COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

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: Mile Residential Care Home	**Plus#** PMPB 20120102
Description: The project proposes a Minor Use Permit to allow for the operation of a residential care facility on a 5.1-acre property to serve up to twelve residents.	
Location: 7968 Rasmussen Road, Loomis, Placer County	
Project Owner/Applicant: Petre Mile, 7964 Rasmussen Road, Loomis, CA 95650	
County Contact Person: Melanie Jackson	530-745-3036

PUBLIC NOTICE

The comment period for this document closes on **June 13, 2014**. A copy of the Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx, Community Development Resource Agency public counter, and at the Loomis Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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

3091 County Center Drive, Suite 190 / Auburn, California 95603 / (530) 745-3132 / Fax (530) 745-3080 / email: cdraecs@placer.ca.gov

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INITIAL STUDY & CHECKLIST

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

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

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

Project Title: **Mile Residential Care Home**	Plus# PMPB 20120102
Entitlement(s): Minor Use Permit	
Site Area: 5.1 acres / 222,156 square feet	APN: 043-164-062
Location: 7968 Rasmussen Road, Loomis, Placer County	

A. BACKGROUND:

Project Description:
The applicant is requesting a Minor Use Permit to allow for the operation of a residential care facility on the subject property. The care facility would be comprised of two existing structures. One of the structures on the property was originally constructed as a secondary residence, consisting of 1,187 square feet. The second structure was originally constructed as a guest house and consists of 3,260 square feet. The applicant proposes to use both of the structures as a residential care facility to serve up to twelve residents. Each structure would have a maximum capacity of six residents. The applicant proposes to provide six parking stalls, one of which will be ADA accessible.

The implementation of the project will require the construction of access and fire suppression improvements that will involve minor grading activities on and off the project site. These improvements include widening portions of Rasmussen Road (approximately 1,200 square feet), construction of a concrete pad for the placement of a new 6,000 gallon water storage tank and approximately 265 lineal feet of on-site trenching to construct a water line between the proposed tank and an existing water tank near the existing single-family residence.

The applicant is also requesting a Variance to allow for a setback of 41 feet from the front property line (where 50 feet is normally required) to bring the existing guest house into compliance with County Code.

Project Site (Background/Existing Setting):
The subject property is comprised of approximately 5.1 acres and is located on Rasmussen Road in the Loomis area. The property is zoned RA-B-X 4.6 ac. min. (Residential-Agricultural, combining building site designation of 4.6 acre minimum parcel size) and is designated Rural Estate 4.6-20 Acre Minimum by the Horseshoe Bar/Penryn Community Plan. The surrounding parcels are also zoned RA-B-X 4.6 ac. min., range in size from 1.5-10 acres and are developed with single-family residences and minor agricultural uses.

The property slopes downward towards the north and contains minimal tree coverage, landscaped areas and grasslands. The property is developed with an approximately 5,690 square-foot residence, an approximately 1,187 square-foot secondary residence, an approximately 3,260 square-foot guest house, a swimming pool and a concrete driveway and parking areas.

The subject property is presently utilized for residential living. The existing 5,690 square-foot family residence houses a single family. The 1,187 square-foot secondary residence is currently operated as a residential care facility accordance with Section 17.44.010(B)(Residential-Agricultural; Allowable Land Uses) of the Placer County Zoning Ordinance (allows for Residential Care Homes with six or fewer clients without an entitlement). The 3,260 square-foot Guest House is currently utilized for housing guests on the property.

Existing development on the property include the single-family residence, guest house and secondary residence, as well as the asphalt access and driveway. However, additional improvements will be required for the operation of the facility, including road improvements and fire safety improvements. As a result, environmental impacts from the proposed improvements must be analyzed for the purposes of CEQA and are therefore addressed within this document.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Horseshoe Bar/Penryn Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-X 4.6 AC. MIN. (Residential-Agricultural, Combining Building Site designation of 4.6 acre minimum lot area)	Rural Estate 4.6-20 Acre Minimum	Developed with a 5,690 square-foot primary residence, a 1,187 square-foot secondary residence, a 3,260 square-foot guest house and a pool
North	Same as project site	Same as project site	Single-family residences
South	Same as project site	Same as project site	Single-family residences and a seasonal watercourse and riparian areas traverse the properties
East	Same as project site	Rural Estate 4.6-20 Acre Minimum; Riparian Drainage	Single-family residences and a seasonal watercourse and riparian areas traverse the property
West	Same as project site	Same as project site	Single family residence and a pool

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
- ➔ Horseshoe Bar/Penryn 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- Items I-1,2:
The subject property is not located within a scenic vista or a state scenic highway and as a result, will not have an adverse effect on scenic resources.

Discussion- Item I-3:
The subject property consists of 5.1 acres and is developed with a single-family residence, a secondary residence, a guest house, a pool and improved driveways and parking areas. The implementation of the project will require the construction of access and fire suppression improvements that will involve minor grading activities on and off the project site. These improvements include widening portions of Rasmussen Road (approximately 1,200 square feet), construction of a concrete pad for the placement of a new 6,000 gallon water storage tank and approximately 265 lineal feet of on-site trenching to construct a water line between the proposed tank and an existing water tank near the existing single-family residence. These activities have the potential to degrade the existing visual character or quality of the site and its surroundings.

However, possible visual impacts resulting from the proposed project will not rise to the level of a significant impact because the majority the project site is already developed. No new structures would be required for the operation of the residential care center and few trees will be removed. While the access road will require improvements, these improvements will be minor. The required concrete pad and 6,000 gallon water tank would be located in an inconspicuous area where it will be screened from Rasmussen Road and neighboring properties. For these reasons, impacts resulting from improvements on or around the project site would be less than significant and no mitigation measures are required.

Discussion- Item I-4:
The project does not propose additional lighting beyond what is existing on the project site.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- All Items:
The project site is designated as "other land" as shown on the West Placer County Important Farmlands map. Although some agricultural uses, such as small crops, are located within the vicinity of the project site, land use buffers that exist between the project site and these agricultural uses satisfy the requirements of the Placer County General Plan and the Horseshoe Bar/Penryn Community Plan. The property is not part of a Williamson Contract and is not in conflict with a Right-to-Farm Policy because there are no agricultural uses within the vicinity that would be impacted by the proposed use, due to the distance between these properties and the subject property. Additionally, the project will not impact or convert farmland within the area for the same reasons. The project site is not located within an environment suitable for forest lands and therefore, forest lands will not be affected by the project.

III. AIR QUALITY – Would the project:

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

Discussion- Item III-1:
The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). Although the SVAB is designated as nonattainment for federal and state ozone (O_3) standards, nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate matter standard (PM_{10}), the project will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:
As stated above, the SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), nonattainment for the federal particulate matter standard ($PM_{2.5}$) and non-attainment for the state particulate matter standard (PM_{10}).

According to the project description, the project will result in an incremental increase in regional and local emissions from construction and operation of the residential care home facility. The project's related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies and worker vehicle exhaust. In order to reduce construction related air emissions, associated grading/improvement plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project's long-term operational emissions would chiefly result from vehicle exhaust, utility usage, and water/wastewater usage. Although the project's operational emissions would not exceed the District's thresholds, the project will contribute incremental emissions of ROG, NO_x, and CO_2 to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in further reduction of the ROG, NO_x and CO_2 emissions and ensure the project's related cumulative impacts to be less than significant.

Mitigation Measures- Item III-2,3:

MM III.1

1. Prior to approval of Grading Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd 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, an operational watering truck shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
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. 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.

Discussion- Item III-4:
The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated TAC 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 & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or				X

other approved local, regional, or state habitat conservation plan? (PLN)				

Discussion- Items IV-1,2,6:
A Biological and Wetlands Constraints Assessment was prepared for the proposed project by Salix Consulting, Inc. on February 27, 2014. The study states that two special-status plants were documented as occurring within a five-mile radius of the project site, including big-scale balsamroot and Brandegee's clarkia. These species were not observed and are unlikely to occur on the project site. However, although the assessment did not identify any nesting habitat for raptors on the nesting site, to avoid take of any active raptor nest, the following Mitigation Measure is required:

Mitigation Measures- Items IV-1,2,6:
MM IV.1 Prior to building permit application or any site disturbance, including 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 & Game (CDFG) 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 CDFG. 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 CDFG). 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 nests (or nests) are 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 CDFG. 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.

Discussion- Item IV-3:
The Biological and Wetlands Assessment determined that there are several native oaks that are located throughout the project site. This includes a mix of blue oak, valley oak and interior live oak. However, Despite that there are several native oak trees within the study area, there are not enough to constitute an oak woodland. As a result, implementation of the project would not result in the loss of oak woodlands. No mitigation measures are required.

Discussion- Items IV-4,5:
The Biological and Wetlands Constraints Assessment determined that the project site contains one area that qualifies as waters of the United States and consists of less than 0.1 acres of seasonal wetlands. Activities that place fill in this area would require a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Federal Clean Water Act. Any disturbance of areas qualifying as Waters of the U.S. would also require obtaining a water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act.

Mitigation Measures- Items IV-4,5:
MM IV.2 Any disturbance of areas qualifying as Waters of the U.S. require a water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act.

Discussion- Item IV-7:
Per the Biological and Wetlands Constraints Assessment prepared for the proposed project, most of the project site (comprised of approximately 2.4 acres) is currently developed and has experienced ongoing disturbance. Developed areas totaling approximately 1.2 acres generally include existing pavement of Rasmussen and Val Verde roads and paved driveway entrances to residences throughout the study area. Disturbed ruderal habitat (approximately 1.2 acres) include the road shoulders and areas that have experienced previous disturbance or that are routinely managed through mowing or other methods. These areas are distributed throughout the length of the study area and occur as a narrow strip adjacent to existing roads. Many of the disturbed areas contain some vegetation, such as woodlands, and the understory is generally disturbed. Other, undisturbed areas occur within a few pockets throughout the study area. These areas are relatively undisturbed and contain an overstory of mostly native trees, including blue oak, valley oak, interior live oak, foothill pine and cottonwood.

The majority of the protected trees that may be impacted by the proposed project are located within disturbed areas that are developed as Rasmussen Road and road shoulders. However, trees in the project area may be disturbed or removed as a part of the road improvements. While possible impacts to oaks or other protected trees in the area are considered minimal, the following mitigation measure is required to ensure that any impacts remain at a less than significant level.

Mitigation Measures- Item IV-7:
MM IV.3 Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to its critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Development Review Committee (DRC) or through payment of in-lieu fees, as follows:

1. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.
2. In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee 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,

Discussion- Item IV-8:
Placer County does not have an adopted Habitat Conservation Plan. Therefore, 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. No mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1,2,3,4,5:
A Cultural Resources Records Search for the project site was performed by North Central Information Center on February 28, 2014. The study determined that there are no known historical resources, archaeological resources, unique paleontological resources or geologic features on the project site. No religious or sacred uses exist on the subject property or the properties within its immediate vicinity. As a result, implementation of a residential care home on the project site will not create significant impacts.

Discussion- Item V-6:
There are no known human remains on the subject property. However, human remains could be discovered as a result of site disturbance during development activities. The following standard condition of approval will be required as part of the project permit and a note added to the Improvement Plans:

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department of 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 shall be provided on the improvement plans for the project.

No mitigation measures are required.

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 project proposes a change in use to convert an existing secondary dwelling and a guest house to a 12-unit residential care facility. Access and fire suppression improvements will be required that will result in minor grading activities. Off-site improvements would include widening portions of the county-maintained road of Rasmussen Road (approximately 1,200 square feet). Minor on-site grading will occur to construct a concrete pad for the placement of a new 6,000 gallon water storage tank and approximately 265 lineal feet of on-site trenching to construct a water line between the proposed tank and an existing water tank near the existing single-family

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residence. The project does not propose any features that would expose people or structures to unstable earth conditions or changes in geologic substructures, nor will the project result in significant disruptions of the soil or result in substantial change in topography or ground relief features. Therefore, there is no impact.

Discussion- Item VI-4:
No unique geologic or physical features were observed or identified at this site that could be destroyed, covered or modified. Therefore, there is no impact.

Discussion- Items VI-5,6:
The off-site grading to widen portions of the county-maintained Rasmussen Road will result in approximately 1,200 square feet of disturbance. The on-site grading includes approximately 265 lineal feet of overland trenching to install a water line to connect the proposed water tank to the existing water tank near the existing single-family residence. There are no new buildings proposed for the project and the only new impervious surface that will result on-site is approximately 144 square feet to construct a concrete pad for the placement of the proposed water storage tank required by the serving fire agency. The grading associated with the project improvements increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. This project is located within the Secret Ravine subshed of the Dry Creek watershed. This soil disruption has the potential to modify the existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
MM VI.1 Prior to commencement of use, or final occupancy of any building permit, whichever occurs first, the applicant shall prepare and submit Grading Plans (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all 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. The applicant shall pay minimum plan check and inspection fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals, including obtaining an encroachment permit for any work within the public right-of-way. Record drawings shall be prepared and signed by the applicant and shall be submitted to, and approved by the ESD prior to acceptance by the County of the site improvements.

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

MM VI.3 The Grading Plan 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) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

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

Discussion- Items VI-7,8:
The project proposes a change in use to convert a secondary dwelling and a guest house to a 12-unit residential care facility. The structures proposed for the new use already exist and have been permitted in accordance with the California Building Code, therefore no new impacts related to severe damage due to ground shaking will occur. There is no landsliding or slope instability related to the project site. Therefore, there is no impact.

Discussion- Item VI-9:
The soil properties at the project site are characterized as Andregg coarse sandy loam per the Soil Survey of Placer County by the United States Department of Agriculture, Soil Conservation Service. The soil survey does not identify this type of soil as having shrink-swell constraints. Further, project improvements include only minor grading to widen portions of Rasmussen Road (approximately 1,200 square feet), construction of a 12' X 12' concrete pad for the placement of a new water storage tank, and a water line to connect the new water tank to an existing tank, with no new buildings proposed. Therefore, the impact of risk to life or property related to expansive soils is less than significant. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). 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. GHG emissions would result from motor vehicle trips generated by the workers and patrons, as well as on-site fuel combustion for landscape maintenance equipment.

The proposed project would result in grading and subsequent paving of portions of the encroachment and road. The buildings for the proposed residential care home already exist. 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				X

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

Discussion- Item VIII-1:
The use of hazardous materials during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements.

Discussion- Item VIII-2:
The project will not involve the use of hazardous materials.

Discussion- Item VIII-3:
There are no known existing or proposed schools within one-quarter mile of the proposed use. The closest known school is Placer Elementary School, which is approximately 0.8 miles southeast of the parcel.

Discussion- Item VIII-4:
The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 95962.5.

Discussion- Items VIII-5,6,7:
The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or a private airstrip and would not result in a safety hazard for people residing or working in the project area. The project site is not located in an area that would expose people or structures to risk of loss or injury involving wildland fires because the property is not located in an area where there are wildlands.

Discussion- Items VIII-8,9:
The project will not create a significant hazard to the public or the environment or expose people to existing sources of public health hazards.

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			X	

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

Discussion- Item IX-1:
This project will utilize the two existing water wells onsite as a potable water source. Bacteriological analyses have been completed on both wells and showed no evidence of contamination.

Discussion- Item IX-2:
There are two water wells located onsite to serve the existing three residences. The water wells produce 35 GPM and 9 GPM respectfully. The minimum production requirement, in Placer County, per residential structure is 1 GPM. The water usage onsite would be consistent with residential use, such that the risk of depletion of groundwater would be expected to be less than significant. A significant amount of imperious surfaces would not result as part of the project therefore the risk that the project would interfere with the groundwater recharge would be less than significant. No mitigation measures are required.

Discussion- Item IX-3:
The project currently intercepts drainage at the southerly property line and discharges at the northerly property line. This project proposes to maintain the existing project drainage patterns and will not change significantly from the existing condition to the post-project condition. Therefore, this impact is less than significant and requires no mitigation measures.

Discussion- Item IX-4:
This project proposes a change in use to convert a secondary dwelling and a guest house to a 12-unit residential care facility. The structures proposed for the new use already exist. The only on-site construction proposed for the project is a 12' X 12' concrete pad for the placement of a new 6,000 gallon water storage tank, resulting in 144 square feet of new impervious surface on-site. Improvements to widen portions of Rasmussen Road increase impervious surfaces off-site by approximately 1,200 square feet. Therefore, impacts related to an increase to the rate or amount of surface runoff is less than significant and requires no mitigation measures.

Discussion- Items IX-5,6:
The proposed project will require the widening of approximately 50 lineal feet of Rasmussen Road and two paved turnouts adjacent to this existing road. The area of disturbance for these improvements is less than 1,000 square feet and will create a minor disruption of soils. The potential to degrade water quality to construct the required improvements will have a less than significant impact. No mitigation measures are required.

Discussion- Item IX-7:
The project will not substantially degrade groundwater quality with regards to Environmental Health Services.

Discussion- Items IX-8,9,10:
The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The project site plan demonstrates that project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project site is not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion- Item IX-11:
The project will result in water usage consistent with residential use, such that the potential to alter the direction or rate of flow of groundwater would be less than significant. No mitigation measures are required.

Discussion- Item IX-12:
The proposed project is a residential use located within the Dry Creek watershed. The structures proposed for the new use already exist. The only on-site construction proposed for the project is a concrete pad for the placement of a new 6,000 gallon water storage tank. Straw wattles are proposed to be installed at the perimeter of these improvements to provide temporary Best Management Practices (BMPs) during construction. Therefore, impacts related to impacts to the Dry Creek watershed is considered less than significant and requires no mitigation measures.

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

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Discussion- Items X-1,2,3,5,7,8:
The proposed project involves a Minor Use Permit to allow for the use of the property as a residential care home for up to 12 clients within two structures on the property. The operation of the residential care home will not physically divide an established community, does not conflict with any conservations plans and is consistent with the policies set forth by the Horseshoe Bar/Penryn Community Plan and the Placer County General Plan.

Discussion- Items X-4,6:
The proposed project would result in an increase in the number of residents living on the property. In addition to a family living in the single-family residence, up to 12 residents would occupy the two additional residential units existing on the property. This would create the potential for impacts to the physical arrangement of an established community, incompatible uses or land use conflicts.

However, this increase would have minimal impacts on the surrounding neighborhood due to the residential nature of the project and the project's location within a residential zone district (RA-B-X 4.6 ac. min.). Taking into account the number of residents that will be living in the residential care home and the projected number of visitors to the site, the proposed project would create one peak-hour vehicle trip. This minimal increase to the existing level of peak hour trips is representative of a less than significant impact to surrounding and permitted land uses on the project site and vicinity. No mitigation measures are required.

XI. MINERAL RESOURCES – Would the project result i

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

Discussion- All Items:
The Mineral Land Classification of Placer County (California Department of Conservation – Division of Mines and Geology, 1995), was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite). The Mineral Land Classification maps designate the site and vicinity as an area where available geologic information indicates there is little likelihood for the presence of significant mineral resources (MRZ-1 and MRZ-4). The Horseshoe Bar/Penryn Community Plan also does not designate this area as having any mineral occurrences or operations.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	

3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1,4,5:
The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, Horseshoe Bar/Penryn Community Plan, or the Placer County Noise Ordinance. The project is not located within an airport land use plan nor is it within the vicinity of a private airstrip.

Discussion- Item XII-2:
The proposed project involves the operation of a residential care unit for up to 12 residents. Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the subdivision, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures are required.

Discussion- Item XII-3:
Construction associated with the proposed project will create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, a Condition of Approval for the project will be required that limits construction hours so that evenings and early mornings, as well as all day on Sunday and federal holidays, will be free of construction noise. This impact is considered less than significant. No mitigation measures are required.

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:
Because the project includes the operation of a 12-unit residential care home, it will result in a slight increase to population growth. While the population growth exceeds that generally associated with a single-family dwelling, the increase is consistent with the Horseshoe Bar/Penryn Community Plan and the County's General Plan and has been analyzed as part of these plans. This impact is considered less than significant. No mitigation measures are required.

Discussion- Item XIII-2:
The proposed project will not displace existing housing.

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:
No new fire facilities are required for the proposed project. However, fire prevention improvements are required to mitigate potentially significant impacts to a less than significant level. The following Mitigation measures are required:

Mitigation Measures- Item XIV-1:
MM XIV.1 Provide an on-site water storage tank with a capacity of at least 6,000 gallons. A fire Department suction connection must be piped from the tank to an appropriate location for fire department use as it might relate to any structure on the property.

MM XIV. 2 Provide a turn-out for vehicles in front of the property. This may essentially involve provision of a 20-foot wide section of roadway at least 30-feet long with a taper at each end.

MM XIV. 3 Conform to the requirements contained in the California Building Code for a R3.1 occupancy.

Discussion- Item XIV-2:
No new sheriff protection facilities are proposed as part of this project. There is no impact.

Discussion- Item XIV-3:
No new school facilities are proposed as part of this project. There is no impact.

Discussion- Item XIV-4:
The proposed project would result in the conversion of a secondary dwelling and guest house to a 12-unit residential care facility that will be accessed from Rasmussen Road, a County maintained road. The project does not generate the need for more maintenance of public facilities than what was expected with the build out of the Community Plan. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XIV-5:
No other governmental services are proposed as part of this project. There is no impact.

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:
There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the residential care facility. The increase will not result in a substantial deterioration of facilities as improvements and/or maintenance of these services is offset by the payment of park fees as a part of the conditioning process. No mitigation measures are required.

Discussion- Item XV- 2:
The project does not include recreational facilities nor require the construction or expansion of recreational facilities which might have an adverse 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:
This project will result in the conversion of a secondary dwelling and guest home to a 12-unit residential care facility. Based upon trip generation estimated by the *Institute of Transportation Engineers, 8th Edition*, the change in use is expected to create less than one additional 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; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. With the project traffic added to the existing traffic volumes, all area roadway segments and intersections will continue to operate within acceptable LOS standards. For potential cumulative traffic impacts, the Placer County General Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, will help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:
MM XVI.1 Prior to Grading Plan approval or Business license approval, whichever occurs first, this project shall be subject to the payment of traffic impact fees that are in effect for the Newcastle/Horseshoe Bar/Penryn Fee District, pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is $1,363.23 (based on 12 residential care units, and including a credit for the secondary dwelling being converted). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Items XVI-3,4:
The proposed project is accessed by Rasmussen Road, a County maintained road. The existing road width of Rasmussen Road varies from 11' wide to 16' wide. Current road standards for emergency access requires a minimum 20' width. The project's impacts related to vehicle safety and inadequate emergency access or access to nearby uses can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-3,4:
MM XVI.2 Prior to Grading Plan approval or Business license approval, whichever occurs first, the first 50' of the existing County maintained highway (Rasmussen Road) between Val Verde Road and the project site shall be constructed and/or reconstructed to a Standard Plate R-3 road standard that provides a minimum width of 24'. The improvement shall provide a 75' transition to conform to the existing edge of pavement, unless otherwise approved by the serving fire agency and ESD. The roadway structural section shall be designed for a Traffic Index of 7.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW. Note: As a result of the required widening, an existing power pole will need to be relocated. The applicant shall coordinate with the overhead utility companies to relocate the pole to be a minimum of 6' from the ultimate edge of pavement, unless otherwise approved by ESD.

MM XVI.3 Prior to Grading Plan approval or Business license approval, whichever occurs first, construct a minimum of two roadway turnouts adjacent to the County maintained road (Rasmussen Road) to the satisfaction of the serving fire agency and ESD. The roadway turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end. Minimum surfacing shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and the fire serving agency.

Discussion- Item XVI-5:
The project will meet the parking standards laid out in section 17.54.060(B)(5)(Parking) of the Placer County Zoning Ordinance, which requires one off-street parking stall per two persons cared for. The proposed project provides for six off street parking stalls on-site, compatible with the requirements of the Zoning Ordinance.

Discussion- Items XVI-6,7:
The proposed project is to convert a secondary dwelling and guest house to a 12-unit residential care facility. All structures already exist on-site and improvements include the widening of portions of Rasmussen Road, a County maintained road. The road improvements will improve vehicle safety and will not create any significant hazards or

barriers for pedestrians or bicyclists, and will not conflict with adopted policies supporting alternative transportation. Therefore, there are no impacts that will result from this project.

Discussion- Item XVI-8:
The project is 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- Items XVII-1,2,6:
The proposed project is to convert a secondary dwelling and guest house to a 12-unit residential care facility and will not be connecting to a water facility, or connecting or discharging any wastewater to the sanitary sewer system. Therefore this project will not require the construction of new water or wastewater facilities, nor will the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require sewer service that may not be available by the area's waste water treatment provider. Therefore, there is no impact.

Discussion- Item XVII-3:
The onsite sewage disposal systems serving the two existing residential care structures were permitted and inspected by Placer County Environmental Health Services and additional facilities will not be constructed as part of the project.

Discussion- Item XVII-4:
The proposed project will convert a secondary dwelling and guest house to a 12-unit residential care facility. The existing drainage system has the capacity to accept flows from the proposed project since the proposed project will not increase any downstream flows from the pre development condition. This project does not propose, nor will be required to construct any new stormwater drainage facilities, therefore, there is no impact.

Discussion- Item XVII-5:
The two existing water wells onsite are adequate to serve the project. No new or expanded entitlements are required.

Discussion- Item XVII-7:
The project will be served by the Western Regional Sanitary Landfill. The landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

☒ California Department of Fish and Wildlife	☐ 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 Services Division, Melanie Jackson, Chairperson
Planning Services Division, Air Quality, Lisa Carnahan
Engineering and Surveying Division, Sharon Boswell
Department of Public Works, Transportation, Amber Conboy
Environmental Health Services, Laura Rath
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Environmental Engineering Division, Heather Knutson
Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature_____ Date May 6, 2014

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

	Health Services	☐ Hydro-Geological Study
		☐ Phase I Environmental Site Assessment
		☐ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☐ CalEEMod Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic & Circulation Plan
		☐ _____

Mitigation Monitoring Program
Mitigated Negative Declaration PLUS # PMPB 20120102
Mile Residential Care Home

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre project implementation):
The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s: MM III.1, MM IV.1, MM IV.2, MM IV.3, MM VI.1, MM VI.2, MM VI.3, MM XIV.1, MM XIV.2, MM XIV.3, MM XVI.1, MM XVI.2 and MM XVI.3

LOOMIS FIRE PROTECTION DISTRICT

P.O. BOX 606
LOOMIS, CALIFORNIA 95650
(916) 652-6813
FAX (916) 652-8472

DIRECTORS
John Shearer, President
Dennis Gage, Vice President
Bryan Thomson
William M. Tudsbury
Chris Gibson

Dave Wheeler, Fire Chief
Barbara Leak, District Secretary

May 21, 2012

Placer County
Planning Services Division
3091 County Center Drive
Auburn, CA 95603

Attn: Melanie Jackson

Re: Mile Residential Care Home – PMPB T20120102

Dear Ms. Jackson:

The Loomis Fire District requirements for this project are as follows:

1. Provide an on-site water storage tank with a capacity of at least 6000 gallons. A fire department suction connection must be piped from the tank to an appropriate location for fire department use as it might relate to any structure on the property.

2. Provide a turn-out for vehicles in front of the property. This may essentially involve provision of a twenty foot wide section of roadway at least 30 feet long, with a taper at each end.

3. Conform to the requirements contained in the California Building Code for a R3.1 occupancy.

If there are any questions regarding these requirements, do not hesitate to contact me.

Very truly yours,

David L. Wheeler, Fire Chief
Loomis Fire District

cc: Sharon Boswell

ATTACHMENT G

Sharon Boswell

From: Maywan Krach
Sent: Tuesday, April 08, 2014 8:43 AM
To: Sharon Boswell; Melanie Jackson
Subject: FW: Mile Residential Care - PMPB 20120102

FYI and incorporation in your Initial Study...

-----Original Message-----
From: gblind7540@aol.com [mailto:gblind7540@aol.com]
Sent: Thursday, April 03, 2014 3:48 PM
To: Maywan Krach
Cc: prevention@loomisfire.org
Subject: Mile Residential Care - PMPB 20120102

Maywan: I actually received your second submittal package from the Chief after the comment due date, so I was not able to respond as requested.

The response to our comments is acceptable. We will, however, require a detailed submittal that includes that details of the water tank and hydrant installation before that installation commences.

Please contact me if you have any questions.

George Blind
Loomis Fire District
916 759-4094

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ATTACHMENT H