

# **COUNTY OF PLACER**

**Community Development Resource Agency** 

John Marin, Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Gina Langford, Coordinator

# **NOTICE OF AVAILABILITY**

# MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW

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: Robinson Sand & Gravel (PEAQ T20060351)

PROJECT DESCRIPTION: Project proposes approval of a Grading Permit in order to complete grading work on two separate areas of the subject parcel which is the current location of the Robinson Sand and Gravel Quarry.

PROJECT LOCATION: Northwest corner of Lozanos Road and Ophir Road, adjacent to the Hwy 193 off ramp for Interstate 80, Placer County

PROPONENT: Robinson Sand & Gravel, 2145 Grass Valley Hwy, Auburn CA 95603 (530) 885-5623

The comment period for this document closes on **July 2, 2008**. A copy of the Negative Declaration is available for public review at the County's web site <a href="http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/NegDec.aspx">http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/NegDec.aspx</a>, Community Development Resource Agency public counter, and at the Auburn Library. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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# 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: Robinson Sand & Gravel Plus# PEAQ T2006					
<b>Description</b> : Project proposes approval of a Grading Permit in order to complete grading work on two separate areas of the subject parcel which is the current location of the Robinson Sand and Gravel quarry.					
Location: Northwest corner of Lozanos Road and Ophir Road, adjacent to the Hwy 193 off	ramp for Interstate 80, Placer County				
Project Owner/Applicant: Robinson Sand & Gravel, 2145 Grass Valley Hwy, Auburn CA 9	95603 (530) 885-5623				
County Contact Person: Leah Rosasco	530-745-3091				

#### **PUBLIC NOTICE**

The comment period for this document closes on <u>July 2, 2008</u>. A copy of the Negative Declaration is available for public review at the County's web site (<a href="http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/NegDec.aspx">http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/NegDec.aspx</a>), Community Development Resource Agency public counter, and at the Auburn Library. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

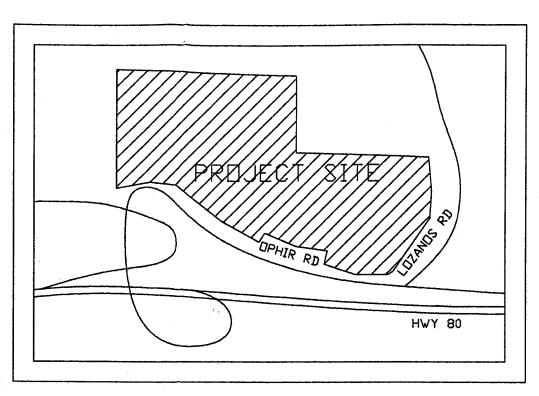
Recorder's Certification

95/28/8008

POSTED

JIM McCAULEY, COUNTY CLERK

Deputy Clock



VICINITY MAP



# COUNTY OF PLACER

**Community Development Resource Agency** 

ENVIRONMENTAL COORDINATION SERVICES

John Marin, Agency Director

Gina Langford, Coordinator

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

# **INITIAL STUDY & CHECKLIST**

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

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

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

# A. BACKGROUND:

Project Title: Robinson Sand & Gravel Permit	Plus# PEAQ T20060351
Entitlements: Grading Permit	
Site Area: 20 acre parcel, approximately 3.0 acres of which will be disturbed	APN: 040-320-053
Location: The project site is located on the northwest corner of Lozanos Road and Highway 193 off ramp for Interstate 80, Placer County	Ophir Road, adjacent to the
Project Description:	

The applicant is requesting approval of a Grading Permit in order to complete grading work on two separate areas of the subject parcel, which is the current location of the Robinson Sand and Gravel quarry. The proposed project will include the demolition of an existing dilapidated house and grading of an area approximately 250 feet by 460 feet (2.6 acres) in the southeast corner of the parcel as a building pad for a future commercial or industrial building. No specific building or use has been identified or proposed at this time. Additionally, the project will include the rerouting of an existing dirt road that provides access to a wireless communication facility located near the western property line. The applicant would like to re-route the access road in order to avoid conflicts between vehicles accessing the wireless communication facility and vehicles involved in the operation of the quarry. The road will be constructed across the side of a hill, utilizing cuts and fills, for a distance of approximately 120 feet with an additional 80 feet of disturbance to the south (approximately .25 acres) in roughly the center of the parcel. The project will include grading of a total of approximately three acres on the 20 acre parcel.

The project site is located on one of several adjoining parcels owned by Robinson Sand and Gravel in Ophir. The site is currently developed with a Robinson Sand and Gravel rock quarry, a wireless communication facility that is maintained by a lease holder, and a dilapidated house that will be demolished as part of this project. The parcel contains split-zoning of Farm, Highway Service, and Industrial. The proposed building pad will be located in the portion of the parcel that is zoned Industrial, and the majority of the grading associated with the access road will be located within the Highway Services zone district. The proposed project is located on a 20 acre parcel located at the

northwest corner of Ophir Road and Lozanos Road in the Ophir area. The proposed grading will disturb areas in the center of the parcel and in the and southeast corner of the parcel. The subject parcel is comprised mostly of grasses with several oak trees scattered throughout, and the topography is sloped steeply upward to the north, partially due to natural topography, and partially due to past grading and quarry operations. The subject parcel is bound on the south by Ophir Road and on the east by Lozanos Road. A portion of the north and east boundary of the parcel is bound by an adjacent parcel that is in common ownership and is zoned Farm, combining Mineral Reserve, combining Special Purpose district (F-MR-SP). Additionally, the majority of the north property line and the entire west property line are bound by adjacent parcels, which are also in common ownership, that are zoned Farm, combining Special Purpose district, with a building site minimum of 4.6 acres (F-SP-4.6).

#### **B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	Farm combining Special Purpose District with a building site minimum of 4.6 acres; Highway Services combining Design Corridor with a building site minimum of 4.6 acres; Industrial combining Mineral Reserve combining Special Purpose District; Farm combining Special Purpose District with a building site minimum of 4.6 acres	Rural Residential 4.6-10 acre minimum; Commercial; Industrial	Robinson Sand and Gravel Quarry, Wireless Communication Facility, access roads, dilapidated house
North	Farm combining Special Purpose district with a building site minimum of 4.6 acres	Rural Residential 4.6-10 acre minimum	Undeveloped
South	Highway Services combining Design Corridor with a building site minimum of 4.6 acres (a small portion on the southwest corner, otherwise bound by Ophir Road and Interstate 80 beyond)	Commercial (a small portion on the southwest corner, otherwise bound by Ophir Road and Interstate 80 beyond)	Ophir Road park and pool/Interstate 80 beyond
East	Farm combining Mineral Reserve combining Special Purpose district; Industrial combining Design Corridor	Rural Residential 2.3-4.6 acre minimum; Industrial	Bound by Lozanos Road, with existing Industrial and Residential uses beyond.
West	Farm combining Special Purpose district with a building site minimum of 4.6 acres	Rural Residential	Undeveloped

#### **C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

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

- Placer County General Plan EIR
- Ophir General Plan Community Plan EIR

Initial Study & Checklist 2 of 24

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.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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)				Х
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)				х

#### Discussion- Item I-1:

While the proposed grading activity will be visible from Interstate 80, the proposed project area is not designated as a scenic vista; therefore the project is not located within a scenic vista and will not have a substantial adverse effect on a scenic vista. This is considered a less than significant impact and no mitigation measures are required.

#### **Discussion-Item I-2:**

The proposed project includes grading on two separate areas of a parcel, totaling approximately three acres. Although the project may result in removal of and impacts to, a limited number of trees, the project will not substantially damage scenic resources including trees, rock outcroppings or historic buildings as the project is not located within a state scenic highway area.

# **Discussion- Item I-3:**

The proposed project will include grading and the demolition of a dilapidated, uninhabitable residential structure within view from Interstate 80 and Ophir Road, which is a heavily traveled roadway in the area. It is not anticipated that the project will result in a significant impact to the visual character of the area as the removal of the existing structure, a regular target of vandals that exposes broken windows and graffiti, will improve the visual character of the area, and any impacts associated with exposed dirt from grading will be addressed by way of revegetation requirements, which will ensure that the disturbed area is revegetated and no bare dirt will be left exposed. This is considered a less than significant impact and no mitigation measures are required.

#### Discussion- Item I-4:

The proposed project includes grading of approximately three acres, and does not include the proposed construction of any structures and/or associated lighting; therefore this project will not result in impacts from light or glare.

# II. AGRICULTURAL RESOURCE - Would the project:

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

Conflict with existing zoning for agricultural use, or a     Williamson Act contract? (PLN)		х
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)		х

#### Discussion- Item II-1:

The proposed project includes grading in two separate areas of a parcel that has multiple zone districts. Approximately 2.6 acres will be graded in an Industrial zone district to create a building pad to accommodate a future commercial or industrial building, and approximately .25 acres will be graded in the Highway Services zone district to re-route an existing road. Although the proposed grading for the access road may extend into the Farm zone district by several feet, the entire portion of the parcel that is zoned Farm is currently used as a sand and gravel quarry. No part of the parcel is considered Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, and therefore the project will not convert any such land to non-agricultural use.

#### Discussion- Item II-2:

The proposed grading project will not conflict with General Plan or other policies regarding land use buffers for agricultural operations as the project is not proposed adjacent to or within near proximity to agricultural uses, and does not propose the development of a new land use on the parcel.

#### Discussion- Item II-3:

The proposed grading project will not conflict with existing zoning for agricultural use, or a Williamson Act contract as the only portion of the project that is adjacent to land zoned for agricultural is the proposed grading for the access road, and there are no parcels under the Williamson Act located adjacent to the site.

#### **Discussion-Item II-4:**

The proposed project includes the grading of areas to create a building pad for a future building site for a commercial or industrial building, and the re-routing of an existing road onto a parcel in the Highway Services and Industrial zone districts. The proposed project site does not include areas considered as Farmland and, therefore, the proposed project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use.

#### **III. AIR QUALITY** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)			Х	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		x		
Expose sensitive receptors to substantial pollutant concentrations? (APCD)			х	
5. Create objectionable odors affecting a substantial number of people? (APCD)			х	

#### **Discussion-Item III-1:**

According to the preliminary analysis, the project related emissions are below the District's construction and operational thresholds. Therefore, the project related impacts are minor. The project will not conflict with the Sacramento Regional Air Quality Plan to attain the federal and state ambient air quality standards. No mitigation measures are required.

#### **Discussion-Item III-2:**

The proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the preliminary analysis, the project related air pollutant emissions will be below the District's construction and operational thresholds and thus the project won't contribute to significant impacts on air quality within Placer County. No mitigation measures are required.

#### Discussion- Item III-3:

Although the project related air pollutant emissions are below the District's construction and operational thresholds, the project could result in a cumulatively considerable net increase to the regional air quality. The District identifies the following mitigation measures that will be implemented by the project to ensure the cumulative impacts are less than significant.

# Mitigation Measures- Item III-3:

#### MM III.1

#### Construction

- 1. Suspend all grading operations when fugitive dusts exceed *District Rule 228 Fugitive Dust* limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time.
- 2. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
- 3. Minimize idling time to five minutes for all diesel power equipments.
- 4. Apply water to control dusts as needed to prevent dust impacts off-site.
- 5. Wash all trucks and equipment leaving the site.
- 6. Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.

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

Based upon the preliminary analysis, the project would not expose sensitive receptors to substantial pollutant concentrations due to the relative emissions resulting from the project. In addition, the project would not create objectionable odors affecting a substantial number of people based on the distance between the proposed project location and the major residential area. No mitigation measures are required.

# IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			x	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			x	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	

4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		х
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		х
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)		x
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	х	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)		X

#### Discussion- Item IV-1:

The project includes grading on two separate areas of one parcel, totaling approximately three acres. One area, which totals approximately 2.6 acres, is currently developed with a dilapidated house that will be demolished, and the other area, which totals approximately .25 acres, is a roughly 120 foot strip along the side of a hill to re-route an on-site access road. The subject parcel is adjacent to undeveloped land to the north that could potentially support special status species, however the areas to be affected by the proposed grading are isolated from any habitat that could support special status species by a sand and gravel quarry and are not of a sufficient size to provide adequate habitat for special status species. Therefore, the project would not 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 and Game or U.S. Fish & Wildlife Service. This is considered a less than significant impact and no mitigation measures are required.

# **Discussion-Item IV-2:**

The project includes grading on two separate areas of one parcel, totaling approximately three acres. One area, which totals approximately 2.6 acres, is currently developed with a dilapidated house that will be demolished, and the other site, which totals approximately .25 acres, is a roughly 120 foot strip along the side of a hill to re-route an on-site access road. The subject parcel is adjacent to undeveloped land to the north that could potentially support special status species, however the areas to be affected by the proposed grading are isolated from any habitat that could support special status species by a sand and gravel quarry and are not of a sufficient size to provide adequate habitat for special status species. Therefore, the project will not 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. This is considered a less than significant impact and no mitigation measures are required.

#### **Discussion-Item IV-3:**

The project site includes several oak trees, some of which will be impacted by the proposed grading, however the number of trees to be impacted is minimal, and the topography and vegetation on the site do not constitute oak woodland. Therefore, the project will not have a substantial adverse effect on the environment by converting oak woodlands. This is considered a less than significant impact and no mitigation measures are required.

#### **Discussion-Item IV-4:**

The project site does not include any riparian habitat, therefore the project will have no impact on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service.

#### **Discussion-Item IV-5:**

The project site does not include any wetland areas, including any federally protected wetland areas, therefore the project will have no impact on federally protected wetlands as defined by Section 404 of the Clean Water Act.

#### **Discussion-Item IV-6:**

The project includes grading on two separate areas of one parcel totaling approximately three acres. The project site is not suitable as a wildlife corridor, habitat for resident or migratory species, or as a native wildlife nursery, as it is bound on the south and east by two busy local roadways, on the north by a sand and gravel quarry, and on the west by a park and pool lot, with another busy roadway one parcel beyond. Therefore, the project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

#### Discussion- Item IV-7:

The project includes grading of approximately three acres and will likely include impacts to native trees protected by the Placer County Tree Preservation Ordinance. In order to offset any conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, the applicant will be required to mitigate the removal of and impacts to any protected trees over five inches at diameter breast height on and inch for inch basis. Implementation of mitigation set forth below will reduce impacts to a less than significant level.

#### Mitigation Measures- Item IV-7:

MM IV.1 Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, 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).
- b. 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.
- c. A revegetation plan, as recommended by an ISA-certified arborist or similarly qualified professional, to provide an appropriate level of mitigation to offset the loss of trees, and as approved by the Design Review Committee.

In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements. The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/approval.

The applicant shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Design Review Committee) at the limits of construction, outside the dripline of all trees five inch diameter at breast height, or 10 inch diameter at breast height aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, prior to any grading onsite.

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the Design Review Committee. Temporary fencing shall not be altered during construction without written approval of the Design Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Design Review Committee has inspected and approved all temporary construction fencing. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

#### **Discussion-Item IV-8:**

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as there are no such plans in place in the project area.

# 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	
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			х	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				х
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				x
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)			х	

#### Discussion- Items V-1,2,3,6:

The proposed project includes grading on two separate locations on one parcel. The project will disturb approximately three acres and includes cuts and fills up to eight feet and the creation of slopes of two to one. While there has been no known indication that any historical, archaeological, or paleontological resources exist on site, due to the amount of grading on-site, and the extent of proposed cuts and fills, the project could result in a potentially significant impact to a such resources should they exist, and could potentially disturb any human remains. The applicant will be required to follow a specific process should any such resources be discovered on-site as a result of the project. The following wording will be incorporated into the project's conditions of approval and will ensure impacts remain less than significant.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a Society of Professional 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 be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department.

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.

A note to this effect shall be included in the General Notes section of Improvement Plans for the project. With implementation of the language indicated above, the project will have a less than significant impact and no mitigation measures are required.

# Discussion- Item V-4:

The project includes grading that will result in a physical change to the project site in two separate areas, however the physical changes that will result from the proposed project will not affect any known unique cultural values as the site contains no unique cultural values.

#### Discussion- Item V-5:

The proposed project site does not contain any known existing religious or sacred uses, therefore the project will not restrict any religious or sacred uses within the potential impact area.

# VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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)		х		
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)		х		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				х
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)				х
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)				х
9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)				х

#### Discussion- Item VI-1:

Slopes of 1.5:1 are proposed as a part of this project. According to a letter from Joslin Geotechnical, dated March 8, 2007, south and east-facing slopes may be cut at slopes up to 1.5:1. This project does not propose any features that would expose people or structures to unstable earth conditions or changes in geologic substructures.

#### **Discussion- Items VI-2,3,5:**

The project proposal would result in the grading of a "superpad" at the base of a hill on the southeastern portion of the property, near the intersection of Ophir Road and Lozanos Road. This project would also extend and reinforce the access road at the south side of the on-site quarry. The project involves cuts and fills up to 53 feet in height and an estimated 31,500 cubic yards in earthwork quantities. The 30,000 cubic yards of cut generated by the "superpad" grading will be relocated on-site to the quarry operation area. The 1,500 cubic yards of fill needed for the access road will be imported from the quarry area. A total of approximately three acres of disturbance is expected with the proposed project. To construct the improvements proposed, potentially significant disruption of soils on site could occur. This disruption of soils on the site has the potential to result in significant increases in erosion of soils. The proposed project's impacts associated with topography, soil disruptions, displacements, and compaction of the soil as well as erosion of soils from the site will be mitigated to a less than significant level by implementing the following mitigations:

# Mitigation Measures- Items VI-2,3,5:

MM VI.1 The applicant shall prepare and submit Grading Plans, specifications, and cost estimates (per the requirements of Section 2 of the Land Development Manual that are in effect at the time of submittal) to the Engineering and Surveying Department for review and approval for all work affecting any facilities dedicated or offered for dedication to Placer County or facilities maintained by the County. The plans shall show all conditions affecting those County facilities as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to those facilities, which may be affected by planned construction, shall be shown

on the plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable reproduction costs shall be paid. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Design Review Committee review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Grading Plans. Record Drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Engineering and Surveying Department in both hard copy and electronic versions in a format to be approved by the Engineering and Surveying Department prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Grading Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Grading Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the Design Review Committee. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department concurs with said recommendation.

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

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Grading Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

Submit to the Engineering and Surveying Department a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Grading 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 Grading Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the Design Review Committee/Engineering and Surveying Department for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/Engineering and Surveying Department to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

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

MM VI.3 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

<u>MM VI.4</u> Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

MM VI.5 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's National Pollutant Discharge Elimination System Municipal Stormwater Permit (State Water Resources Control Board National Pollutant Discharge Elimination System General Permit No. CAS000004).

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

Construction (temporary) Best Management Practices for the project include, but are not limited to: revegetation, waddles, fiber rolls, silt fencing, and straw mats.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department. Best Management Practices shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) Best Management Practices for the project include, but are not limited to: terrace drains, velocity dissipation devices, and a stormwater detention facility. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All Best Management Practices shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to Engineering and Surveying Department upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Grading Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

#### Discussion- Item VI-4:

There are no unique geologic or physical features at this site that could be destroyed, covered or modified.

#### **Discussion-Item VI-6:**

The project proposes cutting and grading approximately 2.8 acres of an existing hillside for future construction of a level pad, and the reconstruction of a section of existing on-site access road. It does not proposed any changes to features that would alter the deposition or erosion or changes in siltation which might modify a river, stream or lake.

#### **Discussion-Item VI-7:**

No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site. No structures are proposed.

#### **Discussion-Item VI-8:**

The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby faults. According to a letter from Joslin Geotechnical, dated March 8, 2007, the soil conditions on site generally consist of decomposed granite sand and granitic material which will result in no impacts to future building construction. No structures are proposed.

#### **Discussion-Item VI-9:**

According to a letter from Joslin Geotechnical, dated March 8, 2007, the soil conditions on site generally consist of decomposed granite sand and granitic material. According to limited information in the Soil Survey of Placer County (United States Dept. of Agriculture Soil Conservation Service in cooperation with University of California Agriculture Experiment Station) it appears that expansive soils are not present at this location.

#### VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				х
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)			Х	

3. Emit hazardous emissions, substances, or waste within one- quarter mile of an existing or proposed school? (APCD)	х	
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)		х
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)		х
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)		х
8. Create any health hazard or potential health hazard? (EHS)		х
Expose people to existing sources of potential health hazards? (EHS)		х

#### **Discussion-Item VII-1:**

The project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials as the project is for the grading of a hilltop and to create a pad.

#### **Discussion-Item VII-2:**

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including California Occupational Safety and Health Administration requirements and manufacture's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

#### **Discussion-Item VII-3:**

Based upon the analysis, there is no existing or proposed school within a quarter mile to the project location and the project is not expected to emit substantial hazardous emissions. The impacts will be less than significant and no mitigation measures are required..

# **Discussion-Item VII-4:**

The project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

#### **Discussion-Item VII-5:**

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

#### **Discussion-Item VII-6:**

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

#### **Discussion-Item VII-7:**

The proposed project does not include any structures or additional people on-site, nor is the project site adjacent to urbanized areas, and therefore would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

# **Discussion-Item VII-8:**

The project will not create any health hazard or potential health hazard with respect to Environmental Health Services.

#### **Discussion-Item VII-9:**

The project will not expose people to existing sources of potential health hazards.

# VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Violate any potable water quality standards? (EHS)				х
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)			Х	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		Х		
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)				Х
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				Х
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				Х
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)				х
11. Alter the direction or rate of flow of groundwater? (EHS)				х
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)				х

# **Discussion-Item VIII-1:**

The project will not violate any potable water quality standards as there isn't a potable water supply proposed with this project.

# **Discussion-Item VIII-2:**

The project will not substantially deplete groundwater supplies as it does not propose utilizing a groundwater source for its water usage.

The introduction of impervious surfaces can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge are considered less than significant. No mitigation measures are required.

#### **Discussion-Item VIII-3:**

Proposed reconstruction of the on-site access road and grading of a hillside for a future pad will change the direction and slope of portions of the site. Preliminary drainage calculations by GHH Engineering, Inc. show an increase in peak flows of 2.14 cubic feet per second as a part of the proposed project. A detention basin sized for 86,500 gallons is proposed per the grading plans and drainage calculations. The detention system will be an above ground basin, until such time as the site is further developed, when the same detention capacity is proposed as a part of a substructure under a parking lot. Runoff leaving the drainage facility will be returned to overland flow consistent with preproject drainage patterns. The proposed changes will not significantly alter the existing drainage pattern. Therefore, the project's impacts due to substantial alteration in drainage patterns are less than significant. No mitigation measures are required.

#### **Discussion-Item VIII-4:**

All disturbed areas will be graded and revegetated. No impervious surfaces are proposed. The project's impacts associated with the increases in runoff shown in the preliminary drainage calculations by GHH Engineering, Inc. will be mitigated to a less than significant level by implementing the following mitigations:

#### Mitigation Measures- Item VIII-4:

Refer to text in MM VI.1 Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Grading Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and 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.

#### **Discussion-Item VIII-5:**

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

#### Mitigation Measures- Item VIII-5:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

Refer to text in MM VI.5

Refer to text in MM VI.6

Refer to text in MM VIII.1

#### **Discussion-Item VIII-6:**

The project will not otherwise substantially degrade surface or groundwater quality.

#### **Discussion-Item VIII-7:**

The project could result in urban stormwater runoff. Standard Best Management Practices will be used as required by the Placer County Engineering and Surveying Division. Examples of construction Best Management Practices

include but are not limited to: waddles, fiber rolls, straw mats, revegetation, and silt fencing. With the addition of Best Management Practices, the impact for substantially degrading groundwater quality is less than significant. No mitigation measures are required.

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

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

#### **Discussion-Item VIII-11:**

The project will not be using a groundwater source for its potable water supply needs. Thus, the project will not have an impact on groundwater.

#### **Discussion-Item VIII-12:**

The project will not impact the watershed of important surface water resources downstream of the site. The water generally flows overland to Highway 80 and to Ophir Road.

# IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Physically divide an established community? (PLN)				х
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)				х
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)				Х
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)				х
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				х
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)				х

#### **Discussion-Item IX-1:**

The project includes grading for a future building pad and the re-routing of an on-site access road. All grading will be limited to a single parcel on which there is no established community, therefore the project will not divide an established community.

# **Discussion-Item IX-2:**

The proposed project includes grading for a future building pad and the re-routing of an on-site access road. The proposed project does not include any proposed land use at this time, nor does the project include any alteration to

the land that would conflict with General, Community, or Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect. Any future land use would be subject to separate review under the California Environmental Quality Act (CEQA).

#### **Discussion-Item IX-3:**

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as there are no such plans adopted for the project area.

#### **Discussion-Item IX-4:**

The proposed project includes grading for a future building site and the re-routing of an on-site access road, and does not include any additional land use at this time that would result in the development of any incompatible uses nor will the project create any incompatible land uses.

#### Discussion- Item IX-5:

The proposed project includes grading on a parcel that is largely undeveloped, with the exception of an existing sand and gravel quarry located in the northern portion of the parcel. The project site does not support any agricultural or timber resources or operations, and due to its location and topography is not considered suitable farmland. Additionally, the proposed project will not conflict with agricultural uses as the project is not located within proximity to any such lands.

#### **Discussion-Item IX-6:**

The proposed project is located on a single parcel that is largely undeveloped, with the exception of a sand and gravel quarry that is located in the northern portion of the parcel. Because there is no established community on the parcel, the proposed project will not disrupt or divide the physical arrangement of an established community.

#### **Discussion-Item IX-7:**

The proposed project includes grading of a building pad for a future use, and an access road to a wireless communication facility on a parcel that is zoned for commercial and industrial uses. Consistent with existing and planned land use for the area, the proposed building pad is being constructed in anticipation of a future need for a commercial or industrial use. The proposed project, which includes grading only, will not result in a substantial alteration of the proposed or planned land use of an area.

#### **Discussion-Item IX-8:**

The proposed project includes grading on a parcel that is currently undeveloped, with the exception of an existing sand and gravel quarry. The project will not result in any economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration, as the project includes grading only.

#### X. MINERAL RESOURCES – Would the project result in:

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

#### Discussion- Item X-1:

The project includes grading in two areas of a parcel that is currently the site of a sand and gravel quarry. The proposed grading includes a future building pad and the re-routing of an on-site access road in areas that are not a part of the sand and gravel quarry. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the grading is proposed on a relatively small portion of the parcel.

#### **Discussion-Item X-2:**

The project includes grading in two areas of a parcel that is currently the site of a sand and gravel quarry. The proposed grading of an area for a future building pad and the re-routing of an on-site access road would not impact the existing sand and gravel quarry operation and would not otherwise result in 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.

#### XI. NOISE – Would the project result in:

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

#### Discussion- Items XI-1,3:

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

#### Discussion- Item XI-2:

There will not be a substantial permanent increase in ambient noise levels in the project vicinity.

#### **Discussion-Item XI-4:**

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

# **Discussion- Item XI-5:**

The project is not located within the vicinity of any known private airstrips

# XII. POPULATION & HOUSING – Would the project:

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

2. Displace substantial numbers of existing housing,		
necessitating the construction of replacement housing		X
elsewhere? (PLN)		

#### **Discussion-Item XII-1:**

The proposed project includes grading of two separate areas on one parcel to create a building pad for a future unidentified commercial or industrial building, and to re-route an existing access road. The project will not induce any population growth in the area, either directly or indirectly as the project does not include the construction of any structures, nor does it include any proposed uses.

# **Discussion-Item XII-2:**

The project includes grading for a future building pad for a commercial or industrial building and re-routing an existing on-site access road. Although the construction of the building pad will require the demolition of an existing single family home, the project will not displace any existing housing, as the existing home is not habitable and has not been inhabited for at least 15 years. The demolition of the house will not necessitate the construction of replacement housing elsewhere.

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

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

#### **Discussion- All Items**

The proposed project includes grading a future commercial or industrial building pad and grading in order to reroute an existing on-site road that provides access to an existing cellular communication facility. The project does not include the construction of any buildings, nor does it include any proposed uses. As such the project would not result in any physical impacts associated with new or physically altered governmental services or facilities in order to maintain performance objectives for fire protection services, law enforcement services, schools and educational facilities, nor would the project increase the need for maintenance of public facilities, or other governmental agencies.

# XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				Х

# **Discussion-Item XIV-1:**

The proposed project includes grading on two separate areas of a parcel in order to create a future building pad for a commercial or industrial use, and to re-route an existing roadway, and no residential or public uses are included in the project. The proposed project does not include any component that would affect neighborhood parks, regional parks, or any other recreational facilities in any manner.

#### **Discussion-Item XIV-2:**

The proposed grading project does not include any recreational facilities or expansion of existing recreational facilities and therefore the project would not have an adverse physical affect on the environment as a result of construction or expansion of such facilities.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				х
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)				х
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)				х
4. Inadequate emergency access or access to nearby uses? (ESD)				х
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				х
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				х
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				х
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				х

#### **Discussion- All Items:**

The existing access to the project site is by a private access road. The project is not anticipated to generate additional traffic because the project scope does not propose any features that would increase maintenance trips or user capacity. Because no increase in traffic is associated with this project, there is no impact on congestion, the level of service established by the County General Plan and/or Community Plan, parking capacity, or air traffic patterns. Because no changes to road design or other transportation features is proposed, there is no impact on vehicle safety, emergency access, hazards or barriers for pedestrians, or policies supporting alternative transportation.

# XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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)				х
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)				х
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				х
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				х
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)				х

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

The project does not propose any uses that would generate the need for sewer, water or storm water facilities.

#### **Discussion-Item XVI-3:**

The project will not require or result in the construction of new on-site sewage disposal systems.

#### **Discussion-Item XVI-5:**

The project will not be utilizing a potable water supply, thus there is no impact to potable water supply.

#### **Discussion-Item XVI-7:**

The project will be served by the Western Regional Sanitary Landfill in Roseville. There is sufficient capacity to accommodate the project's solid waste disposal needs.

#### **E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
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?		х
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.)		х
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		х

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

☐ California Department of Fish and Game	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	U.S. Army Corp of Engineers
☐ California Department of Transportation	U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	
☐ California Regional Water Quality Control Board	

# G. DETERMINATION - The Environmental Review Committee finds that:

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

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

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

O:	Livia	Langfor O	Dete	May 42, 2000	
Signature			Date	May 13, 2008	
_	Gina Langford, Enviror	nmental Coordinator		· · · · · · · · · · · · · · · · · · ·	

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

	⊠ Community Plan				
	⊠ General Plan				
_	☐ Grading Ordinance				
County Documents	☐ Land Development Manual				
Documents	Land Division Ordinance				
	☐ Stormwater Management Manual				
	☐ Tree Ordinance				
	☐ Department of Toxic Substances Control				
Trustee Agency Documents					
Documents					
	-				
Site-Specific Studies		Biological Study			
		Cultural Resources Pedestrian Survey			
		Cultural Resources Records Search			
		Lighting & Photometric Plan			
	Planning	Paleontological Survey			
	Department	☐ Tree Survey & Arborist Report			
		☐ Visual Impact Analysis			
		☐ Phasing Plan			
		□ Preliminary Grading Plan			
		□ Preliminary Geotechnical Report			
		□ Preliminary Drainage Report			
	Engineering &	Stormwater & Surface Water Quality BMP Plan			
	Surveying	☐ Traffic Study			
	Department, Flood Control	Sewer Pipeline Capacity Analysis			
	District	Placer County Commercial/Industrial Waste Survey (where public sewer is available)			
		Sewer Master Plan			
		Utility Plan			
	Environmental Health	Groundwater Contamination Report			
		☐ Hydro-Geological Study			
	Services	Acoustical Analysis			

Initial Study & Checklist continued ☐ Phase I Environmental Site Assessment ☐ Soils Screening Preliminary Endangerment Assessment ☐ CALINE4 Carbon Monoxide Analysis ☐ Construction Emission & Dust Control Plan Geotechnical Report (for naturally occurring asbestos) Air Pollution Health Risk Assessment Control District **URBEMIS Model Output** ☐ Emergency Response and/or Evacuation Plan Fire ☐ Traffic & Circulation Plan Department ☐ Guidelines and Standards for Vector Prevention in Proposed Mosquito Abatement Developments District