



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

E. J. Ivaldi, 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: Maher Subdivision (PSUB 20130163)

PROJECT DESCRIPTION: The applicant is requesting approval of a Vesting Tentative Subdivision Map and a Conditional Use Permit to subdivide a 7.3-acre parcel into seven single-family residential lots. Each lot would be a minimum of 40,000 square feet in area.

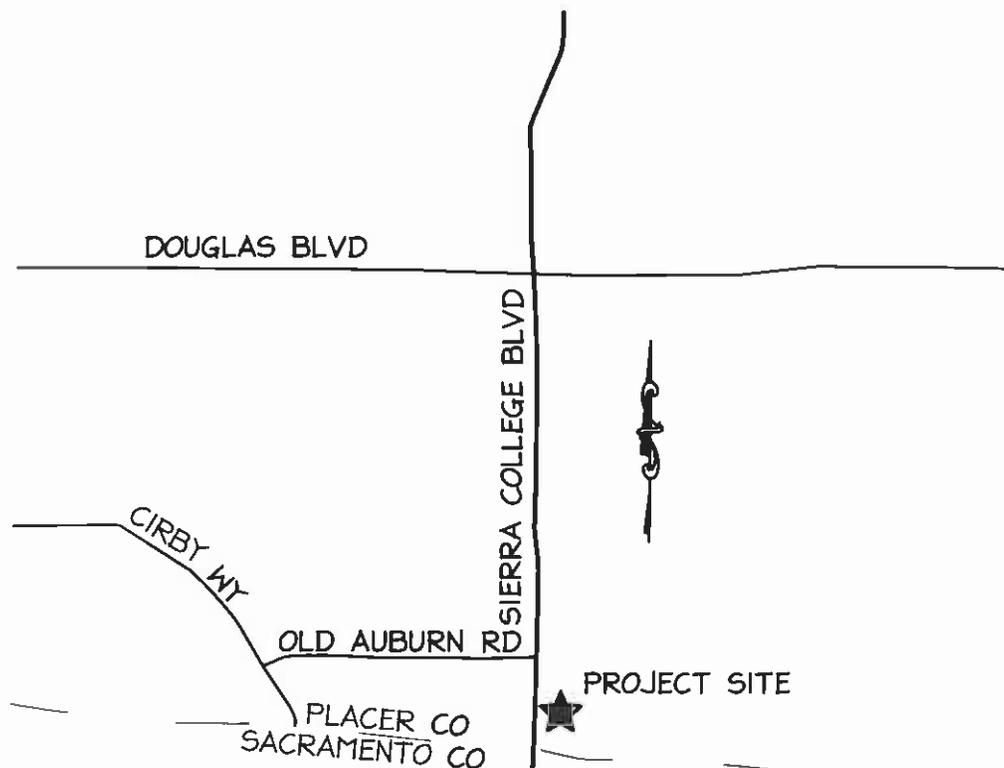
PROJECT LOCATION: east side of Sierra College Boulevard, approximately 1,150 feet south of the intersection of Old Auburn Road and Sierra College Boulevard, Granite Bay, Placer County

APPLICANT: Artisan California LLC, 10630 Mather Blvd., Mather CA 95655

The comment period for this document closes on **December 12, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx> Community Development Resource Agency public counter, and at the Granite Bay and Roseville Public Libraries. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Wednesday, November 13, 2013

MAHER SUBDIVISION



VICINITY MAP

NTS



COUNTY OF PLACER
Community Development Resource Agency

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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

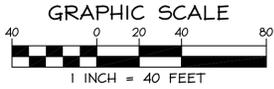
Title: Maher Subdivision	Plus# PSUB 20130163
Description: The applicant is requesting approval of a Vesting Tentative Subdivision Map and a Conditional Use Permit to subdivide a 7.3-acre parcel into seven single-family residential lots. Each lot would be a minimum of 40,000 square feet in area.	
Location: east side of Sierra College Boulevard, approximately 1,150 feet south of the intersection of Old Auburn Road and Sierra College Boulevard, Granite Bay, Placer County	
Project Applicant: Artisan California LLC, 10630 Mather Blvd., Mather CA 95655	
County Contact Person: Roy Schaefer	530-745-3061

PUBLIC NOTICE

The comment period for this document closes on **December 12, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcsvs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Granite Bay and Roseville Public Libraries. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

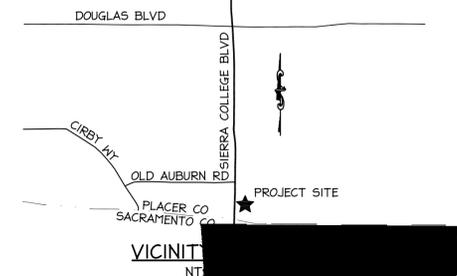
If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) 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.

MAHER SUBDIVISION VESTING TENTATIVE MAP



LEGEND

- PROPOSED PROPERTY (LOT) LINE
- - - EXISTING PROPERTY (LOT) LINE
- ADJACENT PARCEL BOUNDARY
- EASEMENT (AS NOTED)
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT
- BUILDING FACE/LINE
- BSL BUILDING SETBACK LINE



REVISIONS	DATE	SCALE	DRAWN BY	DESIGNED BY	CHECKED BY
		1"=40'			EG

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 500 Wall Street, Suite A, Auburn, CA 95603
 (530) 885-5107 Fax (530) 885-5157
 Auburn • San Jose • Oakdale

**9755 SIERRA COLLEGE BLVD
ROSEVILLE, CA**

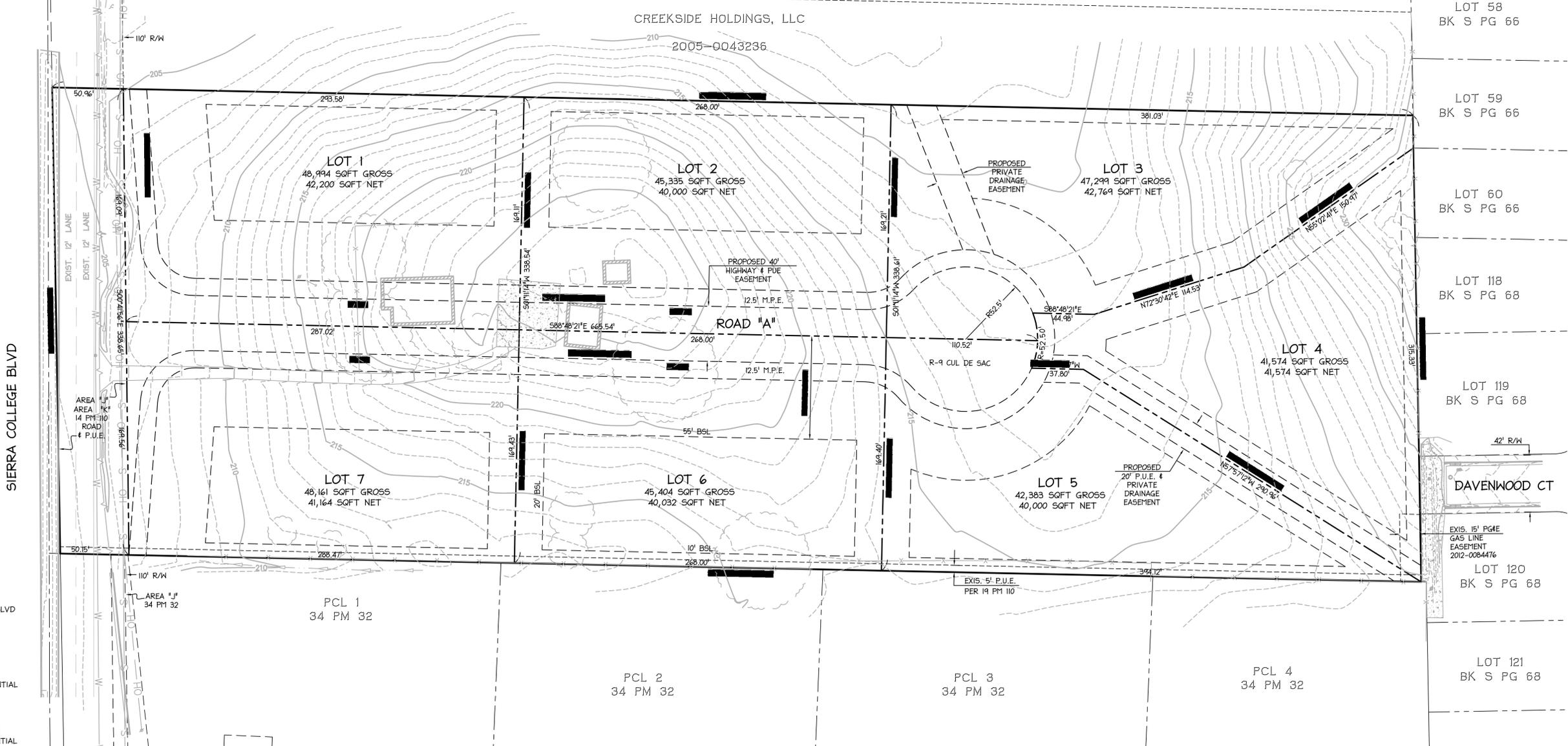
VESTING TENTATIVE MAP

SHEET
1

OF 2 SHEETS

DATE
May 30, 2013

JOB NO.
12244



PROPERTY DATA

OWNER:
MARY ELLA MAHER
2052 RAMSAY CT
FAIRFIELD, CA 94534

APPLICANT:
ARTISIAN CALIFORNIA, LLC
JACK REYNEN
10630 MATHER BLVD.
SACRAMENTO, CA 95655
(916) 366-3665

CIVIL ENGINEER:
EDWARD GIULIANI
GIULIANI & KULL, INC.
500 WALL STREET, SUITE A
AUBURN, CA 95603
(530) 885-5107

SITE ADDRESS: 9755 SIERRA COLLEGE BLVD

ASSESSOR'S PARCEL #: 466-030-0000

PARCEL SIZE: 7.30 AC±

CURRENT ZONING: RS-AG-B-40

CURRENT USAGE: SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS: 7

PROPOSED ZONING: RS-AG-B-40

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

MINIMUM LOTS SIZE (AS PROPOSED): 40,000 SQFT

PROPOSED BUILDING SETBACKS:

FRONT:	55'
REAR:	10'
SIDE:	20'
SIERRA COLLEGE:	55'

UTILITIES/SERVICES:

WATER: SAN JUAN WATER DISTRICT

SEWAGE DISPOSAL: PLACER COUNTY

STORM DRAINAGE: PLACER COUNTY

ELECTRICAL/GAS: PG&E

TELEPHONE: SUREWEST

FIRE DISTRICT: SOUTH PLACER FIRE PROTECTION DISTRICT

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3403-4230526, DATED 11-12-2012. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

SIGNATURE

DATE

NOTES:

- THE FOLLOWING EASEMENTS LIE WITHIN AREA'S "J" & "K" PER 19 PM 110, PREVIOUSLY DEDICATED TO PLACER COUNTY: 920 OR 232(ROAD), DOC. #2001-0029701(HIGHWAY), DOC. #2001-0029702(SLOPE), DOC. #2002-0009719(UTILITIES), DOC. #2006-0106409(PUBLIC UTILITIES).
- ALL EXISTING STRUCTURES AND PAVED SECTIONS TO BE TO BE REMOVED.





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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: Maher Subdivision	Plus# PSUB 20130163
Entitlement(s): Vesting Tentative Subdivision Map & Conditional Use Permit	
Site Area: 7.3 acres / 317,988 square feet	APN: 466-030-049
Location: The property is located on the east side of Sierra College Boulevard, approximately 1,150 feet south of the intersection of Old Auburn Road and Sierra College Boulevard (9755 Sierra College Boulevard) in the Granite Bay area, Placer County.	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Vesting Tentative Subdivision Map to subdivide a 7.3-acre parcel into seven single-family residential lots. Each lot would be a minimum of 40,000 square feet in area. Access to the site would be provided with a County Standard Plate R-17 roadway connection to Sierra College Boulevard. The on-site subdivision roadway would be constructed to a County Plate R-3 Rural Minor Residential Standard, with 24 feet of pavement and two foot shoulders on both sides. A County Standard Plate R-9 cul-de-sac would also be constructed as a vehicle turnaround.

The project would result in the disturbance of approximately 85% of the 7.3-acre parcel, or roughly 6.2 acres, for the development of seven single-family residential pad-graded lots, 8 to 9 foot high landscaped berms along both sides of the subdivision access road at Sierra College Boulevard, a surface drainage swale and below grade storm drain, underground utilities, and associated private roadway improvements. The project would connect to public water (San Juan Water District) and sewer (Sewer Maintenance District 2).

Project Site (Background/Existing Setting):

The project site is located on the east side of Sierra College Boulevard, approximately 1,150 feet south of the intersection of Old Auburn Road and Sierra College Boulevard. The rectangular-shaped parcel is bounded to the east by an existing residential subdivision in the City of Roseville, to the south by a residential parcel map project, and to the north by undeveloped land. The project site is zoned RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining a minimum building site of 40,000 square feet) and is designated Rural Low Density Residential with a 0.9 to 2.3-acre minimum parcel size, in the Granite Bay Community Plan.

An existing single-family residence and several outbuildings are located on the western half of the site, but these are proposed to be removed with the construction of the subdivision. Vegetation on-site consists of ruderal (weedy) with remote patches of non-native grassland and scattered deciduous trees. Site elevation varies about 28 feet across the property. The western half of the site generally slopes gently down in all directions from the location of the existing residence at approximately 227 feet above mean sea level. The eastern half of the site gently slopes uphill to the east.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Granite Bay Community Plan	Existing Conditions and Improvements
Site	Residential Single-Family, combining Agriculture, combining a Building Site Minimum of 40,000 square feet (RS-AG-B-40)	Rural Low Density Residential (0.9 to 2.3 acre minimum)	Abandoned Single-Family Residence and Several Residential Accessory Structures
North	Same as Project Site	Same as Project Site	Undeveloped
South	Same as Project Site	Same as Project Site	Residential Subdivision
East	City of Roseville	City of Roseville	Residential Development
West	Residential Single-Family, combining a Building Site Minimum of 20 acres, combining Planned Residential Development 0.93 units per acre (RS-B-X 20 AC. MIN. PD=0.93)	Same as Project Site	Residential Subdivision

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.

Discussion- Item I-2:

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

Discussion- Item I-3:

The project site is currently developed with a single-family residence and residential accessory structures within the western portion of the property. The property is proposed to be developed consistent with the underlying zone district. No mitigation measures are required.

Discussion- Item I-4:

The potential construction of such residential improvements may result in an incremental increase in the amount of nighttime light or glare in the project vicinity associated with residential lighting applications. However impacts from new sources of light or glare would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide 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
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Discussion- All Items:

This is an infill project within an urbanized area of Granite Bay that is surrounded by low density residential developments, a residential subdivision and residential development in the City of Roseville. The project site has not been historically used for agricultural purposes and is not designated as Prime, Unique, Statewide or Local Farmland as shown on maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is not under a Williamson Act contract.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (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. The Maher Subdivision residential development would be consistent with the zoning of the parcel. The proposed project consists of subdividing an approximately 7.3-acre site into seven residential lots. The increase in density resulting from the newly created parcels would not contribute a significant impact to the Region, as the related emissions would be below the significance level. No mitigation measures are required.

Discussion- Items III-2, 3:

The project site is located within the SVAB and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). The SVAB is designated non-attainment for the federal and state ozone (O₃) standards, non-attainment for the 24-hour federal particulate matter standard (PM_{2.5}) and non-attainment for the state particulate matter standard (PM₁₀).

In order to reduce construction related air emissions, associated grading 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. The operational-related emissions resulting from the additional dwelling units would be below the significance level and will not violate air quality standards or substantially contribute to existing air quality violations. With the implementation of the following mitigation measures and notes on the grading improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria.

Mitigation Measures- Items III-2, 3:

MM III.1 (Construction)

1. Prior to approval of Grading Plans or Improvement Plans (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to <http://www.placer.ca.gov/departments/air> 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.

Include the following standard notes on the Grading Plans:

2. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
3. In order to control dust, operational watering trucks 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.
4. 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.
5. 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.
6. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
7. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
8. 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).
9. 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.
10. 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.
11. 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.
12. 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.
13. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
14. Signs shall be posted in the designated queuing areas of the construction site to limit idling to a maximum of 5 minutes.
15. Idling of construction related equipment and construction related vehicles shall not occur within 1,000 feet of any sensitive receptor.
16. 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.
17. 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.

MM III.2 (Operation)

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

1. Prior to building permit approval, in accordance with the Placer County Air Pollution District Rule 225, only U.S. EPA Phase II certified wood burning devices or a U.L. Listed Decorative Gas Appliance shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.
2. 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. Please see our website for additional information.
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 minor grading operations which may result in short-term diesel PM emissions from on-site heavy-duty equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion- Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District’s significant thresholds. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National 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, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of			X	

native wildlife nesting or breeding sites? (PLN)				
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2:

A Biological Resources Assessment was conducted by Foothill Associates and was dated May 6, 2013. Existing property development consists of an abandoned house with three outbuildings and a paved driveway. Prior to the survey, the project had been plowed (within 1 or 2 months). The dominant habitat type found onsite was ruderal (weedy) with remote patches of non-native grassland and scattered deciduous trees. Tree density is greater surrounding the abandoned home and along the southern and eastern edges of the property.

According to the assessment, there are sixteen special-status species located within five miles of the project site. However, no special-status species were observed on-site. In addition, no aquatic habitat is present onsite; therefore, species dependent on wetlands, including vernal pools, or riparian habitat were not considered further in the biological resources assessment report. The assessment concludes that 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.

Although special-status species are not expected to permanently inhabit the project site, it may be used occasionally by select avian species. As such, additional pre-construction nesting bird surveys are recommended to assure compliance with the Migratory Bird Treaty Act. Since there is a potential to disrupt nesting avian species during project construction, mitigation is required to reduce any impacts to a less than significant level.

Mitigation Measures- Items IV-1, 2:

MM IV.1 Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

Discussion- Item IV-3:

The project site to be developed contains a total of twelve trees, six of which are oak trees (interior live oaks, blue oaks, and valley oaks) that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute "oak woodlands" as they do not account for at least ten percent of the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands.

Discussion- Item IV-4:

No aquatic habitat is present on-site; therefore, species dependent on wetlands, including vernal pools, or riparian habitat were not considered further in the biological resources assessment report.

Discussion- Item IV-5:

According to the Biological Resources Assessment conducted by Foothill Associates (dated May 6, 2013) there are no aquatic habitats onsite. Low elevation areas were inspected for signs of hydrological inundation or hydrophytic plant colonization, but no wetland presence was found.

Discussion- Item IV-6:

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:

Tree species onsite included blue oak, interior live oak, valley oak, sandbar willow, and Fremont cottonwood. Several large cultivated hardwood trees were present onsite, including cherry and walnut. A total of six oak trees (oak trunk sizes ranged from 6 to 25 inches in diameter at breast height) that are protected under the Placer County Tree Ordinance are proposed to be removed with the proposed subdivision improvements. A mitigation measure is included for the removal of the protected oak trees.

Mitigation Measures- Item IV-7:

MM IV.2 Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements.

Discussion- Item IV-8:

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.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Item V-1:

The North Central Information Center record search results for the Maher Subdivision were made available to Giuliani and Kull, Inc. on May 7, 2013 (project consultant). The review indicates that the project site is not known to contain any object, building, structure, site, area, place, record or manuscript that meets the criteria for the listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852). In addition, State and Federal inventories list no historic properties (buildings, structures, or objects) within the proposed subject property area. No mitigation measures are required.

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 (dated May 7, 2013) 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.

Discussion- Item V-5:

No record exists of any known existing religious or sacred uses on the project site.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		

4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)		X		

Discussion- Items VI-1, 2, 3:

This seven lot subdivision project would result in the disturbance of approximately 85% of the 7.3 acre parcel, or roughly 6.2 acres, for the development of seven single-family residential pad-graded lots, 8 to 9 foot high landscaped berms along both sides of the subdivision access road at Sierra College Boulevard, a surface drainage swale and below grade storm drain, underground utilities, and associated private roadway improvements. Each lot will be a minimum of 40,000 square feet in area.

Access to the property is from Sierra College Boulevard along the western project boundary. The rectangular-shaped parcel is bounded to the east by an existing residential subdivision in the City of Roseville, to the south by a residential parcel map project, and to the north by undeveloped land. An existing single family residence and several outbuildings are located on the western half of the site, but these will all be removed with the construction of the subdivision. The western half of the site generally slopes gently down in all directions from the location of the existing residence at approximately 227 feet above mean sea level. The eastern half of the site generally slopes gently uphill to the east. Based on current topographic information represented in the Preliminary Geotechnical Engineering Report prepared by Holdrege & Kull dated May 31, 2013, site elevation variation across the property is about 28 feet.

According to the Preliminary Geotechnical Engineering Report by Holdrege & Kull dated May 31, 2013, the native soil profile in the eastern quarter of the property contains Redding and Corning gravelly loams while the remainder of the property contains Cometa-Ramona sandy loam. The geotechnical exploration included six exploratory trenches to a maximum depth of 9.5 feet below ground surface. Groundwater was not encountered in the exploratory trenches and there was no observed seasonal flow of surface water.

The laboratory testing reported by Holdrege & Kull concluded that the layers of clay encountered in two of the exploratory trenches excavated at the site are moderately expansive. Clay is not suitable for direct support of structures; therefore, recommendations are included in the Preliminary Geotechnical Engineering Report for oversight by a geotechnical engineer during project grading. The expansive soils will be excavated during project grading and placed on-site outside of roadway and building zones. This soil management is not anticipated to alter proposed design grades.

The project earthwork is proposed to balance on site, with approximately 18,000 cubic yards of cut and 18,000 cubic yards of fill. The maximum depth of cut is ten feet and the maximum height of fill is 7 feet. All resulting finished grades are proposed to be no steeper than 2:1. The Preliminary Geotechnical Engineering Report concluded that with the exception of the expansive clay, the site soil should provide adequate pavement support and is suitable for the proposed residential development. The report concluded that the construction of the proposed improvements is feasible from a geotechnical standpoint given that the recommendations of a registered geotechnical engineer are incorporated into the design plans and implemented during construction.

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

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

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 Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and 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 with the 1st improvement plan submittal. (Note: prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the design/site review process and/or development review committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of improvement plans. 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.

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 Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

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

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

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

MM VI.3 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use.

Prior to Improvement Plan approval, a note shall be included on the Improvement Plans requiring completion of the requirements of the soils report if lots are to be pad graded with the site improvements. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

This shall be so noted in the Conditions, Covenants, & Restrictions (CC&Rs) and on the Informational Sheet filed with the Final Subdivision Map(s).

MM VI.4 Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

Discussion- Item VI-4:

The 7.3-acre parcel has been previously developed with a single family residence as well as several outbuildings. Access to the existing residence is provided by a paved driveway. Vegetation consisting of wild grasses covers the majority of the site. Portions of the site appear to have been disked or tilled in the recent past. There are no unique geologic or physical features that will be destroyed, covered, or modified as a result of project construction. There is no impact.

Discussion- Items VI-5, 6:

This project proposal would result in the construction of a private paved subdivision roadway to serve seven pad-graded residential lots. Approximately 6.2 acres of the 7.3 acre site will be disturbed by grading activities. There is an unnamed drainage way approximately 450 feet north of the subject site. Construction activities creating a potential for pollution to this drainage way include land clearing, demolition of existing structures, earthwork activities, asphalt and concrete work, utility installation, and home construction.

The disruption of soils on this undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or local drainage ways. Erosion and water quality impacts from site grading activities have the potential for causing a direct negative influence on local waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5, 6:

MM VI.1, MM VI.2, MM VI.3, MM VI.4 See Items VI-1,2,3 for the text of these mitigation measures as well as the following:

MM VI.5 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw wattles, check dams, revegetation techniques, dust control measures, concrete truck washout areas, securing any off haul loads with tarps to prevent offsite airborne contaminants, weekly street sweeping, and limiting the soil disturbance.

MM VI.6 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Division evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

Discussion- Item VI-7:

The site is located within Seismic Zone 3 on the California Building Code (CBC) Seismic Zone Map. According to the Preliminary Geotechnical Engineering Report dated May 31, 2013 by Holdrege & Kull, the site is not located within an Alquist-Priolo active fault zone. The site may experience moderate ground shaking caused by earthquakes occurring along offsite faults. The structures will be constructed according to the current edition of the California Building Code, which includes seismic design criteria, so the likelihood of severe damage due to ground shaking is minimal. There are no areas on site subject to potential landslides, mudslides, or ground failure. No mitigation measures are required.

Discussion- Item VI-8:

According to the Preliminary Geotechnical Engineering Report by Holdrege & Kull dated May 31, 2013, the risk of seismically induced hazards such as site liquefaction, slope instability, and surface rupture are very low due to the dense soils underlying the site, the depth to groundwater, the relatively flat terrain, and relatively low seismicity of the area. No mitigation measures are required.

Discussion- Item VI-9:

According to the Preliminary Geotechnical Engineering Report by Holdrege & Kull dated May 31, 2013, one to two foot thick layers of clay encountered in two exploratory trenches excavated at the site were found to be moderately expansive. Expansive soil undergoes significant volume change (shrink or swell) due to variations in moisture content; therefore, expansive clays are not suitable for direct support of structures on conventional shallow-spread foundations, slabs-on-grade, or pavements as they can lead to settlement or heave. Actual quantities of expansive clay to be encountered during site grading are expected to vary across the site. Recommendations were made in the geotechnical report to mitigate these expansive soils during project grading. Some approaches to mitigating expansive soils include removing and replacing the expansive subgrade soil with non-expansive fill, supporting the proposed structures on a deepened foundation system or extending the conventional footings through the potentially expansive soil, removing, moisture conditioning, and replacing expansive subgrade soil at high moisture contents and low relative densities, or by otherwise adding moisture barriers between the subgrade and the building foundation or road pavement. The project proposes to excavate the expansive soils during site grading under the supervision of a Geotechnical Engineer and relocate the unsuitable material beyond the limits of building foundations and roadways, with the site earthwork still expected to balance on-site.

The proposed project’s impacts associated with expansive soils, substantial risks to life or property, will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures - Item VI-9:

MM VI.3 See Items VI-1,2,3 for the text of this mitigation measure.

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 (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project’s electricity and water demands.

The project would result in minor grading with the potential for seven additional dwelling units to be constructed at a later date. The construction and operational related GHG emissions resulting from 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; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

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 project site. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion- Items VIII-4, 9:

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 Holdrege and Kull dated May 30, 2013 identified the project site as a former orchard area and a subsequent Phase II soils sampling was performed. The initial soil sampling (Phase II) detected an anomalous lead concentration in the soil and further soils sampling and lead paint sampling (Addendum to Phase II) of the structure was performed. Based on the results of the second set of sampling, it is the determination of Holdrege and Kull and Placer County Environmental Health that the site does not require any further action with respect to characterization and remediation of lead in the soil. No mitigation measures are proposed.

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.

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.

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.

Discussion- Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. 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				X

Map or other flood hazard delineation map? (ESD)				
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.

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.

Discussion- Item IX-3:

This project proposal would result in the construction of a private paved subdivision roadway to serve seven pad-graded residential lots. Approximately 6.2 acres of the 7.3 acre site will be disturbed by grading activities. The pre-development conditions for the site include a single family house with various storage buildings on the knoll located just west of center of the parcel, with an existing paved access driveway to Sierra College Boulevard. The remainder of the site consists of sloping grassland. There is an emergency on-flow pipe that discharges stormwater runoff from the neighboring City of Roseville subdivision located to the east, which captures runoff from approximately 7.5 acres. There are two separate on-site drainage sheds located on the east (4.2 acres) and west (3 acres) sides of the site. Stormwater flows from the City of Roseville subdivision will be captured in an open channel within a proposed on-site drainage easement and then piped to the same northern discharge point as exists today. On-site post-project runoff from the western drainage shed will be collected in this pipe as well and discharge to this same northern discharge point. The construction of the subdivision roadway and pad graded lots alters flow paths on-site towards the internal road-side ditches, but then drainage will still be conveyed towards the Sierra College Boulevard roadside ditches for the eastern drainage shed as occurs today. In general, the pre-project drainage patterns and discharge points are retained in the post-project condition. No mitigation measures are required

Discussion- Item IX-4:

The subdivision project consists of seven single-family residential pad-graded lots, 8 to 9 foot high landscaped berms along both sides of the subdivision access road at Sierra College Boulevard, a surface drainage swale and below grade storm drain, underground utilities, and associated private roadway improvements. Each lot will be a minimum of 40,000 square feet in area. A Preliminary Drainage Report was prepared by Giuliani & Kull, Inc. dated July 2013. The hydraulic calculations presented in the Preliminary Drainage Report indicate that the project discharges to the neighboring north parcel and to the Sierra College Boulevard northern curb will be approximately equal to the peak runoff of the pre-development site conditions for both the 10 and 100 year storm events. Therefore, detention is not proposed or required for this project.

Approximately 10% of the existing site is covered with impervious surfaces and approximately 40% of the post-project condition will be covered by impervious surfaces. The new impervious surfaces on this undeveloped property have the potential to increase the rate and amount of surface runoff from the site. However, the proposed drainage system design with roadside ditches for the new development as Low Impact Development (LID) measures will provide infiltration and treatment. The large lot sizes (40,000 square feet minimum) will include large landscaping areas and provide for disconnected impervious areas. A final drainage report will be required with

submittal of the improvement plans for County review and approval to substantiate the preliminary drainage report calculations.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Linda Creek North watershed) is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan dated 1992 in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area based on the 1992 plan included local, on-site detention where necessary to reduce post-development flows from the ten and 100-year storms to pre-development levels as well as flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. A recently adopted Update to the Dry Creek Watershed Flood Control Plan dated November 2011 concluded that land development projects are no longer required to provide onsite stormwater detention within the Dry Creek Watershed unless existing downstream drainage facilities cannot accommodate the project's increases in stormwater runoff. Therefore, this project is not required to provide stormwater detention.

However, Dry Creek Watershed fees are still required as mitigation measures for new projects within the Dry Creek Watershed. If these 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 and the payment of Dry Creek Watershed fees are required as mitigation measures.

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

Mitigation Measures- Item IX-4:

MM VI.1, MM VI.2 See Items VI-1,2,3 for the text of these mitigation measures as well as the following:

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 Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 The Improvement Plans shall show that drainage facilities, for purposes of collecting runoff on individual lots, are designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall comply with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Division (ESD). These facilities shall be constructed with subdivision improvements. Maintenance of these facilities shall be provided by the homeowners' association and annual notification to the County that annual maintenance of the Stormwater Quality BMPs has occurred is required.

MM IX.3 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 \$250 per single-family residence, payable to the Engineering and Surveying Division prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

MM IX.4 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 \$89 per single-family residence.

Discussion- Items IX-5, 6:

Approximately 40% of the 7.3 acre site will be covered with impervious surfaces including structures and pavement. The proposed construction includes a paved private subdivision roadway to serve seven single family residences.

The paved roadway will be constructed to a county standard width of 24 feet of pavement with two foot wide aggregate base shoulders and drainage ditches/asphalt dike on each side. There is an existing drainage way located approximately 450 feet north of the project site that both site discharge points drain towards. Contaminated runoff from the site has the potential for causing negative direct influence on the water quality of Strap Ravine. The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. According to the project Preliminary Best Management Practices (BMP) Report prepared by Giuliani & Kull, Inc., construction and post-construction BMPs are proposed. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5, 6:

MM VI.1, MM VI.2, MM VI.5, MM VI.6, MM IX.1 See Items VI-1,2,3, VI-5,6, and IX-4 for the text of these mitigation measures as well as the following:

MM IX.5 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed 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: grassy/vegetated swales and velocity dissipation devices. 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.

MM IX.6 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

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

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

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 proposed.

Discussion- Items IX-8, 9, 10:

The project site is not located within a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) area and therefore housing will not be placed 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. Improvements will not be placed within a 100-year flood hazard area which would impede or redirect flood flows. People or structures will not be exposed to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. There is no impact.

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.

Discussion- Item IX-12:

The project is not located in proximity to any important surface water resources, and will not impact the watershed of important surface water resources.

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 has already been developed with residential land uses. This project would add new residences and residential accessory structure on seven lots. The Subdivision and subsequent residential development would be compatible with the established Granite Bay community and consistent with the Placer County Zoning Ordinance.

Discussion- Item X-2:

The proposed residential subdivision project has demonstrated in the preliminary drainage report that the proposed development will not significantly increase peak flow runoff. Therefore, stormwater detention mitigation is not recommended for this project. However, current County ordinance either requires stormwater detention for projects

within the Dry Creek Watershed or requires payment of a fee in-lieu of constructing detention when it has been determined that the project does not need to construct detention facilities.

Based on the Placer County Flood Control and Water Conservation District’s recently adopted Update to the Dry Creek Watershed Flood Control Plan dated November 2011, land development projects are no longer required to provide onsite storm water detention within the Dry Creek Watershed, unless existing downstream drainage facilities cannot accommodate the project’s increases in storm water runoff. However, Placer County Code Section 15.32.050, In-lieu Fees, requires that land development projects pay fees in-lieu of construction where local detention is required by the Dry Creek Watershed Flood Control Plan. There is also a provision for appeal (Section 15.32.090) that allows for the Director of Public Works to consider a reduction or adjustment to the required fee. Since current County Code refers to the April 1992 plan, County Code will need to be updated to reflect the November 2011 plan.

In the interim, the Director of Public Works has determined that fees in-lieu of detention will not be collected from projects that would have otherwise had to construct onsite detention under the April 1992 plan. This decision will remain in effect until such time as Article 15.32, Dry Creek Watershed Drainage Improvement Zone, is revised by action of the Placer County Board of Supervisors. No mitigation measures are required.

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.

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 with surrounding land uses. This is an infill project within an urbanized area of Granite Bay that is surrounded by low density residential developments, a residential subdivision and residential development in the City of Roseville. The proposed Maher Subdivision development would be consistent with the Zone District and would comply with all of the development standards in the Placer County Planning and Zoning Ordinance.

Discussion- Item X-5:

The project site does not include any commercial agricultural use and does not include timber resources. The proposed subdivision that would create seven new single-family residential lots would not result in significant impacts to agricultural or timber resources as such uses do not currently exist on the property. No mitigation measures are required.

Discussion- Item X-6:

The creation of seven single-family residential lots would not disrupt or divide the physical arrangement of an established community.

Discussion- Item X-7:

The project will not result in any alteration of the present or planned land use of the project area. The planned land use of the site allows for the proposed parcel sizes and would be consistent with the Granite Bay Community Plan and the Rural Low Density Residential designation.

Discussion- Item X-8:

The proposed project is a 7-lot subdivision, and as designed, will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration.

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
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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.

XII. NOISE – Would the project result in:

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

Discussion- Item XII-1:

Bollard Acoustical Consultants, Inc. conducted an Environmental Noise Assessment and prepared a report for Artisan Homes that was dated May 15, 2013. Due to the proximity of the project site to Sierra College Boulevard an acoustical analysis was done to assess traffic noise at the proposed residences. A portion of the project site (specifically Lots 1 and 7 within the portion of the lots that would be west of the proposed building site) would be exposed to future Sierra College Boulevard traffic noise levels in excess of Placer County’s exterior noise level standard for new residential developments. Also, project related construction noise was also assessed within the study. Mitigation is required to reduce noise impacts from Sierra College Boulevard to a less than significant level.

Mitigation Measures- Item XII-1:

MM XII.1 The following specific noise mitigation measures are recommended by Bollard Acoustical Consultants, Inc. to achieve compliance with the noise standards: 1) The proposed earthen berm shall be constructed 8 to 9-foot in height, and would be located adjacent to western property boundaries on lots 1 and 7); 2) The outdoor activity areas of Lots 1 and 7 shall be located as far as possible from Sierra College Boulevard and be substantially shielded from view of that roadway by the residential structures as proposed; 3) The future residents of the lots nearest to Sierra College Boulevard shall be notified that portions of the property other than the designated outdoor activity areas , and particularly areas not screened by the earthen berm or residential structures, will have a higher noise exposure; and 4) Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

Discussion- Item XII-2:

Noise levels generated by the project would be at levels typically associated with single-family residential uses and would not result in a substantial permanent increase in ambient noise levels. 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). This is a result of the construction of required project improvements such as seven new single-family residences with driveways on seven lots and a new access road. 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 evenings and early mornings, as well as all day Sunday, will be free of construction noise. Mitigation measures are required as follows.

Mitigation Measures- Item XII-3:

MM XII.2 In order to mitigate the impacts of construction noise noted above, construction activities are prohibited on Sundays and Federal Holidays, and shall only occur:

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

Discussion- Item XII-4:

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

Discussion- Item XII-5:

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

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. Following recordation of the Final Subdivision Map, the property owner will possess rights to develop the seven lots with a single-family residence and associated residential accessory structure(s) on each lot. The potential development of seven additional residences would be consistent with the site’s RS-AG-B-40 [E11] zoning and has already been accounted for in the Granite Bay Community Plan (land use designation).

Discussion- Item XIII-2:

The old, abandoned single-family residence and residential accessory structures on the site will be demolished and seven new single-family residences will be constructed subsequent to approval of this project. As such, the project will not displace existing housing necessitating the construction of replacement housing elsewhere.

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

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

Discussion- Item XIV-1:

The project could result in an incremental increase in the need for fire protection services with the creation of seven new single-family residences. However, any newly constructed dwelling unit would be required to comply with California Building Code Chapter 7A which, among other more specific requirements, requires new residences 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 an incremental increase in the need for sheriff protection services. The addition of seven new single-family residences 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 an incremental increase in the need for schools, roads, parks, and other governmental services. This increase would not result in a substantial adverse physical impact associated with the provision of new or expanded facilities or services. 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 residential 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)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

Discussion- Item XV-1:

The project could result in an 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.

Discussion- Item XV-2:

This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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

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

Discussion- Items XVI-1, 2:

The project proposes seven single-family residential lots with a subdivision access road connected directly to Sierra College Boulevard approximately 1,150 feet south of Old Auburn Road. Sierra College Boulevard is a major north-south route through Placer County and the City of Roseville that continues in Sacramento County as Hazel Avenue. This project proposal would result in the construction of seven single-family residential homes on property that is currently developed with only one single family residence. The proposed project will generate approximately 60 new average daily trips, with approximately six new PM peak hour trips.

The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS; however, the cumulative effect of an increase in traffic has the potential to create significant incremental impacts to the area’s transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to

fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measures - Item XVI-1, 2:

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

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

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

Discussion- Item XVI-3:

Access to the project is proposed with a County standard Plate R-17 roadway connection to Sierra College Boulevard in a similar location as the existing residential paved driveway. There is adequate sight distance at this road connection location. The on-site subdivision roadway will be constructed to a County Plate R-3 rural minor residential standard, with 24 feet of pavement and two foot shoulders on both sides. A County standard Plate R-9 cul-de-sac will also be constructed as a vehicle turnaround. The project will not cause increased impacts to vehicle safety due to roadway design features or incompatible uses. No mitigation measures are necessary.

Discussion- Item XVI-4:

Based on correspondence with a representative of the South Placer Fire District (SPFD) during environmental review of this project, SPFD road widths, fire hydrants, and turnaround requirements will be met. The ESD requires that the SPFD review and sign the Improvement Plans. The maximum dead-end length requirement for lots less than one acre in area is 800 feet, and the proposed length of the subdivision roadway terminating in a cul-de-sac is approximately 665 feet, so secondary access is not required. In addition, the City of Roseville determined during environmental review of this project that the existing stubbed roadway within the City's subdivision to the east, Davenwood Court, does not need to be extended for vehicular or emergency vehicle access. No mitigation measures are necessary.

Discussion- Item XVI-5:

The proposed project would create seven single-family residential lots, each of which would be required to provide off-street parking for two vehicles per dwelling unit in conformance with Section 17.54.060 of the Placer County Zoning Ordinance (Parking Standards). The CC&R's will prohibit garages from being utilized for purposes that interfere with parking vehicles. Additionally, off-street parking would be provided within the private driveways. No mitigation measures are required.

Discussion- Item XVI-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. The required Sierra College Boulevard frontage improvements (road widening) include a 4 foot bike lane/shoulder. There is no impact.

Discussion- Item XVI-7:

The project will not conflict with any 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. 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.

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- Item XVII-1:

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

Discussion- Item XVII-2:

The Maher subdivision project is located within Sewer Maintenance District (District) 2. Wastewater flow from the project area is treated at the City of Roseville's Dry Creek Wastewater Treatment Plant (WWTP) on behalf of the South Placer Wastewater Authority (SPWA). The project is located within the service area boundary (SAB) of SPWA South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation). The SPWA Systems Evaluation identifies treatment system expansions, improvements and upgrades necessary to meet anticipated wastewater treatment requirements at build out of the SAB. This project proposes to build seven residential lots and does not exceed the assumed flows for the project site contained in the Systems Evaluation model. The project will be conditioned to obtain a sewer Will-Serve letter from the District indicating that the District can and will provide sewer service to the project. The project proposes to construct a public gravity sewer system to provide service to the seven residential lots. The proposed project will tie into the existing 8-inch sewer line within the project's Sierra College Boulevard frontage. The construction of new wastewater collection and conveyance facilities on-site will not cause significant environmental effects.

The cost of the Systems Evaluation identified capital improvement project is to be borne by the upstream users. The proposed subdivision project is an upstream user and therefore, staff finds that the project impacts the build out capacity deficiency and the project's impacts associated with sewer collection will be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Item XVII-2:

MM XVII.1 Prior to Improvement Plan approval, the applicant shall pay their fair share fee per equivalent dwelling unit (EDU), toward the cost of the future improvement projects (including design and construction management along with actual construction costs) as identified in the December 2009 South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation), specifically RMC Technical Memorandum Trunk Sewer

Hydraulic Analysis (TM 3b) dated April 14, 2006; updated January 24, 2008 and September 3, 2009. Figure 6 of TM 3b identifies project areas with hydraulic capacity deficiencies for the build out Peak Wet Weather Flow (PWWF) scenario. The fair share fee will be determined and payment required prior to Improvement Plan approval.

Discussion- Item XVII-3:

The project will be served by public sewer, and will not require or result in the construction of a new septic system.

Discussion- Item XVII-4:

The project proposes Low Impact Development strategies to disconnect and infiltrate runoff from residential structures. Storm drainage from other impervious surfaces, such as private roadway will be collected and conveyed to grass-lined swales for treatment and infiltration prior to discharging from the site. These drainage improvements will be constructed with the project improvements and grading impacts have been analyzed elsewhere in this document. No mitigation measures are required.

Discussion- Items XVII-5, 6:

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.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

<input checked="" type="checkbox"/> California Department of Fish and 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 checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> City of Roseville
<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, Rebecca Taber
- Department of Public Works, Transportation, Amber Conboy
- Environmental Health Services, Mohan Ganapathy
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Environmental Engineering Division, Heather Knutson
- South Placer Fire District, Lawrence Bettencourt



Signature _____ Date November 8, 2013
 E. J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Preservation Ordinance	
<input type="checkbox"/> _____		
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____

	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I & Phase II Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____