PCCP is a County-proposed plan to coordinate and streamline the permitting process by establishing an approved process under which local entities would issue state and federal permits. An agency-reviewed draft PCCP was produced on February 1, 2011 and presented to the Placer County Board of Supervisors. To date, a final draft has not been published or adopted. Although Placer County is a PCCP participating entity, the project site is within the non-participating city influence area (“CIA”) (Placer County, 2011). Nonetheless, the proposed project would meet the overarching goals of the PCCP by concentrating development in a “transitional” area of the County instead of in more pristine areas of the County that may have higher ecological value and higher occurrences of protected species and habitats. Thus, the proposed project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan. This issue will not be discussed further in the EIR.

References

- California Department of Fish and Game. 2000. Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in the California’s Central Valley. Swainson’s Hawk Technical Advisory Committee. Sacramento, CA.
- California Department of Fish and Wildlife (CDFW). 2014. California Natural Diversity Database (CNDDDB) Rarefind 5 computer program. California Department of Fish and Wildlife, Biogeographic Data Branch. Sacramento, CA. Data dated September 2, 2014.
- California Native Plant Society (CNPS). 2014. Inventory of Rare and Endangered Plants (online edition, version 8-02). California Native Plant Society. Sacramento, CA. Accessed August 26, 2014. Available at: www.rareplants.cnps.org
- Mayer, Kenneth E., and W.F. Laudenslayer, Jr. 1988. A Guide to Wildlife Habitats of California. State of California Resources Agency, Department of Fish and Game. Sacramento, CA. Accessed online August-September, 2013: http://www.dfg.ca.gov/whdab/html/wildlife_habitats.html.
- Miles, S.R. and C.B. Goudey. 1997. Ecological Subregions of California: Section and Subsection Descriptions. USDA Forest Service, Pacific Southwest Region Publication R5-EM-TP-005. San Francisco, CA.

- Placer County, 2011. Placer County Conservation Plan Western Placer County. Agency Review Draft Document. February 1, 2011.
- TRC. 2014a. Biological Assessment Report for The Park at Granite Bay Site, Granite Bay, Placer County, California. July 2014.
- TRC. 2014b. Delineation of Wetlands and Waters of the United States for The Park at Granite Bay Site, Granite Bay, Placer County, California. July 2014. TRC. 2014c. Arborist Report for The Park at Granite Bay Site, Granite Bay, Placer County, California. July 2014.
- U.S. Fish and Wildlife Service (USFWS). 2013a. Federal Endangered and Threatened Species that Occur in or may be Affected by Projects in the Folsom, Rocklin, Roseville, Citrus Heights, Carmichael, Buffalo Creek, Folsom SE, Clarksville, and Pilot Hill USGS 7.5-minute Quad. Sacramento Fish and Wildlife Service, Endangered Species Division. Accessed online September 2, 2014 at: http://www.fws.gov/sacramento/es/spp_list.htm
- U.S. Fish and Wildlife Service (USFWS). 2014b. FWS Critical Habitat for Threatened & Endangered Species online mapper program. Accessed August-September, 2014. Available at: <http://criticalhabitat.fws.gov/crithab/>
- Zeiner, D.C., W.F. Laudenslayer, and K.E. Mayer. 1988-1990. California's Wildlife. Vols I, II, and III. California Statewide Wildlife Habitat Relationships System. California Department of Fish and Game. Sacramento, California.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1, 2, 4, 6:

A cultural resources investigation was prepared by TRC Solutions, Inc. and is documented in a report dated July 2014 (TRC, 2014). The TRC report was reviewed by ESA cultural resources experts and Placer County staff, and was determined to be adequate for purposes of evaluating the cultural resources of the proposed project. This investigation included a records search at the North Central Information Center (March 11, 2014, NCIC# PLA-14-25), NAHC contact (April 2014), and field survey (March 25, 2014 and July 9, 2014). The investigation concluded that there was no evidence of prehistoric or historic sites on the project site and that no historical resources are present on the project site. The archival and field studies did not indicate any evidence of human burials or burial grounds within the project site. As such, it is highly unlikely that the proposed project would disturb any known human remains. Nevertheless, the potential exists that despite the lack of current evidence, there could be a discovery of unknown remains that could be buried on the project site, thus this impact would be considered potentially significant. Implementation of Mitigation Measure V-1 would reduce this impact to a less-than-significant level.

While the report indicated that there is no evidence of cultural resources on the project site, construction activities could uncover previously unknown resources. **Mitigation Measures V-1 through V-2** are standard measures applied by Placer County for the purpose of reducing potential impacts from previously unknown archaeological resources and human remains. These issues will not be further discussed in the EIR.

Mitigation Measures- Items V-1, 2, 4, 6:

MM V-1: The improvement plans shall include a statement 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 shall be stopped immediately within a 100-foot radius of the find and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums shall also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of

development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

MM V-2: Prior to the start of ground disturbance, construction personnel to be involved with earth-moving activities should be informed that artifacts could be discovered during excavating, that these items are protected by laws, on the appearance of common artifacts, and on proper notification procedures should artifacts be discovered. This worker training should be prepared and presented by a qualified professional.

Discussion- Item V-3:

Paleontological resources are fossilized remains of plants and animals can be present in certain fossiliferous geologic formations. PaleoResource Consultants, in a report dated July 2014 (PaleoResource Consultants, 2014), evaluated the potential for the geologic formations underlying the project site and that could be disturbed during earth moving activities, and concluded that the project site is underlain by formation that could contain significant paleontological resources, specifically Pleistocene vertebrate, invertebrate, and plant macrofossils; microfossils, and ichnofossils in the Turlock Lake and Riverbank Formations. The paleontological resources report revealed that fossil remains were found at two previously unrecorded fossil localities and concluded that the proposed project has a high potential to produce fossil resources (PaleoResource Consultants, 2014:20). ESA Site clearing, grading, and deeper excavation at the site that disturbs these formations could result in significant adverse impacts to paleontological resources.

Implementation of **Mitigation Measures V-3 through V-8** would reduce the potentially significant adverse environmental impact of project-related ground disturbance and earth-moving on paleontological resources to a less-than-significant level by allowing for the salvage of fossil remains and associated specimen data and corresponding geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting. This issue will not be further discussed in the EIR.

Mitigation Measures- Item V-3:

MM V-3: Prior to improvement plan submittal, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.

The paleontologist shall determine appropriate protocols which ensure proper exploration and/or salvage of all fossils. 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 Services Division, which shall include the period of inspections, an analysis of the fossils found, and present repository of fossils.

MM V-4: Retain a Project Paleontologist. Prior to the start of ground disturbance, a qualified professional paleontologist (as defined by SVP 2010) shall be retained to both design a monitoring and mitigation program and implement the program during project-related excavation and earth disturbance activities. The paleontological resource monitoring and mitigation program shall include preconstruction coordination; construction monitoring; emergency salvage procedures; sampling and data recovery; preparation, identification, and analysis of the significance of fossil specimens salvaged; museum storage of any specimens and data recovered; and reporting. Prior to the start of construction, the paleontologist shall

conduct a field survey of exposures of sensitive stratigraphic units within the construction footprint that will be disturbed and salvage any fossils discovered.

MM V-5: Worker Training. Prior to the start of ground disturbance, construction personnel to be involved with earth-moving activities shall be informed that fossils will likely be discovered during excavating, that these fossils are protected by laws, and shall be trained on the appearance of common fossils, and on proper notification procedures should fossils be discovered. This worker training shall be prepared and presented by a qualified professional paleontologist.

MM V-6: Monitoring. Earth-moving activities shall be monitored and inspected for the presence of potentially fossiliferous sediments by a qualified field paleontologist as defined by the Society of Vertebrate Paleontologists (SVP). Monitoring shall not be conducted in soils that have been previously disturbed or in areas where exposed soils will be buried, but not otherwise disturbed. A monitor shall be present during actual earth-moving during the first few days of initial project grading to observe the stratigraphy and any fossils exposed by excavations. If no significant fossils are discovered during this time, monitoring should be reduced to only periodic spot checking of the deepest excavations or those judged most likely to disturb fossils. Should fossils be discovered, increased monitoring shall occur.

MM V-7: Salvage and Treatment of Fossils Discovered. Any paleontological materials exposed during project excavations shall be salvaged and treated as described by SVP (2010). This treatment shall include preparation, identification, determination of significance, and curation into a public museum.

MM V-8: Preparation of Final Report. Within ninety (90) days following the end of project excavations, the project paleontologist shall prepare a final report, summarizing the complete mitigation program, describing and illustrating any fossils recovered, along with their significance, and certifying that the paleontological resource impact mitigation program resulted in insignificant impacts on paleontological resources as required by CEQA. The acceptance of the final report by the County shall complete the mitigation program.

Discussion- Item V-5:

There is no known evidence of existing religious or sacred uses on the project site or the surrounding areas. Therefore, the proposed project would not restrict existing religious or sacred uses within the potential impact area and no mitigation is required. This issue will not be further discussed in the EIR.

References

- PaleoResource Consultants. 2014. The Park at Granite Bay Paleontological Resource Impact Assessment. July 14, 2014.
- TRC. 2014. Cultural Resource Survey for the Park at Granite Bay Project Granite Bay, Placer County, California. April 2014, Updated July 2014.

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 Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)		X		

Discussion- Items VI-1, 7, 8, 9:

Impacts due to unstable earth conditions could include the potential for seismic-related ground shaking, surface rupture, liquefaction, landslides, or mudslides. Impacts related to changes in geologic substructures include the potential for adverse effects from groundwater or the unsuitability of the site soils for planned activities. A geotechnical report dated March 14, 2014/Revised July 24, 2014 by Mid Pacific Engineering analyzed the geological conditions and hazards of the proposed project and project site (MPE, 2014). ESA and Placer County staff reviewed the report and determined it to be adequate for inclusion in this IS.

The geotechnical report stated that there are six active or potentially active faults within 62 miles of the project site. While the project site could be subject to seismic activity, it is not within an Alquist-Priolo Earthquake Fault Zone (AP Fault Zone). Because the project site is not within an AP Fault Zone, it is unlikely that the proposed project would subject people or structures to strong groundshaking surface rupture, or seismically-induced liquefaction.

Landslides or mudslides can result when soil becomes unstable from seismic activity, extreme slopes, or loss of vegetation. The terrain of the project site is currently gently sloped with areas of higher elevation and small valleys. However, the project site is relatively small and would be levelled during site construction. The proposed grades anticipated with the proposed project would not create extreme slopes that would be vulnerable to landslides or mudslides.

The geotechnical report examined the geological suitability of the project site for the proposed development. The report concluded that groundwater depth was sufficient, and that groundwater levels would not be a factor in

structure design. The geotechnical report provided site-specific recommendations for site preparation, excavation, foundation design, and other project construction activities. Because these recommendations are based on generally accepted construction practices and have been formulated to specifically to address the proposed project, implementation of **Mitigation Measures VI-1a-d** would ensure that this impact would be less than significant. This issue will not be further discussed in the EIR.

Mitigation Measures- Items VI-1, 7, 8, 9

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

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

MM VI-1b: The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical).

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate 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.

MM VI-1c: The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:

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

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

MM VI-1d: Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

Discussion- Item VI-2:

The geotechnical report (MPE, July 24, 2014) determined that the project site is underlain by Fiddymment loam, 1 to 8 percent slopes. The Fiddymment Series consists of moderately deep, well drained soils formed in material weathered from consolidated sediments of mixed rock sources. Fiddymment soils are on nearly level to rolling low terraces and hills and have slopes of 0 to 15 percent, possess slow to medium runoff and very slow permeability. Water perches above the claypan for short periods after periods of heavy rainfall. The geotechnical report also stated that laboratory test results indicate that the onsite, near-surface clayey soils possess “very low” to “medium” expansion potential. Based on this information, the geotechnical report includes project-specific recommendations based on generally accepted construction methods. The project earthwork is proposed to balance on site, with approximately 61,700 cubic yards of cut and 61,700 cubic yards of fill. The maximum depth of cut is 12-14 feet and the maximum height of fill is 12-14 feet. All resulting finished grades are proposed to be no steeper than 2:1. The Preliminary Geotechnical Engineering Report concluded that the site soil should provide adequate pavement support and is suitable for the proposed residential development. The report concluded that the construction of the proposed improvements is feasible from a geotechnical standpoint given that the recommendations of a registered geotechnical engineer are incorporated into the design plans and implemented during construction. Implementation of Mitigation Measures VI-1a-d would ensure that the proposed project’s impacts associated with soil disruptions, displacements, and compactions of the soil will be mitigated to a less-than-significant level. This issue will not be further discussed in the EIR.

Mitigation Measures - Item VI-2:

MM VI-2: Implement MM VI-1a-d.

Discussion- Item VI-3:

The project site features a gently rolling topography. The project site would generally be leveled to promote site drainage, though there would be grade differentials between lots. The preliminary grading plan for the project indicates that earthwork quantities (cut and fill) would balance, which indicates that topography would not be

substantially changed by the proposed project. Therefore, this impact would be less than significant and no mitigation is required. This issue will not be further discussed in the EIR.

Discussion- Items VI-4:

The geotechnical report prepared for the proposed project (MPE, July 24, 2014) described the project site and its geology. Nothing in the report indicates the existence of any unique geologic or physical features. Therefore, there would be no impact and no mitigation is required. This issue will not be further discussed in the EIR.

Discussion- Item VI-5:

Project construction would include site preparation activities, including grading and fill. These activities could increase the risk of erosion by exposing dirt to wind, rain, and runoff. The proposed project would be required to adhere to the conditions of the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (General Construction Permit). Conditions of the permit would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that would document implementation of construction period best management practices (BMPs), monitoring, and other measures designed to minimize the release of construction related water pollutants and sediment from the project site. Adherence to these measures would minimize construction period effects on water quality.

The geotechnical report prepared for the proposed project further discussed the potential for erosion and included recommendations to minimize erosion. The project's site-specific impacts associated with erosion would be mitigated to a less-than-significant level by implementing **Mitigation Measure VI-3a-c**. This issue will not be further discussed in the EIR.

Mitigation Measures- Item VI-5:

MM VI-3a: The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development and Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project shall include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Silt Fence, Stabilized Construction Entrance (LDM Plate C-4), Vehicle and Equipment Maintenance (NS-10), Wind Erosion Control (WE-1), Material Delivery and Storage (WM-1), sediment traps, revegetation techniques, dust control measures, concrete truck washout areas, and weekly street sweeping.

MM VI-3b: The applicant shall demonstrate that all excavations and fill slopes are protected from concentrated storm water run-off to minimize potential erosion. Control of water over the slopes may be accomplished by constructing V-ditches near the top of slopes, or by grading the area behind the top of slope to drain away from the slope. Ponding of surface water at the top of slope or allowing sheet flow of water over the top of a slope shall be avoided.

MM VI-3c: Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Division evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

Discussion- Item VI-6:

The project site does not contain and is not adjacent to any rivers, streams, or lakes. Therefore, there would be no changes to the channels of a river, stream, or lake and no mitigation is required. This issue will not be further discussed in the EIR.

References

Mid Pacific Engineering (MPE), 2014 (March 14/Revised July 24). *Revised Geotechnical Engineering Report – The Park at Granite Bay.*

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- Items VII-1 and VII-2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and on-site fuel combustion typical of residential uses, including space and water heating, landscape maintenance equipment, and fireplaces/stoves. Emissions related to the proposed project would also include emissions at utility providers associated with the project’s electricity, natural gas, and water demands.

Greenhouse gas (GHG) impacts are considered to be exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective. The Placer County Air Pollution Control District (APCD) recommends that thresholds of significance for GHG emissions should be related to AB 32 reduction goals (PCAPCD, 2012). As such, a detailed comparison will be made of the project versus business-as-usual (BAU) GHG emissions to determine if the AB 32 emissions reduction target of 21.7% has been reached, and as such, whether the project would be consistent with AB 32. This impact is considered potentially significant and will be analyzed further in the EIR.

References

Placer County Air Pollution Control District. CEQA Air Quality Handbook. October 2012.

VIII. 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? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)		X		

Discussion- Items VIII-1, 2:

Construction of the proposed project could involve the limited use of hazardous chemicals, including fuel for construction equipment, oil, and lubricants. Operation of the proposed project could include the use of common household chemicals, including paint, solvents, oil, and fuel. The transportation, use, and disposal of these materials would be subject to local, state, and federal laws, as well as Placer County General Plan Safety Element policies intended to minimize the risk of exposure to hazardous materials. Consistency with these laws and policies would limit hazards to the public from the transportation, use, and disposal of these materials. Because the use of hazardous materials would be incidental to the operation of the proposed 84 homes that would be located in the project, the amount of hazardous materials that would be used would be small. While the proposed project would involve the transportation, use, and disposal of limited small amounts of hazardous materials, compliance with local, state, and federal regulations and County policies would ensure that the proposed project would result in less than significant impacts and no mitigation is required. This issue will not be further discussed in the EIR.

Discussion- Item VIII-3:

The closest school to the project site is the Granite Bay Montessori School, located approximately 0.15-miles north of the project site. As discussed in Items VIII-1,2 above, construction and operation of the proposed project would include the limited use of hazardous chemicals, including fuel for construction equipment, oil, and lubricants as well as the use of common household chemicals, including paint, solvents, oil, and fuel. Use of such chemicals would be incidental to the proposed residential uses. The proposed project would include residential uses and would not include any use (e.g., industrial) that would be expected to emit hazardous emissions, substances, or waste. Additionally, the use of any potentially hazardous materials would be subject to local, state, and federal laws, as well as Placer County General Plan Safety Element policies intended to minimize the risk of exposure to hazardous materials. Because the use of hazardous materials would be incidental to the residential uses in the proposed project, the amount of hazardous materials that would be used would be very small. While the proposed project would involve the transportation, use, and disposal of very small amounts of hazardous materials, compliance with local, state, and federal regulations and County policies would ensure that the proposed project would result in less-than-significant impacts and no mitigation is required. This issue will not be further discussed in the EIR.

Discussion- Item VIII-4:

The project site is not on any list compiled pursuant to Government Code Section 65962.5 (the "Cortese List") (DTSC, 2014). The nearest listed site is the Roseville Railyards site located approximately 3.5 miles northwest of the project site.

Additionally, a comprehensive review was performed of aerial imagery dating from 1938 for the purpose of determining whether the site was ever used for crop production. The review of these images found no evidence of land manipulation, rows of crops or orchard trees, or drastic changes in the vegetation structure that are typically discernible on aerial photographs when crop production has occurred over a significant period of time.

Because the project site is not listed on any list of hazardous material sites and there is no evidence of previous uses that would have contaminated the project site, the proposed project would have no impact related to hazardous materials sites. This issue will not be further discussed in the EIR.

Discussion- Items VIII-5, 6:

The closest public airport or private airstrip is Prueett private airfield located approximately 5.6 miles west of the project site. McClellan Airfield is located approximately 9.7 miles southwest of the project site, on the site of the former McClellan Air Force Base, and is currently owned and operated by Sacramento County Economic Development (Sacramento County, 2014). Because the proposed project is not within an airport land use area or within two miles of any airstrip, the proposed project would have no impact related to safety risks associated with public airports or private airstrips and no mitigation is required. This issue will not be further discussed in the EIR.

Discussion- Item VIII-7:

The project site is within an area characterized by low-density residential development. Furthermore, the project site is not in a Very High Fire Hazard Severity Zone as determined by California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (CalFire, 2008). Because the project site is in a developed area and not within a high fire hazard zone, the proposed project would not expose people or structures to a significant risk of loss, injury, or death due to wildland fire. Therefore, there would be no impact related to wildland fire and no mitigation is required. This issue will not be further discussed in the EIR.

Discussion- Items VIII-8, 9:

The proposed project would include the removal of an existing septic system. The septic system would be removed during initial grading work. Removal and disposal of the septic system would be in compliance with all local, state, and federal requirements. Mitigation measures will require complete removal or destruction of the septic system. Compliance with all applicable local, state, and federal requirements and implementation of **Mitigation Measures VIII-1 and VIII-2** would reduce impacts to less than significant. This issue will not be further discussed in the EIR.

Mitigation Measures- Items VIII-8, 9:

MM VIII-1: Prior to improvement plan approval, provide a plan note on the improvement plans indicating proper destruction, under permit and inspection, of the existing septic system located within the project site.

MM VIII-2: Prior to Final Subdivision Map approval, complete or provide for the proper destruction, under permit and inspection, of the existing septic system located within the project site.

References:

CalFire. See California Department of Forestry and Fire Protection.

California Department of Forestry and Fire Protection. 2008 (November 24). Placer County – Very High Fire Hazard Severity Zones in LRA. Fire and Resource Assessment Program, 1:125,000 Scale.

California Department of Toxic Substances Control. 2014. Hazardous Waste and Substances Site List. Available: http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST. Accessed/Exported August 28, 2014.

DTSC. See California Department of Toxic Substances Control.

Sacramento County. 2014. Economic Development and Marketing - McClellan. Available: <http://www.economic.sacounty.net/LocateHere/McClellan/Pages/default.aspx>. Accessed August 28, 2014.

IX. 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 federal, state or county 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 IX-1:

The proposed project would involve the construction of 84 new homes, with associated landscaping and a small park, which would be served potable water by the San Juan Water District. This development would not damage any existing water facilities or infrastructure. Further, there is no water infrastructure located on site that would be affected by the proposed project. Therefore, the proposed project would not interfere with potable water delivery, and additionally, would not result in substantial degradation of groundwater quality or surface water quality, such that potable water quality standards would be violated. This impact would be less than significant and no mitigation is required. However, water quality will be discussed further in the EIR.

Discussion- Item IX-2, 11:

The proposed project would rely on water supply sourced from San Juan Water District. According to San Juan Water District's 2010 Urban Water Management Plan (San Juan Water District, 2011), the District does not have access to groundwater in its retail service area, nor does it include groundwater in any of its supplies. Additionally, the proposed project would not include installation of a new groundwater well, or use of any existing well. Therefore, the proposed project would not deplete groundwater supplies.

Currently, the site features a gently undulating slope that generally slopes from east to the northwest, with existing waters flowing to the northwest of the site. According to a memo prepared by TRC in July 2014, the project site's natural slope allows for a seasonal swale to flow from the approximate center of the site to the northwest and offsite (TRC, 2014). Although the construction and operation of the proposed project would involve some alterations of the landscape, the proposed project would not significantly impact the natural flow of groundwater.

The proposed project would result in the construction of new impervious surfaces within the project site. Impervious surfaces prevent the infiltration of groundwater into the subsurface, which would reduce the amount of water within the project site that recharges the groundwater basin. The project area overlies the eastern margin of the North American Sub-Basin of the Sacramento Valley Groundwater Basin. The Basin is not adjudicated. However, the California Department of Water Resources (DWR) describes the North American Sub-Basin as being in a state of overdraft (San Juan Water District, 2011). While the project site is limited in extent, because the Sub-Basin has been identified as being in a state of overdraft, and because the proposed project would result in a net increase in impervious surfaces, there is some potential that the project could incrementally reduce groundwater recharge, resulting in a potentially significant impact. This issue will be discussed further in the EIR.

Discussion- Item IX-3, 4:

As discussed for Item IX-2, 11, the proposed project would involve the installation of new impervious surfaces in an area that is currently undeveloped. Impervious surfaces prevent the infiltration of stormwater into the subsurface, and thereby cause additional runoff, in comparison to unpaved, pervious surfaces. While a preliminary grading and drainage plan has been completed, the potential increase in runoff that would result from the proposed impervious surfaces has not yet been quantified. The proposed impervious surfaces could cause a net increase in stormwater generation on site that, if not contained on site, could result in an increase in the volume of stormwater discharged from the project site.

Under existing conditions within the project site, stormwater drains via overland flow from the margins of the project site towards its center, and then northwest in a defined channel, which crosses under a dirt road via culvert along the northern edge of the project site. A preliminary grading and drainage plan was completed for the proposed project by Wood Rodgers (2014). Based on that plan, the proposed project would include a series of onsite swales and channels, as well as a stormwater vault and conveyance pipes, that would contain and convey stormwater to the northwest of the project site. Existing culverts in Eckerman Road would be piped from the northwest corner of the project site to Annabelle Avenue. The system would outfall to the north through a 30-inch outfall pipe in Eckerman Road into the channel at the intersection of Annabelle Avenue.

Increases in stormwater discharge could have deleterious effects on downstream facilities, and/or could cause downstream flooding. This issue will be evaluated in detail in the EIR.

Discussion- Item IX-5, 6:

Construction of the proposed project would involve the use of heavy machinery, including graders, bulldozers, excavators, semi-trucks, and other heavy equipment. Use of such equipment could result in the accidental release of fuels, oils, greases, and other equipment related fluids into the environment. During a rain event, these potential water quality pollutants could become mobilized, and be exported from the site and cause pollution of natural waterways. Additionally, disturbance to surface vegetation and soils during construction, if exposed during a rain event, could cause the erosion and sedimentation, including the release of sediments into natural waterways, causing a reduction in water quality.

The proposed project would be required to adhere to the conditions of the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (General Construction Permit). Conditions of the permit would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that would document implementation of construction period best management practices (BMPs), monitoring, and other measures designed to minimize the release of construction related water pollutants and sediment from the project site. Adherence to these measures would minimize construction period effects on water quality.

During project operation, sediments, brake dust, oil, grease, and other pollutants from project roadways could become entrained in stormwater, and cause pollution of stormwater downstream. Additionally, residential use of herbicides, pesticides, fertilizers, and other common chemicals could result in these chemicals being captured by stormwater runoff, resulting in increased pollutant levels downstream. Potential project-related water quality impacts would be minimized by incorporating low impact development (LID) principles to mitigate on-site urban stormwater runoff and meet the water quality requirements. The LID principles include providing an all-inclusive treatment device and adequate detention to mitigate post-project peak flows and volumes. Stormwater from all proposed onsite development would be directed through vegetated areas before entering the drainage inlets and the storm drain conveyance system. Additionally, potential project-related water quality impacts would be minimized via adherence to the requirements of the Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), Conditions of the MS4 permit require implementation of operation phase BMPs that would be used to reduce or prevent the release of pollutants from the project site. Implementation of **Mitigation Measures IX-1, IX-2 and IX-3** would ensure compliance with the MS4 permit conditions, Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28), and best management practices. Adherence to these conditions would ensure that potential project impacts on water quality would be less than significant. However, this issue will be discussed further in the EIR.

Mitigation Measures – Item IX-5, 6:

MM IX-1: This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

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

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible.

MM IX-2: The Improvement Plan submittal for each project phase shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division 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" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX-3: The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection, or other County approved methodology. Post-development (permanent) BMPs for the project include, but are not limited to: vegetated swales and permanent underground water quality treatment vault. 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.

Discussion- Item IX-7:

The proposed project could result in the release of pollutants into natural waters, during construction and operation. However, as discussed for Items IX-5, 6, these potential pollutant releases would be minimized via implementation of BMPs and other measures that would be required under the General Construction Permit and the MS4 Permit. Pollutant control measures are anticipated to be sufficient to protect both surface water and groundwater from significant degradation. Therefore, this impact would be less than significant and no mitigation is required. This issue will not be discussed further in the EIR.

Discussion- Item IX-8, 9:

The project site is not located within or adjacent to a floodplain as defined by the Federal Emergency Management Agency (FEMA). Therefore, the proposed project would not result in the placement of housing or other structures within a floodplain, and would not redirect or impede flood flows. No impact would occur and no mitigation is required. This issue will not be discussed further in the EIR.

Discussion- Item IX-10:

No levees or dams are located within or in close proximity to the project site. Additionally, the proposed project would not cause or result disturbance or interference with a levee or dam. Therefore, the proposed project would not expose people or structures to potential loss, injury, or death involving the failure of a levee or dam, because the proposed project would not directly or indirectly affect any such structure. No impact would occur and no mitigation is required. This issue will not be discussed further in the EIR.

Discussion- Item IX-12:

Stormwater would be discharged from the project site. However, stormwater discharge would not flow into Folsom Lake or into any of the other water bodies listed above. Additionally, as discussed for Items IX-5, 6, potential water quality impacts would be minimized via adherence to permit conditions. No impact would occur and no mitigation is required. This issue will not be discussed further in the EIR.

References:

San Juan Water District, 2011. 2010 Urban Water Management Plan. Adopted June 22, 2011. Available at: <http://www.water.ca.gov/urbanwatermanagement/2010uwmps/San%20Juan%20Water%20District/San%20Juan%20Water%20District%202010%20UWMP.pdf>

TRC, 2014. The Park at Granite Bay: Delineation of Wetlands and Waters of the U.S. July.

X. 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- Items X-1, 6:

The project site currently contains one house, a barn, and a septic system on one parcel, all of which would be removed during project construction. The remainder of the project site is currently vacant and undeveloped. The project site is located in an island area of unincorporated Placer County which represents a “transitional area” between lower density residential uses further east in the Granite Bay community and suburban density residential and other urbanized uses in the surrounding portions of the City of Roseville. The immediate project vicinity is developed primarily with low-density, single-family residential uses, many of which are rural in character. The site is located within the City of Roseville sphere of influence (SOI).

Development of the project site would not divide an established community or disrupt an established community by limiting or eliminating public access to or across the project site. The site is currently fenced and is private property, and does not currently allow for public access to or across the project site. Development of the proposed project would provide public access to the project site by providing a public roadway connection along Sierra College Boulevard, providing new pedestrian access through the project site by constructing sidewalks and paseos, and providing a publicly accessible park and tot lot. Although the proposed project would develop residential uses that are more dense than similar uses in the surrounding area, the proposed project would not divide or disrupt the physical arrangement of an established community. Therefore, the impact would be less than significant and no mitigation is required.

Discussion- Item X-2:

The project site is currently zoned residential single-family, agriculture, building site (RS-AG-B-40) and is currently designated as Rural Low Density Residential (0.9 – 2.3 acre minimum). Implementation of the proposed project

would require both a general plan amendment and rezone to accommodate the proposed increased density. The proposed densities in the proposed project would be inconsistent with the current general plan designation and zoning, and could result in land use incompatibilities with surrounding areas. This issue will therefore be discussed further in the EIR.

Discussion- Item X-3:

As discussed in Item IV-8, the draft Placer County Conservation Plan (PCCP) identifies conservation goals and describes covered development activities. The proposed project site is within an area designated in the draft PCCP as a non-participating city influence area ("CIA") (Placer County, 2011). The PCCP has not been adopted by Placer County. The Placer County General Plan and Granite Bay Community Plan outline goals and policies to guide development in the County. Development of the proposed project could be inconsistent with the Placer County General Plan or Granite Bay Community Plan, resulting in a potentially significant impact. The proposed project's consistency with the Placer County General Plan and Granite Bay Community Plan will be addressed further in the EIR.

Discussion- Item X-4:

The project site is located in area of unincorporated Placer County which is surrounded by the City of Roseville to the west, north, and east and unincorporated Sacramento County to the south. The project site is bordered by Sierra College Boulevard to the east, low-density residential and vacant parcels to the south along Haskell Way, low-density residential parcels to the north (and Annabelle Avenue beyond them), and Eckerman Road and more low-density residential and vacant parcels to the west. Uses within the immediate vicinity include houses on larger lots adjacent to both the northern and southern borders of the project site, as well as along Sierra College Boulevard, Martella Lane, Haskell Way and the western portion of Annabelle Avenue; homes on smaller lots particularly along the eastern portion of Annabelle Avenue; scattered outbuildings; the Granite Bay Montessori School; and vacant, undeveloped open space with trees and natural drainage areas. This area represents a transitional area that provides for a transition from lower density residential development in Granite Bay to the east to the more urbanized areas of Roseville to the west. The site is located within the City of Roseville sphere of influence (SOI).

The areas surrounding this unincorporated island of Placer County consist of suburban residential uses typical of those found throughout the City of Roseville. The Castle Creek and Wood Bridge Ranch residential subdivisions are south of Old Auburn Road; the Southeast Roseville Specific Plan area is east across Sierra College Boulevard and north of Emerson Drive; residential homes on larger lots bordering Ridgecrest Way, within the City of Roseville, are to the west. Commercial uses such as a CVS pharmacy (southwest corner of Sierra College Boulevard and East Roseville Parkway) and Granite Bay Pavilions (southeast corner of Sierra College Boulevard and Eureka Road) are proximate to the unincorporated island. Educational sites including the Granite Bay Montessori School to the north, George Sargeant Elementary School to the west and Granite Bay High School to the northeast are also in close proximity to the project site, as are City of Roseville parks (Dietrich Park, Hillsborough Park), open spaces, and creeks.

Beyond the immediate project vicinity, residential uses to the north and east are characterized as small-to-moderate sized houses on small lots (Eaton Circle; Annabelle Avenue; City of Roseville Ashley Woods and Hillsborough). To the west, residential uses are homes on larger lots bordering Ridgecrest Way, within the City of Roseville. Areas to the south include Castle Creek and Wood Bridge Ranch subdivisions, with single-family residences on larger lots.

The densification of the project site compared to the immediately adjacent residential uses could create a localized land use compatibility conflict. This issue will be discussed further in the EIR.

Discussion- Item X-5:

There are currently no existing agricultural operations or timber resources onsite, but the project site is located in an area where residential agricultural parcels exist and could potentially conduct agricultural operations. The Granite Bay Community Plan (Placer County, 2012:p.26) and Placer County Right to Farm Ordinance include

policies and regulations to maintain, encourage, and support farm operations. The Right to Farm Ordinance allows existing agricultural operations to continue in a manner consistent with the underlying zoning. While the proposed project would develop land that could otherwise be used for agricultural operations, there are no active agricultural operations in the project vicinity. However, the development of the proposed project would not preclude existing or future agricultural activities from occurring on surrounding parcels. Implementation of **Mitigation Measure II-1** would require that the CC&Rs for the subdivision notify new owners of the “Right to Farm” Ordinance, and will result in a less-than-significant impact with regards to agricultural operations in the vicinity. This issue will not be further discussed in the EIR.

Mitigation Measure – Item X-5:

MM X-1: Implement MM II-1-The project applicant shall notify all future property owners within the project site of Placer County’s Right to Farm Ordinance (Placer County Code Section 5.24.040) by including this information in the CC&Rs for the subdivision.

Discussion- Item X-7:

The project site is largely undeveloped and is located in an area with mixed, low-density, and rural residential uses surrounded by several areas of more suburban densities. The site is located within the City of Roseville sphere of influence (SOI). The project site is currently zoned residential single-family, agriculture, building site (RS-AG-B-40) and is currently designated as Rural Low Density Residential (0.9 – 2.3 acre minimum). Implementation of the proposed project would increase the density of residential development in a transitional area of the County, which could be inconsistent with the current or planned uses in the project vicinity. Therefore, this issue will be discussed further in the EIR.

Discussion- Item X-8:

The proposed project would add residential uses in an area planned for residential development and surrounded by areas of varying densities of residential development. The proposed project would be constructed in a transitional area of the County that is characterized by a range of residential densities, including a number of large lot residences. There is no evidence to suggest that development of the project site could develop residential uses to such a degree that it would draw residents away from other residential areas resulting in the abandonment and subsequent urban decay of existing residential areas. In addition, the proposed project would not develop retail commercial space, and therefore, would not result in the development of retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. Therefore, the impact would be less than significant, no mitigation is required, and this issue will not be addressed further in the EIR.

References

Placer County. 2011. Placer County Conservation Plan: Western Placer County – Agency Review Draft Document. Available at <http://www.placer.ca.gov/departments/communitydevelopment/planning/pccp>.

XI. 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 XI-1, 2:

The Placer County General Plan Granite Bay Community Plan does not feature any mapping of mineral resources but discusses that mineral deposits are widespread throughout Placer County. However, no known mineral resources that would be of value are known to occur on the project site or in its vicinity. The Granite Bay Community Plan mentions that no quarries or mining sites currently remain active in the Granite Bay Community Plan area. According to California Department of Conservation (DOC) maps, much of western Placer County, including the project site, is within a mineral resource zone (MRZ-4) of no known mineral resources (DOC, 1995). As a result, the proposed project would not result in the loss of a locally-important mineral resource recovery site. This item will not be further discussed in the EIR.

References

California Department of Conservation. 1995. Mineral Land Classification Map of Placer County, California. Scale 1:100,000. Division of Mines and Geology. Open-File Report 95-10, Plate 3.

Placer County, 2012. Granite Bay Community Plan. February. Available at <http://www.placer.ca.gov/departments/communitydevelopment/planning/documentlibrary/commpans/granit ebaycp>.

XII. NOISE – Would the project result in:

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

Discussion- Item XII-1, 2:

The introduction of residential and recreation uses to the project site would increase the ambient noise levels in the vicinity and could adversely affect adjacent residential uses. Traffic along Sierra College Boulevard would expose sensitive receptors at residential lots nearest to Sierra College Boulevard (Lot #s 1-5 and 80-84) to noise levels that could exceed the threshold established by the Placer County General Plan. The proposed project would construct a six-foot masonry soundwall upon a landscaped, earthen, four-foot berm on the portions of the lots facing Sierra College Boulevard, with an effective height of ten feet for sound attenuation on those portions of the lots to reduce future Sierra College traffic noise levels at the proposed backyard areas (see Figure XII-1). The soundwall on the north and south sides of the project (at the rear of Lot #s 80-82 and 3-5) would consist of a six-foot masonry soundwall. The project would include a community park (shown in Figure XII-1), which would host regular soccer practices. Recreational activities in the park could generate noise that could exceed standards. Therefore, this impact is potentially significant and will be further evaluated in the EIR.

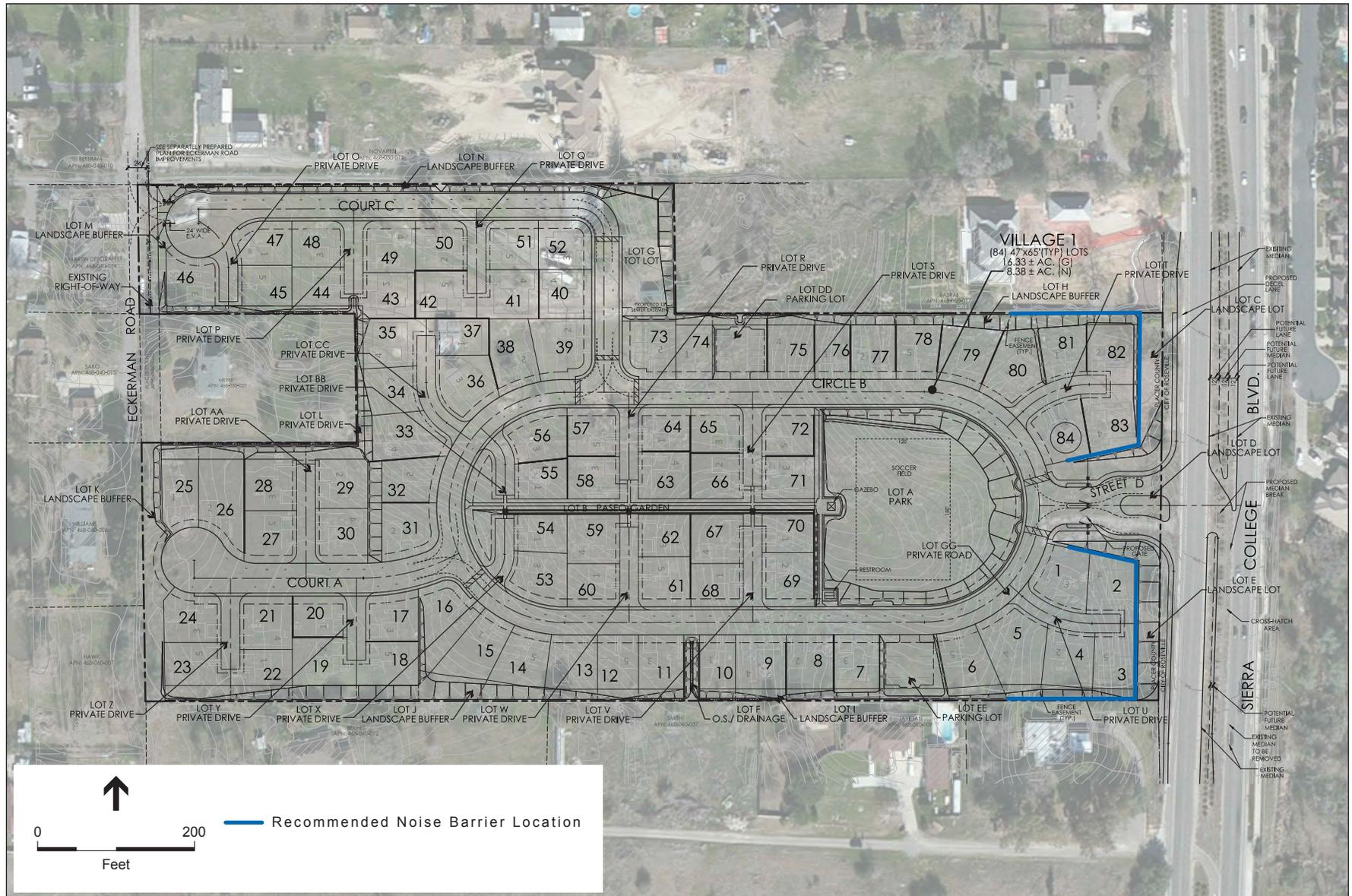
Discussion- Item XII-3:

Construction activity noise levels at and near the project site would fluctuate depending on the particular type, number, and duration of uses of various pieces of construction equipment. Construction-related trips would raise ambient noise levels along haul routes, depending on the number of haul trips made and types of vehicles used. Table XII-1 shows typical noise levels produced by various types of construction equipment. No pile driving would be needed for the project.

**TABLE XII-1
TYPICAL NOISE LEVELS FROM CONSTRUCTION EQUIPMENT**

Construction Equipment	Noise Level (dB, Leq at 50 feet)
Dump Truck	88
Pneumatic Tools	85
Dozer	87
Backhoe	85

SOURCE: Cunniff, Environmental Noise Pollution, 1977.



SOURCE: Bollard Acoustical Consultants, 2014

The Park at Granite Bay . 140356

Figure XII-1
Recommended Noise Barrier Locations

The nearest residences to the proposed construction areas are located adjacent to the project site, as shown in Figure XII-1. At those locations, short-term increases in ambient noise levels due to construction noise could be substantial. Although construction activities associated with the project would be temporary in nature and the maximum noise levels listed above would be short-term, the project would result in a significant construction impact if construction activity would occur outside of the allowable daytime hours specified by the County Noise Code. **Mitigation Measures XII-1a and XII-1b** would ensure that construction would be in compliance with the County Code and that noise levels would be reduced to the extent feasible. As such, this impact would be less than significant and will not be further considered in the EIR.

Mitigation Measures – Item XII-3:

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

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

In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations. This condition shall be included on the improvements plans and shown in the development notebook.

Quiet Activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

MM XII-1b: To reduce daytime noise impacts due to construction, the project applicant shall require construction contractors to implement the following measures:

- Equipment and trucks used for project construction will utilize the best available noise control techniques, such as improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible.
- Impact tools (i.e., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust will be used; this muffler can lower noise levels from the exhaust by up to about 10-dBA. External jackets on the tools themselves will be used where feasible, and this could achieve a reduction of 5-dBA. Quieter procedures will be used, such as drills rather than impact equipment, whenever feasible.
- Stationary noise sources will be located as far from adjacent receptors as possible, and they will be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.

Discussion- Item XII-4 and -5:

The project site is not located within two miles of a public airport or private airstrip. No impact would result and this issue will not be further considered in the EIR.

References:

Bollard Acoustical Consultants, Inc. 2014. Environmental Noise Assessment – The Park at Granite Bay Residential Development. September 4, 2014.

Cunniff, Patrick, 1977. Environmental Noise Pollution.

Placer County, 2013. Placer County General Plan – Noise Element. Adopted August 16, 1994 and updated May 21, 2013.

XIII. 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 XIII-1:

Under the existing land use designation, the project site would be expected to accommodate 17 residential units, resulting in approximately 46 residents. The proposed project would consist of the development of 84 new single-family homes and a population of approximately 227 residents. The population of Granite Bay is approximately 20,825 people (Placer County, 2012). Therefore, the anticipated increase in population to the Granite Bay community as a result of the proposed project would be approximately 1.1%, compared to an increase of 0.2% under the existing land use designation.

Infrastructure that would be constructed as part of the project would be sized to accommodate only the proposed project and would not support additional development on surrounding properties or otherwise remove an obstacle to growth.

As described above, although the density of development in the proposed project would be greater than in surrounding development, the incremental increase in the number of residential units and population in the proposed project compared to the units and population that could be accommodated under the existing land use designation would not be substantial in light of the overall population of the project area, including the Granite Bay community and the nearby City of Roseville. Therefore, the proposed project would not induce substantial population growth for the area, directly or indirectly, and the impact would be less than significant and no mitigation is required. This item will not be further discussed in the EIR.

Discussion- Item XIII-2:

The project site currently consists of seven parcels. One of the parcels contains a house, barn, and septic system and the remaining parcels are vacant and undeveloped. The existing house, barn, and septic system would be removed during project construction. The property is owned by the project applicant, and the existing residents have agreed to relocate prior to the start of project construction.

With only one house to be demolished, there would not be a substantial number of residents that face displacement as a consequence of the proposed project. As a result, the proposed project would not displace substantial numbers of existing housing to cause a need for replacement housing to be constructed elsewhere. Therefore, this impact would be less than significant and no mitigation is required. This item will not be further discussed in the EIR.

References

Placer County, 2012. Granite Bay Community Plan. February. Available at <http://www.placer.ca.gov/departments/communitydevelopment/planning/documentlibrary/commpplans/granit ebaycp>.

XIV. 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? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

Discussion- Item XIV-1:

The project site is serviced by South Placer Fire District for its fire protection services, with the nearest station, Station 15, located at 4650 East Roseville Parkway. This station is located approximately one traveled mile northeast of the project site. The proposed project would also include a secondary emergency access point from Eckerman Road at the western edge of the project site. This secondary emergency access point would be gated and for the exclusive use of emergency vehicles. To comply with Fire Department requirements, portions of Eckerman Road would be widened to a total width of 24 feet. The proposed project would result in additional demand for fire protection services but does not propose any new fire facilities beyond required fire hydrants. The project site is surrounded by a largely urbanized area, and much of the land in the vicinity of the project site has been developed and currently features substantial residential populations. The additional demand generated by the proposed project—84 new dwelling units—would result in an incremental increase in demand for these services, and as such, would create a less-than-significant impact and no mitigation is required. This item will not be discussed further in the EIR.

Discussion- Item XIV-2:

The sheriff protection needs for the project site are provided by Placer County Sheriff’s Office. The closest sheriff station, South Placer Station, is located at 6140 Horseshoe Bar Road, in the City of Loomis and approximately 6.5 miles to the northeast. Although the Granite Bay Community Plan anticipates a target ratio of one deputy per one thousand residents in unincorporated areas, the ratio at the time of the plan’s adoption was one deputy per 1,142 people (Placer County, 2012). Based on a population factor of 2.7 persons per household (Placer County, 2012), the proposed project would result in a population increase of approximately 227 people, an increase of 1.1% over the existing Granite Bay population. Similar to Item XIV-1, while the proposed project would result in additional demand for sheriff protection services, the project site would cause a small incremental increase in demand in relation to the larger, surrounding, and predominantly developed area. Thus, the proposed project would create a less-than-significant impact and no mitigation is required. This item will not be discussed further in the EIR.

Discussion- Item XIV-3:

The project site is served by Eureka Union School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). Students generated by the proposed project could attend Maidu Elementary School (K-3), Excelsior School (4-6), and Olympus Jr. High School (7-8) in the Eureka Union School District. Students could also attend Granite Bay High School in the Roseville Joint Union High School District. The proposed project would increase future enrollments due to the residential population of the proposed project’s 84 new homes. This increase would be incremental in relation to the largely developed and populated surrounding communities. In addition, development of residential units and resulting increased student enrollment in the Eureka Union School District and Roseville Joint Union High School District could help boost declining enrollment numbers and result in increased

State funding for the districts. As such, no additional facilities would be required and no additional physical environmental impacts would be created. Therefore, the impact would be less than significant and no mitigation is required. This item will not be discussed further in the EIR.

Discussion- Item XIV-4:

The proposed project would result in the creation of 84 new homes with associated infrastructure, which includes a private road network that would connect to public roads. The project would also include frontage along Sierra College Boulevard, a City of Roseville roadway. Additional improvements would be made to Eckerman Road to allow for the expansion of public utilities and to allow for emergency vehicle access. The impact from these new homes, while increasing a need for maintenance, would be incremental and less than significant and no mitigation is required. This item will not be discussed further in the EIR.

Discussion- Item XIV-5:

The proposed project would not create a significant demand for governmental services beyond those already considered in the Granite Bay Community Plan. The proposed project would not require the provision of new, or physically alter existing governmental services and facilities, the construction of which could cause significant environmental impacts. The impact would be less than significant and no mitigation is required. This item will not be further discussed in the EIR.

References

Placer County, 2012. Granite Bay Community Plan. February. Public/Quasi Public Services. Available at <http://www.placer.ca.gov/departments/communitydevelopment/planning/documentlibrary/commpplans/granit ebaycp>.

XV. 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- Item XV-1, 2:

The proposed project would create an additional demand for park facilities due to the resulting increase in population. The proposed project would include a 1.4-acre park that would provide a youth-sized soccer field and be accessible to the public during daylight hours. In addition, the proposed project would provide a variety of publicly accessible open space and recreational facilities including a tot lot, paseo, and rose garden. The total active and passive open space and buffer areas of this project is 3.9 acres, representing 24% of the total area. The County requires provision of 5 acres of parks per 1,000 residents. Development of 84 residential units, assuming 2.7 persons per household, would create a population of 227 residents.

The proposed 84 single family dwellings in the proposed Planned Development zone require the provision of 2.13 acres of developed active parkland (1.067 acres to meet the General Plan requirement and 1.067 acres to meet the Planned Development Ordinance requirements). At this time, it is unknown if the proposed park will be classified as a public park or as a privately owned and maintained park available for public use. The project proposes 1.69 acres of active parkland equating to 79% of the required active parkland. Private parkland may qualify for up to 100% of the Planned Development requirement and 50% of the General Plan Requirement, or 75% of the total parkland under the Placer County Park Dedication Fee Program (PDF Program). Therefore, as proposed, the project would qualify for 75% credit against the active parkland portion of its PDF obligation.

Similarly, the project is required to provide 2.13 acres of passive parkland. While it is more difficult to quantify the amount, if any, of passive parkland provided by this development, the calculation of credit against Park Dedication Fee requirements would be similar to the calculation for active parkland credit.

Although 3.9 acres of active and passive parkland will be provided on the project site, it is undetermined whether that dedication will meet the requirements of the General Plan and Planned Development recreation standards. Implementation of Mitigation Measure XV-1 would reduce the impact to less than significant by requiring either the onsite dedication of parkland that meets the standards set forth in the General Plan and Planned Development standards or the payment of in-lieu fees.

Mitigation Measures – Item XV-1, 2:

MM XV-1: The project applicant shall provide onsite active and passive recreational land that meets the requirement set forth in the Placer County General Plan and outlined in the Planned Development requirement. If onsite provision of sufficient active and passive parkland cannot be provided, the project applicant shall pay in-lieu fees consistent with the Placer County Park Dedication Fee Program (PDF Program).

XVI. 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, plans, or programs supporting alternative transportation (i.e., bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)			X	
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1, 2:

The proposed project would construct 84 single-family residences and associated park and open space areas. Both construction and operation of the proposed project could affect transportation and circulation in the project vicinity. The potential environmental effects of the proposed project include disruption of existing traffic and circulation patterns during construction, and increased long-term congestion due to additional traffic volumes on area roadways when the project is completed. The County and the nearby City of Roseville maintain criteria for the operation of roads and intersections, based largely on assessment of volume-to-capacity and measured in terms of levels of service and seconds of delay. Construction and operational traffic could increase traffic sufficient to exceed the established thresholds, which could result in significant impacts. An analysis of project-specific and cumulative effects on the transportation and circulation system near the project, including any necessary and feasible mitigation measures will be considered in the EIR.

Discussion- Item XVI-3:

The proposed project would be accessed from one ingress/egress on Sierra College Boulevard. Vehicular movements at Sierra College Boulevard would be limited to right turn ingress, right turn egress, and left turn ingress. Left turns out of the project site onto Sierra College Boulevard would not be permitted, and would be physically prevented by the center median within Sierra College Boulevard. The right turn ingress and right turn egress areas along Sierra College Boulevard would include areas for deceleration and acceleration to allow

vehicles to safely enter and exit the project site. The left turn ingress movement would be from a protected lane that would be constructed within the median of Sierra College Boulevard. The proposed project's impacts associated with vehicle safety would be mitigated to a less-than-significant level through implementation of **Mitigation Measures XVI-1, XVI-2, and XVI-3**. This issue will not be further discussed in the EIR.

Mitigation Measures- Item XVI-3:

MM XVI-1: The improvement plans shall show the construction of a left-turn ingress-only lane/pocket at the project entrance at Sierra College Boulevard. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (MPH), unless an alternative is approved by Placer County.

MM XVI-2: The improvement plans shall include a construction signing plan, and a striping and signing plan and shall include all on- and off-site traffic control devices.

MM XVI-3: Prior to issuance of any Building Permits, the project applicant shall make payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is \$6,776 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-4:

The proposed project would be accessed from one entrance/exit along Sierra College Boulevard. The proposed project would also include an additional access point for use by emergency vehicles only. The emergency vehicle access point would be located in the northwest corner of the project site, and would connect the project site to Eckerman Road. Gating is proposed for the emergency vehicle access on Eckerman Road which would prohibit non-emergency vehicles from using this access point. Both the emergency access point from Eckerman Road and the main access point from Sierra College Boulevard would be controlled using an Opticom system compatible with emergency response vehicles. Eckerman Road would also be widened to 24 feet from Annabelle Avenue to the southern terminus, providing adequate roadway widths for emergency vehicle access. Within the project site, the proposed loop road would also provide adequate accessibility for emergency response. Because the proposed project would provide adequate roadway widths and multiple access points for emergency vehicles, the impact would be considered less than significant and no mitigation is required. This issue will not be further discussed in the EIR.

Discussion- Item XVI-5:

The proposed project would construct 84 single-family dwelling units. As proposed, each dwelling unit would include two parking spaces within the garage, and two additional parking spaces within the driveway, meeting the requirements of Placer County Zoning Code Section 17.54.060 (B)(5). On-street parking would be permitted on one side of the main circular roadway loop, in addition to two off-street parking areas totaling 24 parking spaces in close proximity to the park and tot lot. The southern cul-de-sac denoted as Court A would have parking on both sides of the street. On-street parking would only be allowed on one side of the street on the northern cul-de-sac due to width constraints.

Because the park would be open to the public during daylight hours, parking accessible to park users would be needed within close proximity to the park. The Placer County Zoning Code Section 17.54.060 (B)(3) requires parks and playgrounds to provide 1 space for every 10,000 square feet of use area. The proposed 1.4-acre park would

require 7 parking spaces (1.4 ac. x 43,560 sf/ac. ÷ 10,000 sf = 7 spaces). Due to the proposed use of the park for soccer practice, additional parking would be necessary, and the proposed project would provide 24 parking spaces at curbside. Additionally, there would be 24 off street spaces available to park users.

Because the proposed project would include sufficient parking for residents and visitors, including park patrons, the proposed project would not have a significant impact related to parking capacity on or off the project site and no mitigation is required. This issue will not be further discussed in the EIR.

Discussion- Item XVI-6:

The proposed project would include one ingress/egress point along Sierra College Boulevard, as well as an emergency vehicle access point from Eckerman Road. Along the project site, Sierra College Boulevard currently includes a bike lane, curb, and gutter. The proposed project would maintain the existing sidewalk along Sierra College Boulevard along the project site's frontage. The provision of curb cuts along Sierra College Boulevard to provide access to the project site would not remove or otherwise prohibit pedestrian and bicycle movement along Sierra College Boulevard. Further, the proposed project would include sidewalks along the interior of the proposed loop road, and along one side of both proposed cul-de-sacs (Court A and Court C). Marked sidewalks would ensure pedestrian connections are maintained within the project site. The proposed east-west paseo on the interior of the project site would further connect uses within the site. Because the proposed project would not interfere with pedestrian or bicycle movement, the impact would be less than significant and no mitigation is required. This issue will not be further discussed in the EIR.

Discussion- Item XVI-7:

As discussed in Item XVI-6 above, the proposed project would not interfere with bicycle or pedestrian facilities. There are no bus stops along Sierra College Boulevard near the project site and neither Roseville Transit nor Placer County Transit provide bus service on Sierra College Boulevard adjacent to the project site. The Granite Bay Community Plan states a goal of providing safe and comfortable routes for walking, cycling, and public transportation to encourage use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the streets. The proposed project would not conflict with any existing policies or preclude anticipated future policies, plans, or other programs supporting alternative transportation. Therefore, this impact would be less than significant and no mitigation is required. This issue will not be further considered in the EIR.

Discussion- Item XVI-8:

As discussed in Items VIII-5,6, the closest public airport or private airstrip is Pruet private airfield located approximately 5.6 miles west of the project site. Because the project site is located so far from the nearest airport, the proposed would not be expected to have any impact on air traffic patterns. Furthermore, the proposed project would not include any excessively tall buildings that could potentially impact air traffic patterns. Therefore, the proposed project would have no impact on air traffic patterns and no mitigation is required. This issue will not be further considered in the EIR.

XVII. 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 XVII-1,2,5,6:

The proposed project proposes construction of 84 residential units which would generate wastewater and require water and wastewater conveyance and treatment. Municipal water supply would be provided to the proposed development by San Juan Water District, sewer collection systems would be maintained by Placer County, and sewage treatment operations would be maintained by the City of Roseville.

Pursuant to Water Code section 10912, residential projects under 500 units do not require preparation of a water supply assessment. Nevertheless, the total volume of water required by the proposed project has not yet been estimated, and the availability of water supplies to serve the proposed project have not yet been determined. Therefore, this will be considered further in the EIR.

The EIR will include an analysis of water supply demand and availability, as well as an evaluation of water supply conveyance capacity. In addition, the EIR will include an analysis of sewer conveyance capacity and wastewater treatment capacity. The improvements required for collection and conveyance of wastewater for the proposed project will be determined by the studies prepared in conjunction with this analysis.

Discussion- Item XVII-3:

The proposed project would not include the installation or use of an on-site sewage or septic system. No impact would occur and this issue will not be further considered in the EIR.

Discussion- Item XVII-4:

The proposed project would include the installation of new impervious surfaces, which could potentially result in a net increase in stormwater produced on site. The proposed project would include construction of new stormwater conveyance facilities located within the project site. The proposed project's stormwater drainage system would

consist primarily of subsurface pipe system ranging in size from 12-inch to 102-inch pipe. The subsurface system incorporates oversized pipes as a detention measure to meet pre-project conditions. The on-site drainage system has been sized to act as its own volume detention. Storage will be chiefly achieved by the 102-inch diameter pipe located underneath the proposed park. Attached to this pipe would be a manhole structure which has been designed with two chambers connected by two orifices and a spillway weir. New pipes would connect the subsurface detention basin to a new connection at the northwest corner of the project site. Existing culverts in Eckerman Road would be piped from the northwest corner of the project site to Annabelle Avenue. The system would outfall to the north through a 30-inch outfall pipe in Eckerman Road into the channel at the intersection of Annabelle Avenue. The proposed grading for project site has been designed such that in the event of complete system failure, the 100-year storm would be contained and conveyed to the drainage channel through overland flow, and 1-foot minimum freeboard to pad elevations would be maintained. However, because the proposed project would increase stormwater runoff, there could be an effect to the stormwater conveyance or retention facilities downstream of the project site. This impact is considered potentially significant, and will be discussed further in the EIR.

Discussion- Item XVII-7:

The proposed project would generate solid waste during the construction process, and during operation. Solid waste from the proposed project would be conveyed to by the Western Regional Landfill, located in Lincoln, CA, and managed by the Western Placer Waste Management Authority. The landfill maintains over 20 million cubic yards of capacity. Solid waste generation from the proposed project have not yet been finalized. This impact will be further considered in the EIR.

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	

All Items:

The analysis in this Initial Study demonstrates there would be no project-specific or cumulative significant and unavoidable effects to Agricultural and Forestry Resources; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Mineral Resources; Population and Housing; Public Services; or Recreation. Therefore, these topics will not be further discussed in the EIR.

The EIR will include further project-specific and cumulative analysis of the following sections: Aesthetics including Light and Glare; Air Quality; Greenhouse Gas Emissions; Hydrology and Water Quality; Land Use and Planning; Noise; Transportation and Traffic; and Utilities and Service Systems.

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> Placer County Air Pollution Control District
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	Although the proposed project COULD have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures described herein have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required (i.e. Project, Program, Subsequent, or Master EIR).
<input type="checkbox"/>	The proposed project MAY have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed herein or within an earlier document are described on attached sheets (see Section D.f. above). A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT will be prepared to address those effect(s) that remain outstanding.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR will be prepared.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately examined in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section D.f. above). NO FURTHER ENVIRONMENTAL DOCUMENT will be prepared (see CEQA Guidelines, Sections 15168(c)(2), 15180, 15182, 15183).
<input type="checkbox"/>	Other _____

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

Planning Services Division, Lisa Carnahan, Chairperson
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Division, Sarah Gillmore
 Environmental Engineering Division, Heather Knutson
 Department of Public Works, Transportation, Amber Conboy
 Environmental Health Services, Laura Rath
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 South Placer Fire District, Lawrence Bettencourt and Mike Ritter

Signature _____ Date _____
 Crystal Jacobsen, 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, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
	<input checked="" type="checkbox"/> Tentative Map	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____

	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
	<input type="checkbox"/> _____	
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____