



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

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, Coordinator

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

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

PROJECT: Granite Bay Memory Care Facility (PLN15-00051)

PROJECT DESCRIPTION: The project proposes a Minor Use Permit to construct a one-story, 34,000-square-foot memory care facility on a 3.5-acre parcel. The facility would have 60 rooms and 66 beds for patients with advanced memory loss.

PROJECT LOCATION: South side of Douglas Boulevard, between Barton Road and Auburn Folsom Road in Granite Bay, Placer County

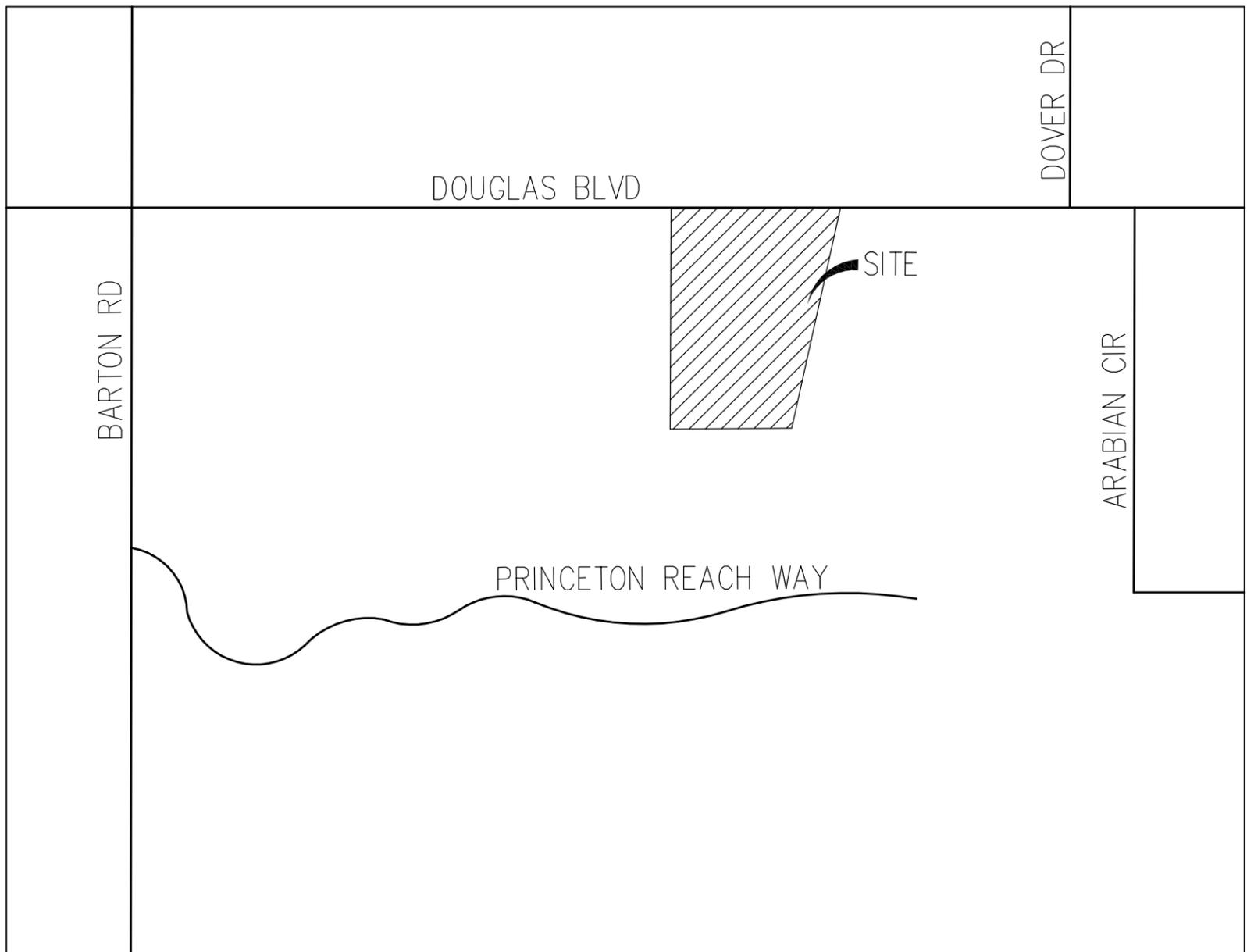
PROJECT OWNER: Granite Bay Memory Care LLC, 2400 Professional Drive, Suite 150, Roseville, CA 95661

PROJECT APPLICANT: FCM Capital Partners, 2400 Professional Drive, Suite 150, Roseville, CA 95661

The comment period for this document closes on **August 24, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Friday, July 24, 2015

VICINITY MAP  
GRANITE BAY MEMORY CARE





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## MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

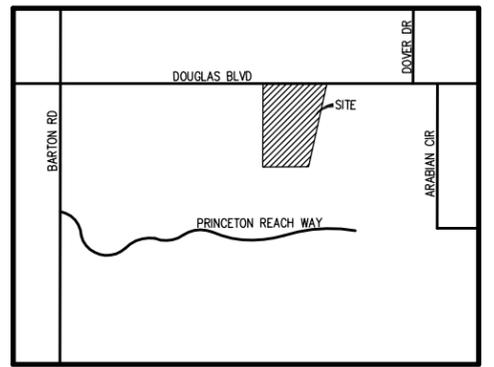
### PROJECT INFORMATION

<b>Title: Granite Bay Memory Care Facility</b>	<b>Project #</b> PLN15-00051
<b>Description:</b> The project proposes a Minor Use Permit to construct a one-story, 34,000-square-foot memory care facility on a 3.5-acre parcel. The facility would have 60 rooms and 66 beds for patients with advanced memory loss.	
<b>Location:</b> South side of Douglas Boulevard, between Barton Road and Auburn Folsom Road in Granite Bay, Placer County	
<b>Project Owner:</b> Granite Bay Memory Care LLC, 2400 Professional Drive, Suite 150, Roseville, CA 95661	
<b>Project Applicant:</b> FCM Capital Partners, 2400 Professional Drive, Suite 150, Roseville, CA 95661	
<b>County Contact Person:</b> Roy Schaefer	530-745-3061

### PUBLIC NOTICE

The comment period for this document closes on **August 24, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

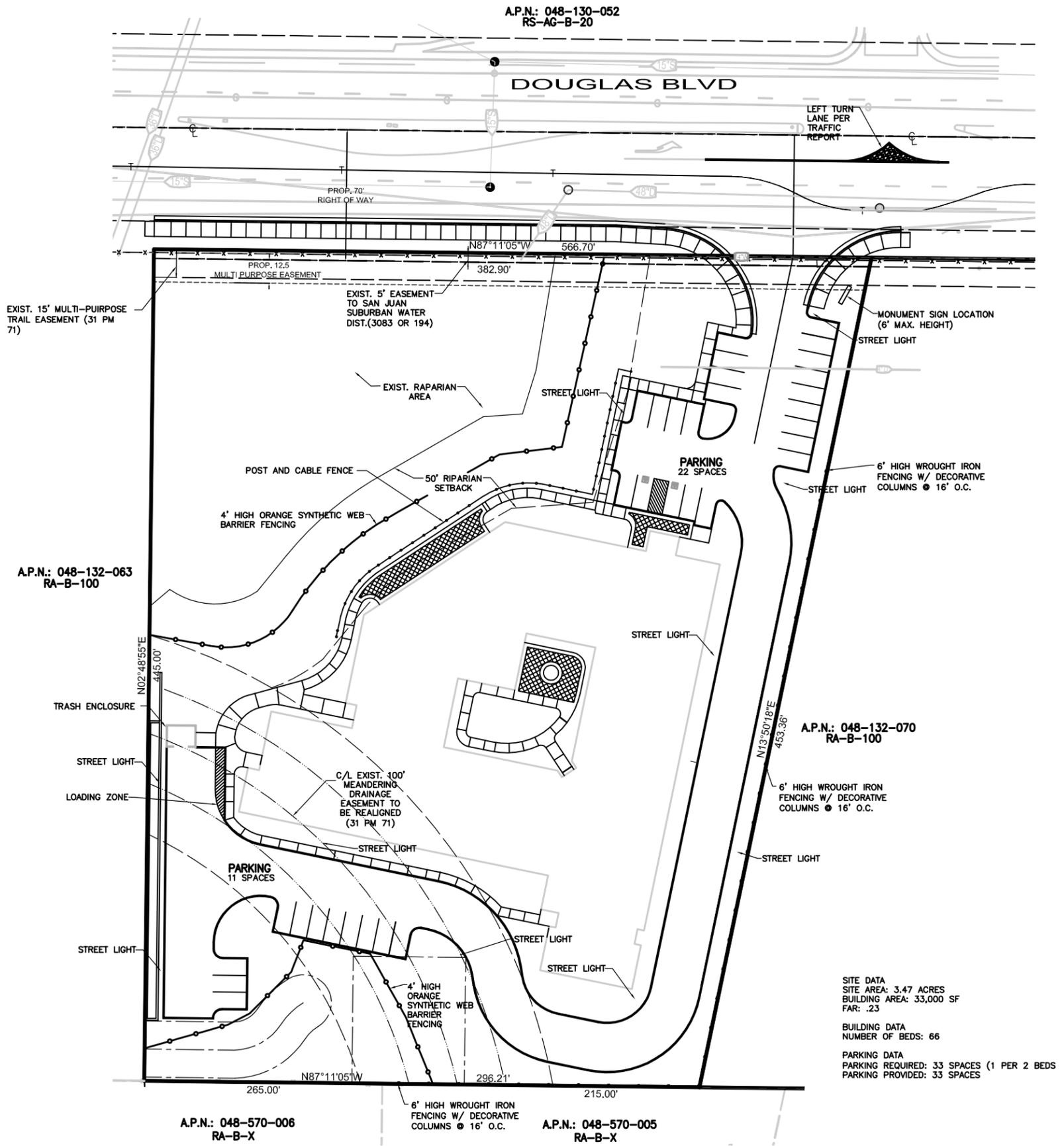
If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2)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



# GRANITE BAY MEMORY CARE

CITY OF GRANITE BAY, CA.  
JULY 1, 2015

A.P.N.: 048-130-052  
RS-AG-B-20



**SITE DATA**  
SITE AREA: 3.47 ACRES  
BUILDING AREA: 33,000 SF  
FAR: .23

**BUILDING DATA**  
NUMBER OF BEDS: 66

**PARKING DATA**  
PARKING REQUIRED: 33 SPACES (1 PER 2 BEDS)  
PARKING PROVIDED: 33 SPACES



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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

## INITIAL STUDY & CHECKLIST

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

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

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

Project Title: <b>Granite Bay Memory Care Facility</b>	Project # PLN15-00051
Entitlement(s): Minor Use Permit	
Site Area: 3.5 acres	APN: 048-132-069-000
Location: South side of Douglas Boulevard, between Barton Road (2,000 feet east of Barton Road) and Auburn Folsom Road in Granite Bay, Placer County	

### A. BACKGROUND:

#### Project Description:

The applicant is requesting approval of a Minor Use Permit to allow for the construction of a one-story, 34,000-square-foot memory care facility on a 3.5-acre undeveloped parcel. The facility would have 60 rooms and 66 beds for patients with advanced memory loss. Site development also includes an access road off of Douglas Boulevard, 33 parking spaces, and landscaping adjacent to the building. The proposed new facility would be required to connect to the sewer system (Sewer Maintenance District 2) and the public water system.

The memory care facility building design would incorporate the "Craftsman-style village" architectural design elements as outlined in the Granite Bay Community Plan within Appendix One and under the heading of "Preferred Design Elements and Goals for the Douglas Corridor". In addition, the building would utilize solar panels on the roof and an emergency back-up generator.

Improvements to Douglas Boulevard would include a curb, gutter and sidewalk. The parking lot would be landscaped and additional trees/shrubs would be planted adjacent to the south and east property boundaries. A wrought iron fence is also proposed to be installed along the southern property boundary.

**Project Site (Background/Existing Setting):**

The project site is characterized by an open field with scattered oak trees (eastern portion of site), an area of trees and vegetation in the northwest corner that contains an unnamed perennial creek and riparian area (Wetland A), and a small seasonal drainage swale that drains into a small wetland (Wetland B) near the southwest property boundary. The open field areas contain grasses and forbs typical of the dry climate of California’s Central Valley. This vegetation includes planted grasses (oats and barley) that may have been for past grazing on the site. Riparian vegetation is present along the creek channel in the north and western portions of the site.

The project site is zoned Residential Agriculture, combining a minimum building site of 100,000-square-foot and is designated Rural Residential 2.3- to 4.6-acre minimum parcel size in the Granite Bay Community Plan. The project site is approximately 2,000 feet east of the intersection of Barton Road and Douglas Boulevard. The area immediately surrounding the project site and vicinity is characterized by a residential subdivision to the south (Princeton Reach Subdivision), the Granite Bay Library on the north side of Douglas Boulevard, and undeveloped residential parcels with the same zoning to the west and east.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	Granite Bay Community Plan Designation	Existing Conditions and Improvements
Site	Residential Agriculture, combining a Building Site of 100,000 square feet (RA-B-100)	Rural Residential (2.3 to 4.6 acre minimum)	Undeveloped Parcel
North	Residential Single-Family, combining Agriculture, combining Building Site of 20,000 square feet (RS-AG-B-20)	Low Density Residential (0.4 to 0.9 acre minimum)	Granite Bay Library
South	Residential Agriculture, combining a Building Site of 4.6 acres, combining Planned Residential Development of 0.41 Dwelling Units per acre (RA-B-X 4.6 AC. MIN. PD=0.41)	Rural Residential (2.3 to 4.6 acre minimum)	Princeton Reach Subdivision - Single-Family Residence and Residential Accessory
East	Same as Project Site	Same as Project Site	Undeveloped Parcel
West	Same as Project Site	Same as Project Site	Undeveloped Parcel

**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

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

applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

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

#### **D. EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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

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

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

**Discussion- Item I-1:**

The proposed project will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista. Therefore, there is no impact.

**Discussion- Item I-2:**

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway. Therefore, there is no impact.

**Discussion- Item I-3:**

The proposed project will include the construction of a “Craftsman-style village” building that would be a one-story, building of approximately 34,000 sq. ft. As a result of development of the southeastern portion of the site there are riparian areas that remain (northeast corner of site) and a total of twenty (20) protected oaks trees will be removed. A new access road to the proposed new building will be constructed. The proposed project could negatively affect the visual character and quality of the site and its surroundings; however, the project will be subject to approval of a Design Review Condition of Approval, which will establish required design elements (Appendix One – Douglas Corridor Design Elements and Landscape Goals in the Granite Bay Community Plan) including landscaping, craftsman-style village architectural design features, and the overall design of the project. No mitigation measures are required.

**Discussion- Item I-4:**

The proposed project includes the construction of a memory care facility development that includes a 34,000 sq. ft. building. The project will include lighting typical of a memory care development, which could result in the creation of a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Mitigation measures below will reduce potential impacts resulting from the creation of a new source of substantial light or glare, which will adversely affect day or nighttime views in the area, to a less than significant level.

**Mitigation Measures- Item I-4:**

MM I.1 Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan will be submitted to the DRC for review and approval, which will include the following:

- The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design will be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- Site lighting fixtures in parking lots will be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the Design Review Condition of Approval, mounted on poles not to exceed 14 feet in height. The metal pole color will be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots will be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting will not be used.

- Building lighting will be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design will complement the building colors and materials and will be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting will not be used.
- Lighting intensity will be of a level that only highlights the adjacent building area and ground area and will not impose glare on any pedestrian or vehicular traffic.

Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity will be of a level that only highlights shrubs and trees and will not impose glare on any pedestrian or vehicular traffic.

**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:**

The proposed project will not 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 as it is proposed on an undeveloped parcel not comprised of land suitable for agricultural uses. Therefore, there is no impact.

**Discussion- Item II-2:**

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

**Discussion- Item II-3:**

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

**Discussion- Item II-4:**

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

**Discussion- Item II-5:**

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

**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). Although the SVAB is designated as nonattainment for federal and state ozone (O<sub>3</sub>) standards for the ozone precursors ROG (Reactive Organic Gasses) and NO<sub>x</sub> (Nitrogen Oxides), nonattainment for the federal particulate matter standard (PM<sub>2.5</sub>) and state particulate matter standard (PM<sub>10</sub>), the project will not contribute a significant impact to the Region given that the project related emissions are below the District’s thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

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

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards for ROG and NO<sub>x</sub>, nonattainment for the federal particulate matter standard (PM<sub>2.5</sub>) and non-attainment for the state particulate matter standard (PM<sub>10</sub>). The project’s related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies and worker vehicle exhaust.

According to the project description, the project will result in an incremental increase in regional and local emissions from construction and operation of the memory care facility. According to the applicant, the project would include the use of only natural gas hearth(s), and low Volatile Organic Carbon (VOC) paint for both the interiors and exteriors of the building in order to reduce the levels of ROG and NO<sub>x</sub>. A preliminary air quality analysis was conducted for this project using the most recent California Emissions Estimator Model (CalEEMod) computer model program. The preliminary analysis indicated that the project would produce approximately 4.5 pounds per day (lbs/day) of ROG, 8.7 lbs/day of Nitrogen Oxides (NO<sub>x</sub>) and 4.3 lbs/day of Particulate Matter with a particulate matter size of 10 microns (PM<sub>10</sub>). Based upon the preliminary air quality analysis, the proposed project would not contribute a significant impact to the Region given that the project related emissions would be below the District’s thresholds of significance. In order to further reduce construction related air emissions, associated grading/improvement plans shall list the District’s Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project’s long-term operational emissions would chiefly result from vehicle exhaust from workers and visitors of the facility, utility usage, and water/wastewater usage. Although the project’s operational emissions would not exceed the District’s thresholds, the project will contribute incremental emissions of ROG and NO<sub>x</sub> to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in

further reduction of the ROG and NOx emissions and ensure the project's related cumulative impacts to be less than significant.

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

**MM III.1 (Construction)**

1. Prior to approval of Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to [www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd) and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.
2. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

Include the following standard notes on the Improvement Plans:

3. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
4. In order to control dust, an operational watering truck shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
5. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
6. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
7. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
8. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
9. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
10. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
11. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
12. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
13. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
14. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
15. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

**MM III.2 (Operation)**

Include the following standard notes on all Building Plans approved in association with this project:

1. Low VOC paint shall be utilized for both the interiors and exteriors of the building. To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218.
2. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. *(Based on APCD Rule 225, section 302.2).*
3. Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits shall be shown.

**Discussion- Item III-4:**

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. Operation of the facility would include a backup diesel generator for emergency power. An Authority to Construct permit would be required for the generator. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment and emergency generator use, short-term construction-generated TAC emissions and long-term, intermittent use of the emergency backup generator would not expose sensitive receptors to substantial pollutant concentrations. With the implementation of the mitigation measure below for the operation of the emergency backup generator, the exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

MM III.3

Include the following standard note on all building plans approved in association with this project:

1. Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the Placer County Air Pollution Control District prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. Developers / contactors should contact the District prior to construction for additional information.

**Discussion- Item III-5:**

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from worker traffic that could create odors. In addition, the long-term operational emissions (vehicle traffic) as well as the intermittent operation of the emergency backup diesel generator from this project could create odors. However, because of the temporary nature of the mobilized equipment use and emergency generator use, short-term construction-generated odors, as well as long-term odors from the project would have a less than significant effect. No mitigation measures are required.

**IV. BIOLOGICAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, 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 of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands,		X		

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)				
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- Item IV-1:**

A Biological Resources Assessment was conducted by Westech Company and is dated December of 2014. A review of resources and a field survey of the property were conducted by Westech Company. The proposed project includes the construction of a 34,000 sq. ft. memory care facility building, associated parking, and circulation areas on a 3.5-acre site. The project site is an undeveloped parcel with most of the proposed new development to be located in the southeast corner of the property.

As proposed the project could provide nesting bird habitat for a variety of resident and migratory birds. As such, the proposed project could result in an adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service. Mitigation measures outlined below will reduce this impact to a less than significant level.

**Mitigation Measures- Item IV-1:**

MM IV.1

- Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests will be conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures will be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1<sup>st</sup> and September 1<sup>st</sup>, no construction activity or tree removal will occur within 500 feet of an active nest. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey will be conducted 2 months following the initial survey, if the initial survey occurs between March 1<sup>st</sup> and July 1<sup>st</sup>. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein will be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1<sup>st</sup> and March 1<sup>st</sup> no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1<sup>st</sup> and March 1<sup>st</sup>. A note which includes the wording of this condition of approval will be placed on the Improvement Plans. Said plans will also show all protective fencing for those trees identified for protection within the raptor report.
- Prior to any on-site construction a survey will be conducted by a qualified biologist to determine whether or not any special-status species occur on the site. Should any special status species occur the appropriate public agency will be notified and all requirements set forth by said agencies will be satisfied by the project proponent.

**Discussion- Items IV- 2,5:**

A Biological Resources Assessment was conducted by the Westech Company and is dated December of 2014. A review of resources and a field survey of the property have resulted in the characterization of all biological communities and the dominant plant and wildlife species were recorded for the project site. The southeast portion of the site is comprised of annual grassland and oak tree habitats and the northwest portion of the site supports a wetland area.

According to the assessment, the project will not result in any adverse impacts to any sensitive or special status species as none are known or expected to occur on the project site. The project will not substantially reduce the habitat of a fish or wildlife species, eliminate a plant or animal community, or reduce the number or restrict the range of an endangered, rare, or threatened species because none are known or expected to occur on the project site. No special-status species were observed on the project site. No mitigation measures are required.

**Discussion- Item IV-3:**

The project site to be developed contains a total of 53 native oak trees (20 oak trees are to be removed as a result of the development) that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute "oak woodlands" as they do not account for at least ten percent of the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands. No mitigation measures are required.

**Discussion- Item IV-4:**

Two wetlands were delineated on the site. Wetland A (northwest corner of site) is a perennial unnamed stream and riparian area which drains to the large wetland west of the property most of the year. Wetland B (southwest corner of site) is a seasonal channel which intercepts on-site storm-water and overflow from Wetland A during and after storm-water events in winter months, with the overflow exiting the property to the west. The upland grassland, where the memory care facility is proposed, lies outside of the wetland areas. Parts of the facility lie closer than the County's required 50-foot setback from the edge of the riparian vegetation. A mitigation measure has been included under Item IV-4.

Project development will occur within the riparian habitat adjacent to Wetland A (northwest corner of site). However, the mitigation measures outlined below will reduce this impact to a less than significant level.

**Mitigation Measures- Item IV-4:**

MM IV.2 The encroachment allowed in the 50-foot buffer zone is 1,351 square foot. The encroachment is in a narrow area ranging from one (1) foot to no more than nine (9) foot into the 50 foot setback from the edge of the riparian area. The development is required to install a post and cable fence in this area to protect the remaining buffer from any pedestrian traffic. Replacement of the buffer is not required because the riparian vegetation does not contain any special plant and/or animal species.

**Discussion- Item IV-6:**

Two wetland features and a riparian area were identified within the project study area that were observed during the biological resources assessment field survey; however, according to Westech the project will not interfere with the movement of any known native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

**Discussion- Item IV-7:**

An Arborist Report by Abacus Consulting Arborists was provided and is dated November 17, 2014. The report inventoried 53 protected native oak trees. The project will result in the removal of 20 oak trees and a proposal to save a majority of the other inventoried oak trees. As proposed the project will not conflict with the County's Tree Preservation Ordinance; trees protected by the Placer County Tree Preservation Ordinance will be removed and/or impacted. Mitigation measures outlined below will reduce this impact to a less than significant level.

**Mitigation Measures- Item IV-7:**

MM IV.3

- Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dB (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dB or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dB or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey will include the

sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate drip lines. Trees to be saved, or removed will be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report will be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans.

- The applicant will mitigate for the removal of and impacts to trees on-site by replacing trees on-site on an inch-for-inch basis. Prior to issuance of a building permit the applicant will submit to the DRC for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). In lieu of replacement on-site the applicant may mitigate impacts to the trees with payment into the Tree Preservation fund at a rate of \$100.00 per inch removed.

**Discussion- Item IV-8:**

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

**V. CULTURAL RESOURCES – Would the project:**

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

**Discussion- Item V-1:**

A Cultural Resources Assessment was prepared by the Archaeological Research Program of California State University, Chico and the report is dated December 15, 2014. The report indicated that no cultural resources (prehistoric or historic resources) were identified within the project area. In addition, no recorded sites of eligibility were identified through review of the California Office of Historic Preservation for the subject property. Therefore, there is no impact.

**Discussion- Items V-2, 3, 6:**

The project site is not included in any known local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in the General Plan Background Report, Figure 8-4 “Concentrations of Historical Sites and Buildings”. The project will not cause a substantial adverse change in the significance of a known unique archeological resource, directly or indirectly destroy any known unique paleontological resource, or site, or disturb any known human remains, including those that are located outside of a formal cemetery.

Although impacts are not anticipated to occur given the above project findings which are based on factual research and reports prepared by the North Central Information Center and the Native American Heritage Commission, construction of improvements required to vest the project could result in accidental discovery of previously unknown resources. Therefore, the following standardized condition of approval will be placed on the project in accordance

with General Plan policy in the event of accidental discovery of archaeological or paleontological resources, or human remains:

*“If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).*

*If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.*

*Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.”*

No mitigation measures are required.

**Discussion- Item V-4:**

The project does not have the potential to cause a physical change that will affect any known unique ethnic cultural values. Therefore, there is no impact.

**Discussion- Item V-5:**

No record exists of any known existing religious or sacred uses on the project site. Therefore, there is no impact.

**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? (PLN, 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-1,4,9:**

A preliminary Geotechnical Report was prepared for the project. The site is located within the western foothills region of the Sierra Nevada Mountain Range. According to the Geologic Map of the Sacramento Quadrangle, this portion of the foothills and the project area are underlain by dioritic rocks of the Mesozoic age. Subsurface soil conditions were relatively consistent over the extent of the site and included silts and sands. The upper soil layers were generally observed to be loose to depths up to 1.5 feet across the site. The surface soils at all excavated test pits were observed to contain fill soils. The depth of fill ranged between approximately two feet across the center of the site to approximately five feet on the north side and 3.5 feet on the south side. The bedrock at the site was generally encountered at two feet below the ground surface on the east side of the site. The bedrock materials consisted of dioritic bedrock in a completely weathered and friable condition. The soil on the site is generally non-plastic, which are generally considered to be non-expansive. The Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified and did not identify any severe soil limitations. The Report does not identify the site as located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated parking/site improvements will not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. Therefore, this impact is less than significant. No mitigation measures are required.

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

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site building and parking area/site improvements, foundations, and various utilities. Approximately 2.6 acres of the site will be disturbed by grading activities. The earthwork is proposed to include approximately 2,000 cubic yards of soil on the site. Approximately 7,000 cubic yards of soil are proposed to be imported and there is no proposed export of soil. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts of approximately two feet and fills of approximately nine feet as shown on the project information. Retaining walls are proposed on the site. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

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

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. 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 1<sup>st</sup> Improvement Plan submittal, if applicable. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. 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.

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer

County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

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

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

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VI-5,6:**

Also refer to text in MM VI.1, MM VI.2

MM VI.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 Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

MM VI.4 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 Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.5 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 hydro modification management.

**Discussion- Items VI-7,8:**

According to the Fault Activity Map of California and Adjacent Areas (Jennings, 2010) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG, 2007), no active faults or Earthquake Fault Zones are located on the project site. Additionally, no evidence of recent or active faulting was observed. The nearest mapped potentially active and active faults are located between 11 and 98 kilometers away. Due to the absence of permanently elevated groundwater table, the relatively low seismicity of the area and the relatively shallow depth to rock, the potential for seismically induced damage due to liquefaction, surface ruptures, and settlement is considered negligible. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic design standards. Therefore, these impacts are less than significant. No mitigation measures are required.

**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- All Items:**

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). 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 workers and visitors, as well as on-site fuel combustion for landscape maintenance equipment and the emergency backup generator. Based upon the traffic study, the proposed project would generate approximately 56 vehicle trips a day.

The proposed project would result in grading of the site and subsequent construction of an approximately 33,000 square-foot building and associated circulation and parking areas for the memory care home. The applicant proposes to include the following items which will reduce the greenhouse gas emissions of the project to a less than significant level: a 3,000 to 3,500 square foot roof-mounted solar array, a bicycle rack, high efficiency lighting and appliances as well as the use of low-flow toilets and showers and the use of water-efficient irrigation systems. According to a preliminary air quality analysis prepared for the project, and with inclusion of the mitigation measures below, the construction and operation of the project would not substantially hinder the State’s ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020), as the levels of GHG emissions would be below the APCD’s recognized threshold of 1,100 Metric Tons per year Carbon

Dioxide equivalent (MTCO<sub>2e</sub>). The project as proposed would therefore have a less than significant impact with regards to GHG emissions.

**Mitigation Measures- All Items:**

MM VII.1

The Building Plans shall include a 3,000 to 3,500-square-foot roof-mounted solar array, a bicycle rack,.

1. Prior to the issuance of a Building Permit, the floor plans and exterior elevations submitted in conjunction with the Building Permit application shall show that the applicant has included a 3,000 to 3,500-square-foot roof-mounted solar array.
2. Prior to the issuance of a Building Permit, the applicant shall show that an on-site bicycle rack, high efficiency lighting and appliances, as well as the use of low-flow toilets and showers and the use of water-efficient irrigation systems, have been included on the site plan.

**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:**

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

**Discussion- Item VIII-3:**

There are no known existing or proposed schools within one-quarter mile of the proposed use. The closest known school is Eureka Union Elementary School, which is approximately 0.6 miles southwest of the parcel. Therefore, there is no impact.

**Discussion- Item VIII-4:**

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 1 Environmental Site Assessment by Youngdahl Consulting Group, Inc. dated November 2014 did not reveal any evidence of recognized environmental conditions in connection with the property. No mitigation measures are required.

**Discussion- Item VIII-5:**

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

**Discussion- Item VIII-6:**

The project is not within the vicinity of a private airstrip and as such, would not result in a safety hazard for people residing in the project area. Therefore, there is no impact.

**Discussion- Item VIII-7:**

Based on the project analysis, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because there are no wildlands adjacent to residential parcels in the immediate developed area of Granite Bay. Therefore, there is no impact.

**Discussion- Item VIII-8:**

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping have the potential to breed mosquitoes. As a standard condition of approval for this project, the project will be required to adhere to the guidelines provided by the Placer Mosquito and Vector Control District. No mitigation measures are required.

**Discussion- Item VIII-9:**

The Phase 1 Environmental Site Assessment did not reveal any evidence of recognized environmental conditions (RECs), no evidence of historic RECs and no evidence of controlled RECs in connection with the property. Therefore the potential for the project to expose people to existing sources of potential health hazards is considered to be less than significant. No mitigation measures are required.

**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:**

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

**Discussion- Item IX-2:**

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

**Discussion- Item IX-3:**

A preliminary drainage report was prepared by the applicant's engineer. The existing site is undeveloped and consists of an open field with scattered oak trees, a wooded area containing an unnamed perennial creek and a riparian area, and a small seasonal drainage swale near the south west property boundary. The site has a 48 inch storm drain outlet at the northwest corner of the property conveying approximately 214 acres of offsite flows into and through the property. The adjacent property to the east drains onto the site. There is an approximately 1.6 acre property to the south of the site that drains onto the site via three 6 inch pipes. Drainage on the site generally flows to the west via the season drainage and the perennial creek. The project site encompasses approximately 3.5 acres.

The proposed drainage system will consist of a pipe network with drain inlets, manholes, pipes, and a vegetated swale. The drainage system will pick up on site drainage as well as offsite drainage and route the drainage through the site and then release the consolidated flows at the current outlet point on the western side of the property.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre development condition and ultimately into the same existing watershed leaving the site. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item IX-4:**

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The existing ten and 100 year peak flows from the site are identified as approximately 63.9 and 119.5 cubic feet per second, respectively. The post development ten and 100 year peak flows from the site are identified as approximately 64.5 and 119.9 cubic feet per second, respectively. The project site is not located in an area identified in the Granite Bay Community Plan as recommended for local stormwater detention. Because the project is not recommended for local stormwater detention and the existing natural drainageway flows

are increased by an anticipated ten and 100 year flow of approximately 0.6 cfs and 0.4 cfs (less than one percent), no significant off site drainage impacts will occur.

The post development volume of runoff will be slightly higher due to the slight increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

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

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item IX-4:**

Also refer to text in MM VI.1, MM VI.2

MM IX.1 The Improvement Plan submittal 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 Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" 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.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$6,825 (\$1,950 per gross parcel acreage), payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

MM IX.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$882 (\$252 per gross parcel acreage).

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

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items IX-5,6:**

Also refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, and MM IX.1

**MM IX.4** 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 Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

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 Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Pervious Pavements (SD-20), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

**MM IX.5** The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs.

**MM IX.6** The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

**Discussion- Item IX-7:**

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

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

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows will be redirected after construction of any improvements. The project does not propose any housing within a 100-year flood hazard area. The project site is not located within any levee or dam failure inundation area.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results and to confirm the 100-year floodplain limits. The proposed project's impacts associated with impacts to the existing 100 year floodplain can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items IX-8,9,10:**

Also refer to text in MM VI.1, MM VI.2, and MM IX.1

**MM IX.7** On the Improvement Plans, show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing drainageway in the north western corner of the project site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

**MM IX.8** On the Improvement Plans, show that the finished building pad elevation shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.

**MM IX.9** In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans.

**Discussion- Item IX-11:**

The project will not alter the direction or rate of flow of groundwater as it does not propose the use of a groundwater source. Therefore, there is no impact.

**Discussion- Item IX-12:**

The project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item IX-12:**

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM IX.1, MM IX.4, MM IX.5, and MM IX.6.

**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- Item X-1:**

The project will not divide an established community because the project and surrounding area (Granite Bay Douglas Corridor) have already been developed with residential, commercial, and professional office land uses. This project would add one new building, associated parking and circulation areas, and landscaping etc. This development is under the County's Zoning Ordinance land use category of "Residential Care Homes – 7 or more clients" and would require the approval of a Minor Use Permit with a Design Review Condition of Approval in order to be deemed compatible with the established Granite Bay community and consistent with the Placer County Zoning Ordinance. Therefore, there is no impact.

**Discussion- Item X-2:**

The project does not conflict with General Plan/Granite Bay Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect as the property is already zoned for the proposed new land use and "Residential Care Homes – 7 or more clients" is an allowable land use with the approval of a Minor Use Permit. Therefore, there is no impact.

**Discussion- Item X-3:**

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

**Discussion- Item X-4:**

The project will not result in the development of incompatible land uses or create land use conflicts as the project is consistent with the Granite Bay Community Plan, Placer County Zoning Ordinance and is compatible (Craftsman-style village architectural design is required for this building in the Douglas Corridor) with surrounding land uses. Therefore, there is no impact.

**Discussion- Item X-5:**

The project site does not include any commercial agricultural use and does not include timber resources. This allowed land uses will not result in significant impacts to agricultural or timber resources as the parcels allow for hobby farms and small scale agricultural activities. Therefore, there is no impact.

**Discussion- Item X-6:**

The project will not disrupt or divide the physical arrangement of an established community as it is surrounded by a mix of office uses, commercial uses, and single family residential land uses. Therefore, there is no impact.

**Discussion- Item X-7:**

The project will not result in any alteration of the present or planned land use of the project area. The existing allowable land use for this site allows for the proposed memory care facility.

The project site is located in an area that allows for commercial and professional office uses adjacent to residential land uses. This portion of the Douglas Boulevard corridor is currently developed with commercial uses to the east and commercial/professional office uses to the west, as well as the Granite Bay Library and single-family residential uses to the north. The overall effect of this will not result in the substantial alteration of the present or planned use in the area. Therefore, there is no impact.

**Discussion- Item X-8:**

The proposed project includes the construction of the memory care facility building that will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

**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- All Items:**

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

**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- Items XII-1, 2:**

An Acoustical Analysis was conducted by G. Bradford Shea, Ph.D. of the Westech Company and is dated December of 2014. Specifically, the analysis focused on noise generated by the memory care building mechanical equipment (HVAC), parking lot operations, traffic noise (Douglas Boulevard traffic noise), and project related construction noise. Future Douglas Boulevard traffic noise levels at the entry area of the proposed Granite Bay memory care facility project are predicted to be well below the Placer County exterior noise level standard for residential care homes. In addition, future Douglas Boulevard traffic noise levels within the interior spaces of the proposed project are predicted to satisfy the Placer County interior noise level standard for residential care homes. On-site generating activities of the project (parking lot movements, voices and mechanical landscaping equipment) are predicted to generate noise levels which satisfy the Placer County noise level criteria. Furthermore, completion of the project would result in one new 34,000 sq. ft. memory care building, associated parking and circulation areas, and construction of off-site road improvements, which will not result in a substantial increase in ambient noise levels. As a result, no noise impacts are identified and no mitigation measures are required.

**Discussion- Item XII-3:**

The project may result in a moderate temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project resulting from construction of required project improvements such as one new memory care facility with an access driveway and off-site road improvements. This temporary increase due to limited short term construction activities will be less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

**Discussion- Item XII-4:**

The project is not located within an airport land use plan or within two miles of a public use airport. Therefore, there is no impact.

**Discussion- Item XII-5:**

The project is not located in the vicinity of a private airstrip. Therefore, there is no impact.

**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:**

The project will not directly or indirectly result in substantial population growth in the area. The potential development of the memory care facility is an allowable land use in the Placer County zoning ordinance. This type of facility has already been anticipated in the Granite Bay Community Plan (zoning and land use designation). Therefore, there is no impact.

**Discussion- Item XIII-2:**

The project will not displace existing housing (project site is an undeveloped parcel) necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

**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)			<b>X</b>	
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**Discussion- Item XIV-1:**

The project could result in a modest incremental increase in the need for fire protection services due to one new 34,000 square foot, memory care facility with 66 beds. The newly constructed facility will be required to comply with California Building Code Chapter 7A which, among other more specific requirements, requires new buildings to be constructed with fire resistive exterior materials and prohibits unprotected exterior wall openings. Therefore, the project will not require the provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

**Discussion- Item XIV-2:**

The project could result in a modest incremental increase in the need for sheriff protection services. The addition of one new memory care facility would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures are required.

**Discussion- Items XIV-3,4,5:**

The project could result in a modest incremental increase in the need for schools, roads, parks, and other governmental services. This increase would not result in a substantial adverse physical impact from the provision of new or expanded facilities or services. Additionally, the provision of these services would be offset by existing fee programs regulated by ordinance (such as the countywide traffic fee program, park fee program, school fees, etc.) that are integrated into the Building Permit process. No mitigation measures are required.

**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)			<b>X</b>	
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)			<b>X</b>	

**Discussion- All Items:**

The project could result in a modest incremental increase in the use of and need for neighborhood and regional parks or other recreational facilities. This increase would not result in a substantial physical deterioration of these facilities. This would result in a less than significant impact to the provision of recreational facilities because provision of these services would be offset by collection of Park Preservation Fund fees regulated by county ordinance (Sections 15.34.010, 16.08.100 and/or 17.54.100.D). No mitigation measures are required.

**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)		<b>X</b>		

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 will result in the construction of approximately 33,000 square foot memory care building with 60 rooms and 66 beds. A traffic impact analysis was prepared for the project.

The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project will generate approximately 176 daily vehicle trips. Approximately 15 trips will be generated during the PM peak hour.

The proposed project’s traffic was superimposed onto existing background volumes. The following intersections were analyzed: Douglas Blvd./Barton Road, Douglas Blvd./Granite Bay Library Access/Proposed Project Access, Douglas Blvd./Dover Drive, and Douglas Blvd./Arabian Circle.

Existing Plus Project: The addition of project traffic will incrementally increase the length of delays occurring at intersections. However, the addition of project traffic does not result in any analyzed intersection operating at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour. The existing plus project Level of Service standards are not exceeded; therefore, the project impacts are less than significant.

Cumulative: The traffic study analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. However, the addition of project traffic to the cumulative traffic at the intersection of Douglas Blvd./Granite Bay Library Access/Proposed Project Access, Douglas Blvd./Dover Drive, and Douglas Blvd./Arabian Circle does not result in the operation of an intersection at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour. All of these intersections satisfy the minimum LOS E requirements established by the Granite Bay Community Plan. Therefore, the impact to these intersections is not significant.

The Douglas Blvd./Barton Road intersection is forecast to drop to a LOS F both with and without the project. The LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project’s impact is based on the incremental increase in delay associated with the project. In this case, the average delay per vehicle is projected to increase by 1.7 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance, therefore the project’s impact to this intersection is less than significant.

For potential cumulative traffic impacts within the Granite Bay Community Plan area, the Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would help reduce the cumulative traffic impacts to less than significant

levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items XVI-1,2:**

MM XVI.1 Prior to issuance of any Building Permits, this project shall be subject to the 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 \$40,431.11. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

**Discussion- Item XVI-3:**

The traffic impact analysis analyzed the impacts on vehicle weaving across eastbound Douglas Blvd. The project's access on Douglas Blvd. opposite the Library is roughly 400 feet from the next median break on Douglas Blvd. at Dover Drive. To use that opening for U-turns, exiting motorists will initially accelerate and then quickly decelerate as they enter the left turn lane and approach the end of the left turn lane. The traffic study concluded that motorists currently have to adjust their speed in the through lanes to use the turn lane. The number of turning vehicles is low and the speed adjustment has not been an appreciable safety problem in the past. The analysis concluded that the increase in approximately five vehicles from the project to the current left turn volume is not sufficient to significantly impact the existing condition.

Left turn movements into and out of the proposed project access were considered. A median break exists that currently allows vehicles to turn left into and out of the Library access. This median break could allow vehicles to turn left into and out of the proposed project site. However, a westbound left turn lane on Douglas Blvd. into the site does not meet County design standards for length and the left turning movement out of the site onto westbound Douglas Blvd. is not a safe vehicle maneuver. Therefore, the project will be required to construct a median barrier that will restrict left turning movements into the project site from Douglas Blvd. and restrict left turning movements out of the project site onto Douglas Blvd. while continuing to allow left turn movements into and out of the existing Library access.

The proposed project's impacts associated with vehicle safety can be mitigated to a less than significant level by implementing the following mitigation measures:

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

MM XVI.2 The Improvement Plans shall show the construction of a raised median ("gull wing") as show on the Preliminary Grading Plan submitted with the project. The raised median shall restrict left turning movements into the project site from Douglas Blvd. and restrict left turning movements out of the project site onto Douglas Blvd. while continuing to allow left turn movements into and out of the existing Library access. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable 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 the Department of Public Works.

**Discussion- Item XVI-4:**

The servicing fire district has reviewed the proposed project and has not identified any significant impacts that would result in any physical change to the environment. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item XVI-5:**

The proposed project would construct a new memory care facility with 66 beds, which would typically be required to provide off-street parking at a ratio of one parking space per each two persons cared for in conformance with Section 17.54.060 of the Placer County Zoning Ordinance (Parking Standards). As such, the on-site parking for this project is for 33 parking spaces. Therefore, there is no impact.

**Discussion- Item XVI-6:**

The proposed project will be constructing site improvements that do not create any significant hazards or barriers for pedestrians or bicyclists. The Placer County Street Improvement Ordinance requires that the Douglas Blvd.

frontage improvements be constructed and include a shoulder and a six foot sidewalk. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item XVI-7:**

The project will be constructing frontage improvements along Douglas Blvd. that include a shoulder and a pedestrian sidewalk. The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

**Discussion- Item XVI-8:**

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

**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-1,2,6:**

The proposed project is located within the South Placer Municipal Utility District (SPMUD). The project proposes to connect to the existing sewer line within Douglas Blvd. along the project frontage. The proposed project will contribute additional wastewater flows to the existing conveyance system. SPMUD has provided comments that the proposed project is eligible for sewer service and will have to construct the sewer improvements to SPMUD standards. Wastewater treatment service is provided by the District through a series of regional agreements between the South Placer Wastewater Authority, SPMUD, the City of Roseville, and Placer County. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item XVII-3:**

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

**Discussion- Item XVII-4:**

The storm water will be collected in the onsite drainage facilities and conveyed into existing discharge point locations and drainageways. The existing drainage system on and off site is not significantly impacted by the proposed project and has the capacity to accept flows from the proposed project. This project proposes the

construction a drainage system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item XVII-5:**

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

**Discussion- Item XVII-7:**

The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, there is no impact.

**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?		<b>X</b>
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.)		<b>X</b>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		<b>X</b>

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

<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input 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 type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

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

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

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

Planning Services Division, Roy Schaefer, Chairperson  
 Planning Services Division, Air Quality, Lisa Carnahan

Engineering and Surveying Division, Phillip A Frantz  
 Environmental Engineering Division, Heather Knutson  
 Department of Public Works, Transportation  
 Environmental Health Services, Mohan Ganapathy  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Andy Fisher  
 South Placer Fire District, Mike Ritter



Signature \_\_\_\_\_ Date July 21, 2015  
 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.

<b>County Documents</b>	<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 type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
<input type="checkbox"/> _____		
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input 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 checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		Traffic Study
<input type="checkbox"/> Sewer Pipeline Capacity Analysis		

		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
	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
	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 checked="" 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"/> _____		