



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

Paul Thompson
Deputy Planning Director

HEARING DATE: January 9, 2014
ITEM NO.: 1
TIME: 10:05 am

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: January 2, 2014
**SUBJECT: VESTING TENTATIVE SUBDIVISION MAP (PSUB 20130163)
MAHER SUBDIVISION
MITIGATED NEGATIVE DECLARATION**

COMMUNITY PLAN AREA: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Rural Low Density Residential 0.9 – 2.3 acre minimum

ZONING: RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet)

ASSESSOR PARCEL NUMBER: 466-030-049

STAFF PLANNER: Roy Schaefer, Associate Planner

LOCATION: The property at 9755 Sierra College Boulevard is located on the east side of Sierra College Boulevard, approximately 1,150 feet south of the intersection of Old Auburn Road and Sierra College Boulevard, in the Granite Bay area.

APPLICANT: Jack Reynen on behalf of Artisan California, LLC

PROPOSAL:

The applicant is requesting approval of a Vesting Tentative Subdivision Map to allow a 7-lot single-family residential subdivision on a 7.3 acre site.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared and finalized pursuant to CEQA for this project. With the incorporation of all mitigation measures, all identified impacts will be reduced to less than significant levels. The Mitigated Negative Declaration and Initial Study are attached and must be found adequate to satisfy the requirements of CEQA by the decision-making body. The Planning Commission will be required to make a finding to this effect.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee* newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice and the Granite Bay Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District, Facility Services and the South Placer Fire District for their review and comment.

GRANITE BAY MUNICIPAL ADVISORY COUNCIL:

The *Granite Bay Municipal Advisory Council* considered the Maher Subdivision project at its December 4, 2013 meeting and voted 6 to 0 (1 member was absent) to support the project. The only project related issue discussed by the MAC was regarding the earth berms adjacent to Lots 1 and 7. The MAC motion was to add a condition that requires landscaping and maintenance of that landscaping for the berms separating the subdivision from Sierra College Boulevard and Lots 1 and 7. (Attachment G)

PROJECT DESCRIPTION:

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

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

SITE CHARACTERISTICS:

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

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

B. ENVIRONMENTAL SETTING:

Location	Zoning	Granite Bay Community Plan	Existing Conditions and Improvements
Site	Residential Single-Family, combining Agriculture, combining a Building Site Minimum of 40,000 square feet (RS-AG-B-40)	Rural Low Density Residential (0.9 to 2.3 acre minimum)	Abandoned Single-Family Residence and Several Residential Accessory Structures

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North	Same as Project Site	Same as Project Site	Undeveloped
South	Same as Project Site	Same as Project Site	Residential Subdivision
East	City of Roseville	City of Roseville	Residential Development
West	Residential Single-Family, combining a Building Site Minimum of 20 acres, combining Planned Residential Development 0.93 units per acre (RS-B-X 20 AC. MIN. PD=0.93)	Same as Project Site	Residential Subdivision

DISCUSSION OF ISSUES:

Granite Bay Community Plan / Zoning Consistency

The project is consistent with the Granite Bay Community Plan Land Use category of Rural Low Density Residential (0.9 – 2.3 acre minimum) and the RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining a Building Site Minimum of 40,000 square feet) Zone District. The site is zoned for residential uses, and the project is designed for seven single-family lots ranging in area from 40,000 to 43,700 square feet, all of which meet the required lot size for the respective zone district. The proposed project is consistent with existing and anticipated development in the surrounding neighborhood. Within the larger area surrounding the project, subdivisions and parcel maps with comparable lot sizes and design goals (i.e., Granite Bay Meadows Parcel Map) have been recently approved by the County.

Subdivision Design

The subdivision project consists of seven single-family residential pad-graded lots and 8 to 9 foot high landscaped berms along both sides of the subdivision access road at Sierra College Boulevard. Due to the proximity of the project site to Sierra College Boulevard an acoustical analysis was done to assess traffic noise at the proposed residences. A portion of the project site (specifically Lots 1 and 7 within the portion of the lots that are west of the proposed building site) would be exposed to future Sierra College Boulevard traffic noise levels in excess of Placer County’s exterior noise level standard for new residential developments. Landscape berms are required to mitigate potential traffic noise to acceptable levels. In addition, a surface drainage swale and below grade storm drain, underground utilities, and associated private roadway improvements are included in the project. Each lot will be a minimum of 40,000 square feet in area.

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission 1) adopt the Mitigated Negative Declaration (Attachment D) and Mitigation Monitoring Program (Attachment E) for the Maher Subdivision and 2) approve the Vesting Tentative Subdivision Map, subject to the following findings and recommended conditions of approval.

FINDINGS:

CEQA: Mitigated Negative Declaration Findings

1. The Mitigated Negative Declaration for the Maher Subdivision project has been prepared in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include payment of in-lieu fees into the Placer County Tree Preservation Fund for removal and/or impacts to protected oak trees, and Best Management Practice (BMP) measures shall be required to reduce erosion, water quality impacts, and dust control measures for grading and construction of the access road for the subdivision.
2. There is no substantial evidence in the record as a whole that the project, as mitigated, may have a significant effect on the environment.

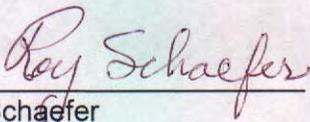
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3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The Mitigation Monitoring Program prepared for the project is approved and adopted.
5. The custodian of records for the Project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.

Vesting Tentative Subdivision Map:

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the Granite Bay Community Plan, the Placer County General Plan and with applicable County Zoning Ordinances.
2. The site of the subdivision is physically suitable for the type and proposed density of development.
3. The project, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
4. The design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or public health problems.
5. The road improvements proposed for this project are consistent with current county standards, and include a County Standard Plate R-17 roadway connection to Sierra College Boulevard, a County Plate R-3 Rural Minor Residential Standard for the subdivision roadway, with 24 feet of pavement and two foot shoulders on both sides, and County Standard Plate R-9 cul-de-sac for a vehicle turnaround.

Respectfully submitted,



Roy Schaefer
Associate Planner

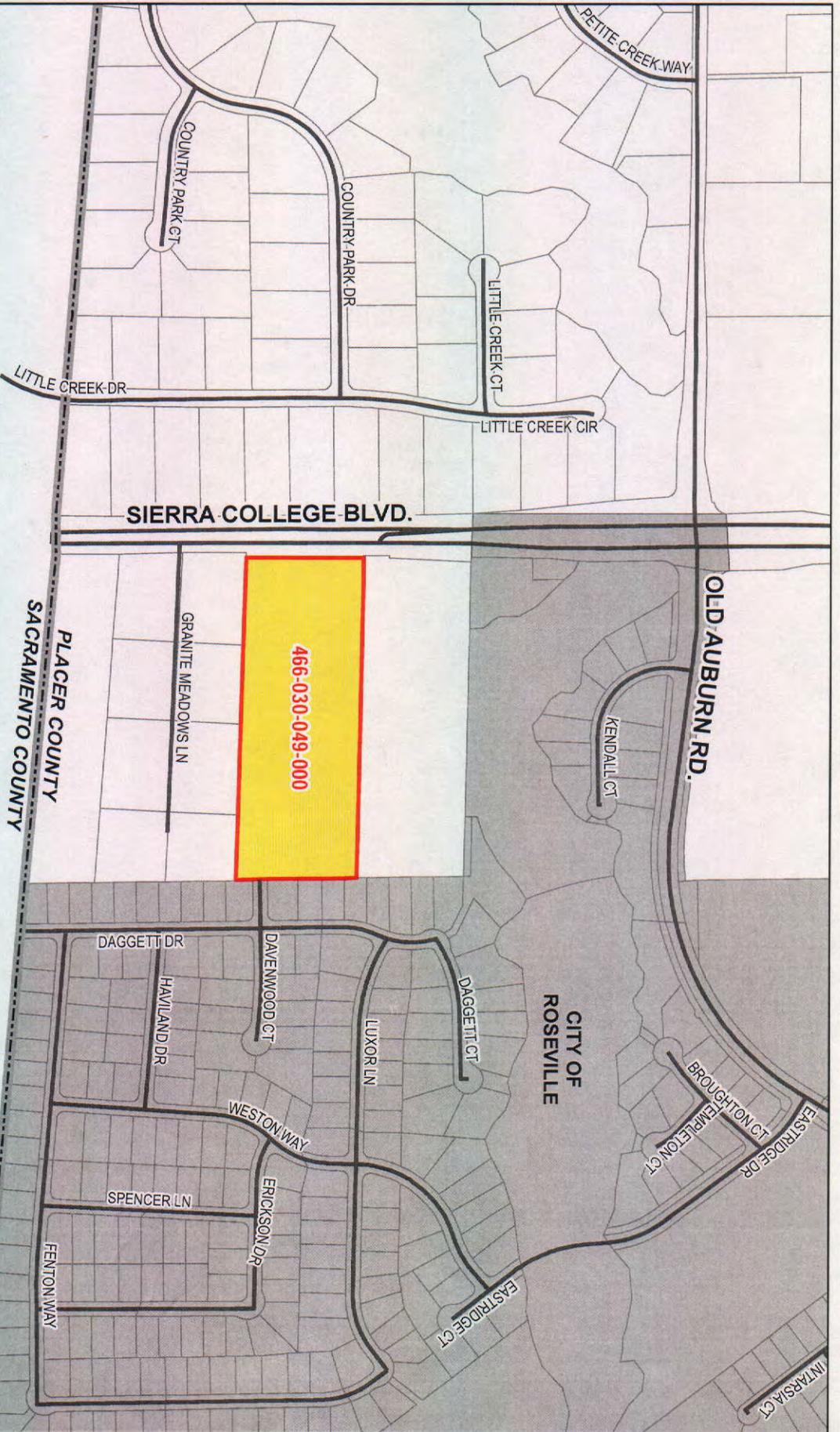
ATTACHMENTS:

- Attachment A – Vicinity Map
- Attachment B – Reduced Copy of Vesting Tentative Map
- Attachment C – Recommended Conditions of Approval
- Attachment D – Mitigated Negative Declaration
- Attachment E – Mitigation Monitoring Program
- Attachment F - Grading Plan
- Attachment G – Granite Bay MAC letter dated December 6, 2013

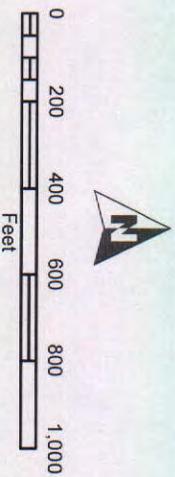
Cc: Jack Reynen - Artisan California, LLC
Sarah Gillmore – Engineering and Surveying Division
Heather Knutson – Department of Facility Services, Environmental Engineering Division
Andrew Gaber, Department of Public Works (Transportation)
Laura Rath – Environmental Health Services
Lisa Carnahan – Air Pollution Control District
Andrew Darrow– Flood Control District
Andy Fisher – Parks Department
Paul Thompson – Deputy Planning Director
Michael Johnson – Community Development Resources Agency Director
Karin Schwab – County Counsel's Office
Subject/chrono files

MAHER-SUB.docx

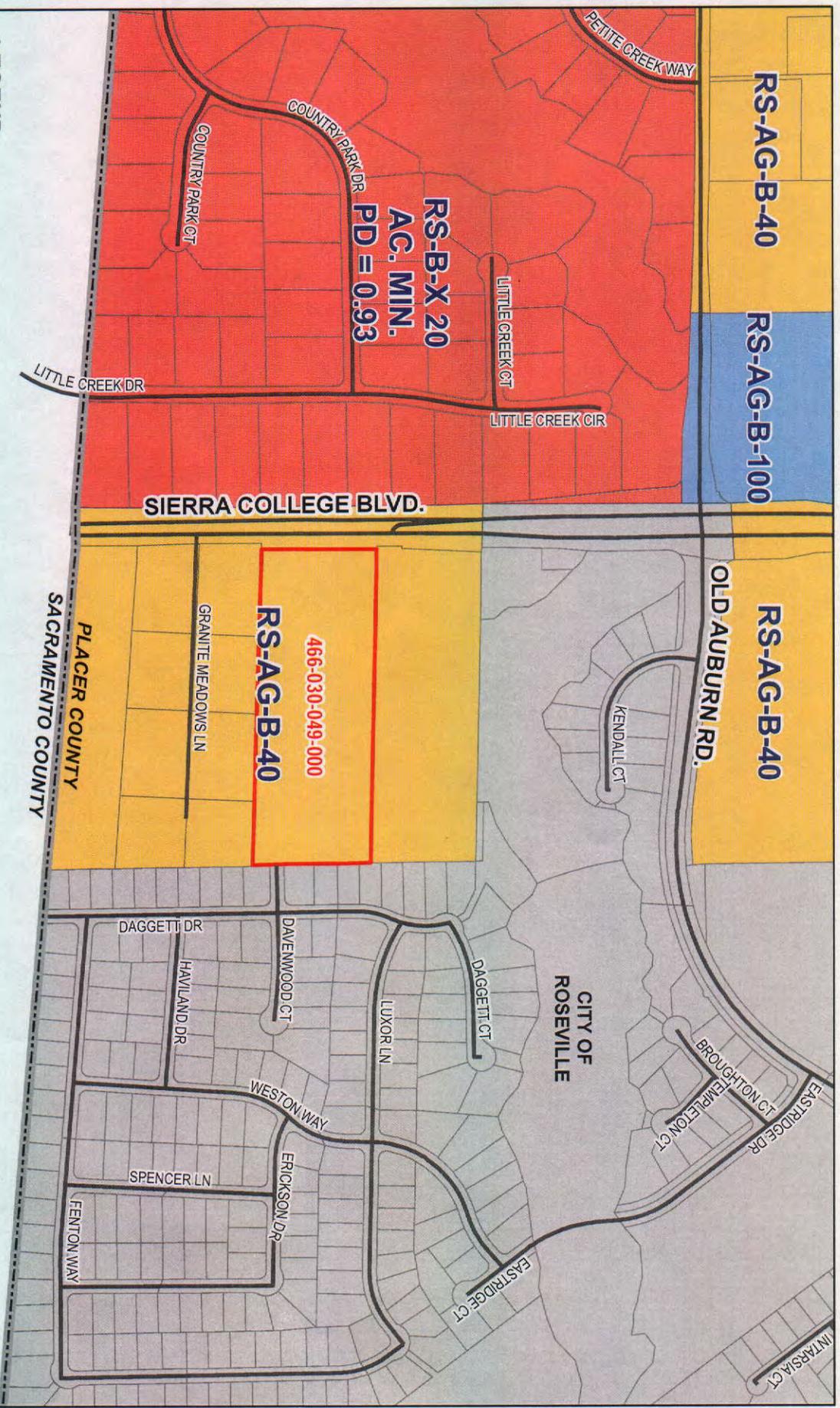
MAHER SUBDIVISION



- LEGEND**
- FOCUS PARCEL
 - COUNTY BOUNDARY
 - CITY OF ROSEVILLE

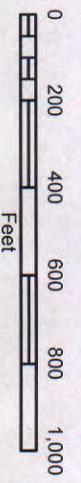


ZONING IN THE AREA OF MAHER SUBDIVISION



LEGEND

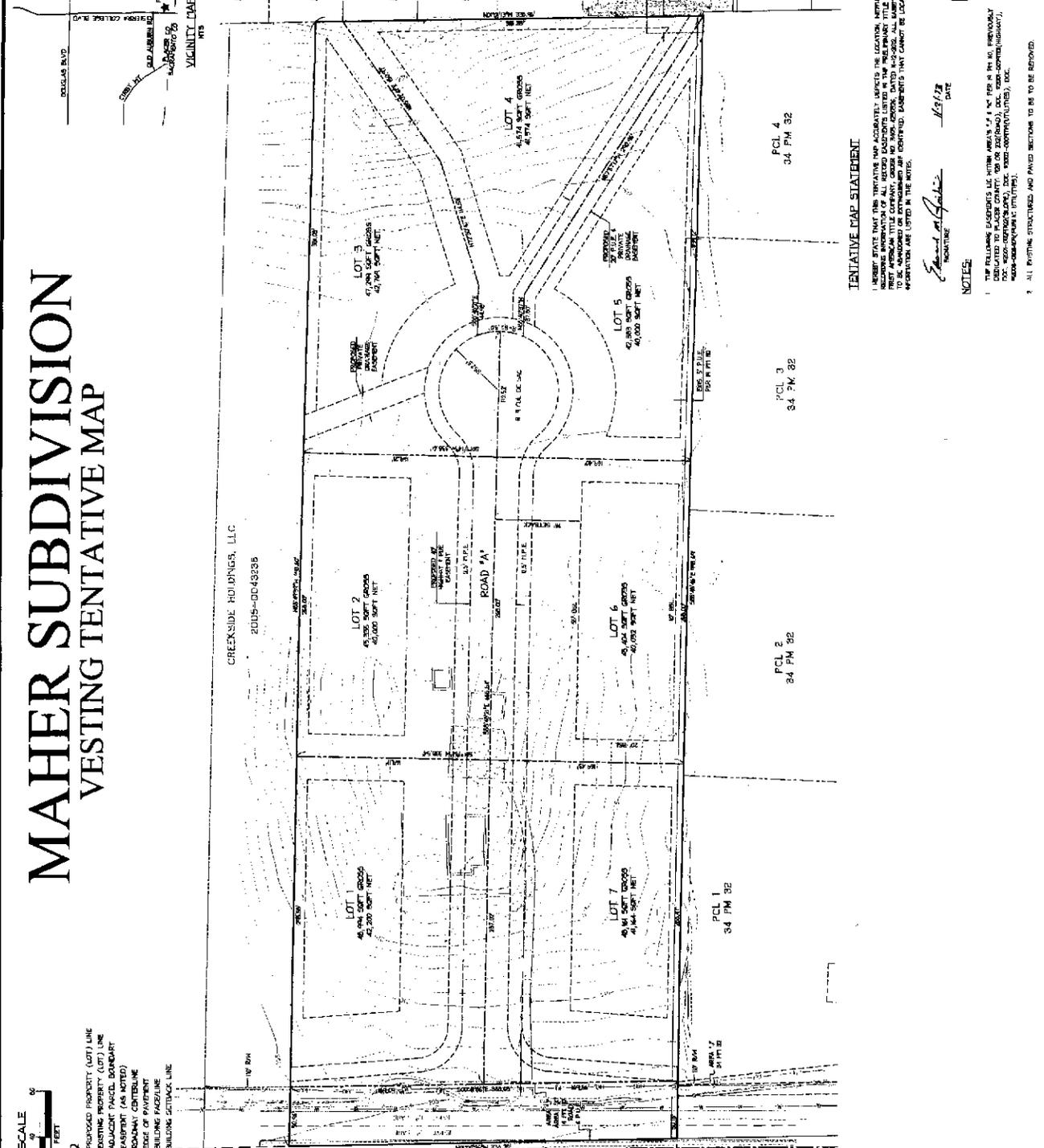
- RS-AG-B-100
- RS-AG-B-40
- RS-B-X 20 AC. MIN. PD = 0.93
- FOCUS PARCEL
- COUNTY BOUNDARY
- CITY OF ROSEVILLE



MAHER SUBDIVISION VESTING TENTATIVE MAP

9765 SIERRA COLLEGE BLVD
ROSEVILLE, CA
VESTING TENTATIVE MAP

500 West Street, Suite A, Auburn, CA 95603
(530) 885-3107 Fax (530) 885-5157
Clandahl & Knill, Inc.



LEGEND

PROPOSED PROPERTY (LOT LINE)
EXISTING PROPERTY (LOT LINE)
ADJACENT PAVED HIGHWAY
PAVEMENT (AS NOTED)
BOUNDARY CENTERLINE
EDGE OF PAVEMENT
BUILDING FOOTPRINT
BUILDING SETBACK LINE
EOL

GRAPHIC SCALE
1 INCH = 40 FEET

PROPERTY DATA

OWNER: MARY ELA MAHER
10000 SIERRA COLLEGE BLVD
ROSEVILLE, CA 95661

APPLICANT: JANE MAHER
ATTORNEY: ANTHONY CALABRO, LLC
JANE MAHER, 10000 SIERRA COLLEGE BLVD, SUITE A, ROSEVILLE, CA 95661
(916) 885-3107

CIVIL ENGINEER: GLENN S. HALL, INC.
100 HALL STREET, SUITE A, ROSEVILLE, CA 95661
(916) 885-3107

SITE ADDRESS: 9765 SIERRA COLLEGE BLVD
ADDRESS RANGE: 96-096-040-000

PARCEL SIZE: 7.39 AC

CURRENT ZONING: RS-16-0-0

CURRENT USE: SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS: 7

PROPOSED LOTS: 15-42-5-41

PROPOSED LOTS: SINGLE FAMILY RESIDENTIAL

PROPOSED BUILDING FOOTPRINTS:

REAR: 27'
SIDE: 27'
FRONT: 27'
SIERRA COLLEGE: 30'

UTILITIES/SERVICES:
WATER: SAN JUAN WATER DISTRICT
SEWER: DOWNSIDE PLACER COUNTY
POWER: DOWNSIDE PLACER COUNTY
TELEPHONE: SCS P&E
FIRE: DISTRICT FOUR PLACER FIRE PROTECTION DISTRICT

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY SHOWS THE LOCATION, AREA, TIME AND DISTANCE OF ALL RECORD EASEMENTS LISTED IN THE RELEVANT TITLE REPORT ISSUED BY THE COUNTY CLERK OF PLACER COUNTY, CALIFORNIA, AND THAT THE SAME ARE TO BE MAINTAINED OR ATTACHED AND IDENTIFIED EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

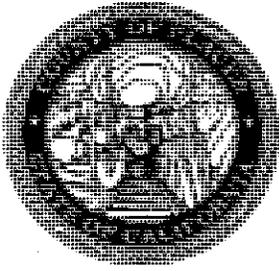
Edward J. Galt
REGISTERED ENGINEER
1/29/12
DATE

NOTES:

1. THE FOLLOWING EASEMENTS ARE WITHIN AREAS OF A 4' PER 4' P.M. EASEMENT ONLY AND ARE NOT TO BE CONSIDERED AS EASEMENTS FOR THE PURPOSES OF THIS MAP:
DOWNSIDE PLACER COUNTY (DOWNSIDE PLACER COUNTY), INC.
DOWNSIDE PLACER COUNTY (DOWNSIDE PLACER COUNTY), INC.

2. ALL EXISTING STRUCTURES AND PAVED SECTIONS TO BE TO BE REMOVED.

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**RECOMMENDED CONDITIONS OF APPROVAL – VESTING
TENTATIVE MAP “MAHER SUBDIVISION” (PSUB 20130163)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Vesting Tentative Map is approved for the Maher Subdivision, a 7-lot single-family residential subdivision with lot sizes ranging from 40,000 to 43,700 square feet on a 7.3 acre parcel (APN: 466-030-049). (PD)
2. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five full-size prints of the approved Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. (PD)

IMPROVEMENTS/IMPROVEMENT PLANS

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

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ATTACHMENT C

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

The applicant shall provide five (5) copies of the approved Tentative Subdivision Map(s) and two copies of the approved conditions with the plan check application. The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(MM VI.1) (ESD)**

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

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

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

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If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(MM VI.2) (ESD)**

5. **Landscape Plan:** The Improvement Plans shall provide details of the earthen berms on Lots 1 and 7 and all proposed landscaping and irrigation, for the review and approval of the Development Review Committee. Said landscaping shall be installed prior to issuance of a Certificate of Occupancy for Lots 1 and 7.

Landscape Design Considerations: Mature size of all proposed plants and trees shall be shown on the Improvement Plans and spacing shall be designed for maturity. Where applicable, as determined by the Development Review Committee, line of sight modeling exhibits shall be provided at locations where conflict may arise as a result of mature plants and trees. Trees with invasive root potential shall be avoided. Low maintenance plants such as those without excessive droppings shall be preferred. Water efficiency shall be considered in the selection of plant material and irrigation system. Public utility easements shall be depicted on the Improvement Plans and kept free of trees and landscaping except for minor ground cover, shrubs, etc. **(PD/DFS)**

6. The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(MM VI.4) (ESD)**

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

- a) Road, pavement, and parking area design;
- b) Structural foundations, including retaining wall design (if applicable);
- c) Grading practices;
- d) Erosion/winterization;
- e) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- f) Slope stability

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

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provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot-by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Conditions, Covenants, and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s). **(MM VI.3) (ESD)**

8. The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Environmental Health Services Division and the Engineering and Surveying Division a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. **(ESD/EHS)**

9. Prior to the filing of Final Subdivision Map(s), an agreement shall be entered into between the developer and the utility companies specifically listing the party (ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Division. Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted that includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

10. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate, unless otherwise specified by the cable company. **(ESD)**

11. The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM IX.1) (ESD)**

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

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

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

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

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees. 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 Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(MM VI.5, MM IX.5) (ESD)**

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

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

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

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management. **(MM IX.6) (ESD)**

16. Provide the Engineering and Surveying Division with a letter from the South Placer Fire District (SPFD) describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(ESD)**

17. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

18. The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language/graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at

public access points along channels and creeks within the project area. The Homeowner's Association is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

19. The Improvement Plans shall show the extension of a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater, to the satisfaction of Development Review Committee and the serving fire district. **(ESD)**

20. Prior to Improvement Plan approval, a sewer service to the property boundary of each existing residence to public sanitary sewers, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. Note: Connection fees are not to be included in the Engineer's Estimate. The connection of each existing residence within this project to public sanitary sewers is required. Note: A Certificate of Occupancy shall not be authorized until public sewer improvements have been accepted by the County. **(ESD)**

21. The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing plan shall be provided to the ESD for review and approval. **(ESD)**

GRADING

22. Prior to Improvement Plan approval, any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (i.e., mass grading, residential pad grading) must be approved by the Development Review Committee (DRC). The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. **(ESD/PD)**

23. The preliminary geotechnical engineering report performed by Holdrege & Kull, dated May 31, 2013 indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.

For pad graded lots, prior to final acceptance of project improvements or consideration of early Building Permits and after the completion of the pad grading for all lots, the applicant shall submit to the Engineering and Surveying Division (ESD) for review and approval, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). Once approved by the ESD, two copies

of the final soil investigation and certification for each lot shall be provided to the ESD and one copy to the Building Services Division for its use.

The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. A note shall be included on the Improvement Plans, Conditions, Covenants, and Restrictions (CC&Rs), and the Informational Sheet filed with the Final Subdivision Map(s), which indicates the requirements of this condition. (ESD)

24. The Improvement Plans shall show for review –all Lots which are approved for pad grading. The maximum building height limit for these lots shall be measured from the graded, pad elevation. (ESD)

ROADS/TRAILS

25. The Improvement Plans shall show the construction of subdivision roads on-site to a Rural Minor Residential (Plate R-3 Land Development Manual (LDM)) standard as depicted on the approved Tentative Map. All subdivision roads shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by DPW. The roadway structural section shall be designed for a minimum Traffic Index of 5.0 (Ref. Section 4, LDM). (ESD)

26. The Improvement Plans shall show the construction of a public road entrance onto Sierra College Blvd to a Plate R-17 Major, Land Development Manual standard. The design speed of Sierra College Blvd shall be 55 mph, unless an alternate design speed is approved by the DPW. The Plate R-17 improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Division (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 10.0, but said section shall not be less than three inches of asphalt concrete over eight inches of Class 2 aggregate base unless otherwise approved by the ESD. (ESD)

27. The Improvement Plans shall show the construction of three travel lanes plus a 4 foot bike lane/shoulder (40 foot minimum pavement not including curb, gutter or Plate R-17 taper) road section where the project fronts Sierra College Blvd, as directed by the Engineering and Surveying Division (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches of asphalt concrete over 8 inches of Class 2 aggregate base, unless otherwise approved by DPW and ESD. (ESD)

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28. An Encroachment Permit shall be obtained from the Department of Public Works prior to Improvement Plan approvals for any landscaping within public road rights-of-way. **(ESD)**

29. Prior to Improvement Plan approval and/or recordation of the Final Subdivision Map(s), proposed road names shall be submitted to the Engineering and Surveying Division (ESD) - Addressing (530-745-7530) for review and approval. **(ESD)**

30. The Improvement Plans shall show the provision of school bus/transit turnout(s), if required, to the satisfaction of the California Highway Patrol (CHP), local busing provider, and the Engineering and Surveying Division. Prior to Improvement Plan approval, a letter shall be provided from the CHP and local busing provider that addresses the need for a turnout and the turnout design. **(ESD)**

31. The Improvement Plans shall show streetlight(s), designed in accordance with the Caltrans Traffic Manual and Standard Plans and installed to the satisfaction of the Department of Public Works and the electrical service provider at: Sierra College Blvd. and the on-site subdivision roadway.

Streetlights shall be of a type, height, and design to direct lighting downward, shielding, to the greatest extent practical, light exposure beyond that needed for proper intersection lighting. Electrical service and ongoing maintenance and operation of the street lights shall be the responsibility of the homeowner's association, property owner's association, or other entity responsible for maintenance. The developer shall choose the appropriate rate schedule from the electrical service provider to fund service as well as ongoing maintenance costs. **(ESD)**

32. The Improvement Plans shall show the construction of a Class II bikeway along the project's frontage on Sierra College Blvd. pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to the Department of Public Works/Development Review Committee review and approval. **(ESD)**

PUBLIC SERVICES

33. Prior to Improvement Plan approval and recordation of the Final Subdivision Map(s), provide to DRC "will-serve" letters from the following public service providers, as required:

- a) Sewer Maintenance District 2 (SMD #2)
- b) South Placer Wastewater Authority (SPWA)
- c) San Juan Water District
- d) Pacific Gas & Electric
- e) Solid Waste Disposal Service
- f) AT & T

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid (received within one year), they shall not be required again. **(ESD/EHS)**

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34. Prior to the approval of the Improvement Plans, provide the Development Review Committee (DRC) with proof of notification (in the form of a written notice or letter) of the proposed project to:

- a) Eureka School District
- b) The Placer County Sheriff's Office (ESD)

35. Prior to Improvement Plan approval and recordation of the Final Subdivision Map(s), confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. Prior to Improvement Plan approval, the applicant shall provide a letter to the Development Review Committee (DRC) from the postal authorities stating its satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes. The Improvement Plans and Final Subdivision Map(s) shall show easements, concrete bases, or other mapped provisions that shall be included in the development area and required improvements if clustering or special locations are specified. (ESD)

36. Prior to Improvement Plan approval, the applicant shall pay their fair share fee per equivalent dwelling unit (EDU), toward the cost of the future improvement projects (including design and construction management along with actual construction costs) as identified in the December 2009 South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation), specifically RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b) dated April 14, 2006; updated January 24, 2008 and September 3, 2009. Figure 6 of TM 3b identifies project areas with hydraulic capacity deficiencies for the build out Peak Wet Weather Flow (PWWF) scenario. The fair share fee will be determined and payment required prior to Improvement Plan approval. (MM XVII.1) (ESD)

GENERAL DEDICATIONS/EASEMENTS

37. On the Improvement Plans and Final Subdivision Map(s), provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Division (ESD) and DRC:

- a) A 40 foot-wide private road, public utility, public support, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways. (ESD)
- b) An Irrevocable Offer of Dedication to Placer County for a 40 foot-wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways for road and utility purposes. Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication.

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- c) Dedicate to Placer County one-half of a 110 foot-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Sierra College Blvd, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works. (ESD)
- d) Dedicate 12.5 foot multi-purpose easements adjacent to all highway easements. (ESD)
- e) Public utility easements as required by the serving utilities. (ESD)
- f) Drainage easements as appropriate. (ESD)
- g) Provide private easements for existing or relocated water lines, service/distribution facilities, valves, and other utilities, as appropriate. (ESD)
- h) Landscape easements as appropriate. (ESD/PD)
- i) Designate a "no-access" strip along Lot 4 adjacent to Davenwood Ct. (ESD)

VEGETATION & OTHER SENSITIVE NATURAL AREAS

38. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures conducted by a qualified biologist. 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 nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the 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

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and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report. (MM IV.1) (PD)

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

40. Include the following standard note on the Improvement Plans: No watering or irrigation of any kind shall be allowed within the critical root zone of native oak trees within the project boundaries. The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. (PD)

41. The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

1) At the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map(s);

2) No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts

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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. (PD/ESD)

CULTURAL RESOURCES

42. The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division 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 Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. (PD)

FEES

43. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fees required are \$ 2,094.00 for projects with Negative Declarations (Note: the fees include a \$50 County Recorder's fee). Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Services Division within five (5) working days after the appeal period has expired (final project approval). NOTE: Projects heard by the Board of Supervisors are not subject to an appeal period (checks made payable to Placer County).** (PD)

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

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

The current total combined estimated fee is \$6,776 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes,
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then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **(MM XVI.1) (DPW)**

45. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$250 per single family residential unit, payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(MM IX.3) (ESD)**

46. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$89 per single-family residence. **(MM IX.4) (ESD)**

47. Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance. (For reference, the current fee for single family dwellings is \$660 per unit at Final Subdivision Map and \$3,500 per unit when a Building Permit is issued. **(DFS)**

NOISE

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

49. Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a
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qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. **(PD)**

50. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:
- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
 - b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
 - c) Saturdays, 8:00 am to 6:00 pm **(MM XII.2)**

In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans.

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

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(ESD/PD)**

ENVIRONMENTAL HEALTH

51. Prior to the approval of the Improvement Plans, submit to Environmental Health Services (EHS) a "will-serve" letter from Placer County Sewer Maintenance District 2 indicating that the district can and will provide sewerage service to the project. Connection of each structure in this project to sanitary sewers is required.

52. Prior to the approval of the Improvement Plans, submit to EHS a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. **(completed)**

53. Prior to the approval of the Improvement Plans, submit to EHS, for review and approval, a "will-serve" letter or a "letter of availability" from San Juan Water District for domestic water service. **(completed)** The applicant shall connect the project to this treated domestic water supply.

54. Prior to Improvement Plans approval, a note shall be placed on the Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Central Valley Regional Water Quality Control Board.

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55. If Best Management Practices are required by the Engineering and Surveying Department for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations.

56. The owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder.

57. Prior to Improvement Plan approval, apply for permits from EHS to properly abandon the existing septic tank and the existing well on the parcel. The abandonments shall be completed prior to Improvement Plan approval.

58. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainageways on or adjacent to, the site is prohibited. This note shall be placed on the Improvement Plans.

59. The drilling of wells for domestic water or irrigation is prohibited.

AIR QUALITY

60. Prior to approval of Grading Plans or Improvement Plans (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to 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. MM III.1

Include the following standard notes on the Grading Plans:

- a) The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment.
- b) In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
- c) 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

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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. *(Based on APCD Rule 228 / section 401.5)*

d) 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. *(Based on APCD Rule 228 / section 401.1, 401.4)*

e) During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)*

f) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)*

g) 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). *(Based on APCD Rule 228 / section 402)*

h) 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. *(Based on APCD Rule 228)*

i) 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. *(Based on APCD Rule 202)*

j) 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. *(Based on APCD Rule 217).*

k) 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.

l) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

m) Signs shall be posted in the designated queuing areas of the construction site to limit idling to a maximum of 5 minutes.

n) Idling of construction related equipment and construction related vehicles shall not occur within 1,000 feet of any sensitive receptor.

o) 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. *(Based on APCD Rule 310)*

p) The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

61. Include the following standard notes on all Building Plans approved in association with this project: MM III.2

a) Prior to building permit approval, in accordance with the Placer County Air Pollution District Rule 225, only U.S. EPA Phase II certified wood burning devices or a U.L. Listed Decorative Gas Appliance shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.

b) To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use

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within the District, all projects must comply with APCD Rule 218. Please see our website for additional information: *(Based on APCD Rule 218)*

c) Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits shall be shown.

MISCELLANEOUS CONDITIONS

62. The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any entrance structure proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.

Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3 feet in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). **(PD/ESD)**

63. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Maher Residential Subdivision Development in Granite Bay. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(PD)**

64. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

65. No gate is proposed as a part of this subdivision. Any future gated entry feature/structure proposed by the applicant shall be returned to the Planning Commission for approval of a modification of the discretionary permit. **(ESD)**

66. Prior to submittal of the Final Subdivision Map(s), the applicant shall submit to the satisfaction of the Development Review Committee a Revised Tentative Subdivision Map(s) which:

- a) Revises the on-site roadway easement call out to state "A 40' wide private road, public utility, public support, and emergency access easement". (ESD)

CC&Rs

67. Prior to recordation of the Final Subdivision Map(s), Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted for review and approval by the Engineering and Surveying Division, County Counsel, and other appropriate County Departments. CC&Rs shall be recorded concurrently with the filing of the Final Subdivision Map and shall contain provisions/notifications for

- a) The applicants shall create- a Homeowner's Association with certain specified duties/ responsibilities including the enforcement of all of the following notifications.
- b) A note shall be included that states that: Maintenance of all water quality Best Management Practices (BMPs) shall be the responsibility of the Homeowner's Association. Inspection of these BMPs shall be conducted at least annually. Maintenance records and proof of inspections shall be retained on site, and shall be available for County review upon request. (ESD)
- c) A note shall be included that states that: Maintenance of on-site private roadways, roadway drainage, and easements is the responsibility of the Homeowner's Association. (ESD)
- d) A note shall be included that states that: Maintenance and operation of street lighting constructed with the subdivision improvements shall be the responsibility of the Homeowner's Association. The developer shall choose the appropriate rate schedule from the electrical service provider to fund service as well as maintenance costs.
- e) A note shall be included that states that: All restrictions not monitored by Placer County shall be monitored and enforced by the Homeowner's Association.
- f) A note shall be included that states that: None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County.
- g) Applicant or Homeowner's Association shall distribute printed educational materials highlighting information regarding the stormwater facilities/Best Management Practices

(BMP's), recommended maintenance, and inspection requirements, as well as -conventional water conservation practices and surface water quality protection, to future buyers. (ESD)

h) Notification to future owners of Lots 1 through 7, that have permanent Best Management Practices (BMPs) installed on the lot, of the annual maintenance requirements and that BMPs shall not be removed unless to replace with a more efficient BMP. (PD/ESD/EHS/APCD)

68. Covenants, Conditions and Restrictions (CC&Rs) in draft form shall be submitted to the Engineering and Surveying Division for review pursuant to Section 16.28.060 together with an index identifying the specific CC&R section that corresponds with each applicable condition of approval. The CC&Rs shall contain provisions to satisfy all applicable conditions of approval imposed on the conditionally approved vesting tentative map and County Code including the identification of an entity or entities that will be empowered to levy assessments and perform all the work needed for the upkeep of subdivision improvements. The CC&Rs shall reference any Annexation to a previously established set of CC&Rs may satisfy this requirement. The executed and approved CC&Rs shall record concurrently with the final map and each document shall reference the recording information of the other. (ESD)

NOTIFICATION TO FUTURE BUYERS

69. Notification to future homeowners/builders that removal or disturbance of native -trees 6 inches diameter at breast height (dbh) or greater, if single trunk, or 10 inches aggregate for multiple trunk, if located within any building setback areas, or areas outside of a recorded building envelope, or other areas not previously approved for tree removal, requires Development Review Committee approval.

Individual Lots approved with this subdivision are also subject to the provisions of the Placer County Tree Preservation Ordinance. (PD)

70. Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution. (PD)

71. Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. (PD)

72. Notification to all future lot owners of a listing of drought tolerant plant materials and information regarding drip irrigation systems designed to conserve water. (PD)

73. Notification to future owners of Lot 1 and 7 that prior to issuance of a Certificate of Occupancy, the lot owner(s) shall submit evidence to the Planning Services Division
JANUARY, 2014 PC

demonstrating that the required landscaping for the earthen berms has been installed with irrigation. Said evidence may include any of the following:

a) A photograph(s) depicting that landscaping has been installed in accordance with the landscape plan included with the approved improvement plans, including the date and address of the property.

b) A field verification by a Placer County employee determining the above requirements have been satisfied. **(PD)**

74. Notification to future owners of lots 1 and 7 that maintenance of the landscaped noise attenuation berms is the responsibility of the individual homeowner, and all landscaping shall be maintained as shown on the approved improvement plans, or as otherwise approved by the Development Review Committee.

75. Notification to the future owners that no structures, including solid fencing over three (3) feet in height, may be installed in front setback or street side setback areas, including any property frontages along roadways (unless otherwise allowed under section 17.54.030B1 of the Placer County Zoning Ordinance). **(PD)**

76. The CC&Rs prepared for the project shall include a provision that states no storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles shall be permitted within the project. **(PD)**

77. The maximum building height for this Residential Development is 30 feet. **(PD)**

78. The maximum building coverage per residential lot in this Residential Development is per Placer County Zoning Ordinance Article 17.50.010. **(PD)**

79. Prior to recordation of the Final Subdivision Map(s), an "Informational Sheet" identifying general and specific lot development restrictions, setbacks, easements, tree protection, architectural guidelines, water conservation, etc., as defined within the conditions herein, and shall be subject to Development Review Committee (DRC) approval. The "Informational Sheet" shall be prepared, filed, and recorded with the Final Subdivision Map(s). The specific content and form of this information shall be subject to DRC approval. **(PD/ESD)**

DEVELOPMENT STANDARDS

80. The Development Standards for this project are as follows:

a) Pursuant to the Zoning Ordinance, setbacks established herein apply to all structures and accessory structures. Setbacks for swimming pools/spas/pool equipment, etc. shall

conform to Placer County Code, Article 17.54.140, formerly Zoning Ordinance Section 10.082 B (5). **(PD)**

b) Pursuant to the Zoning Ordinance, wherever a road right-of-way is less than 50 feet in width, 25 feet must be added to the front setback requirement as measured from the centerline of the traveled way.

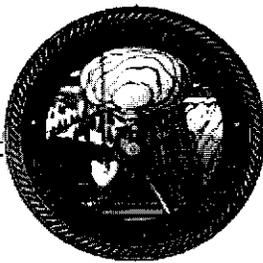
c) The maximum building coverage per residential lot in this Subdivision is per Zoning Ordinance Article 17.50.010.E **(PD)**

EXERCISE OF PERMIT

81. The applicant shall have 36 months to exercise this Vesting Tentative Map. Unless exercised, this approval shall expire on January 20, 2017. **(PD)**

82. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**

83. Prior to the County's recordation of the Final Map, submit to the Engineering and Surveying Division the map in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record. **(ESD)**



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

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

PUBLIC NOTICE

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

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



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

INITIAL STUDY & CHECKLIST

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

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

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

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

A. BACKGROUND:

Project Description:

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

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

Project Site (Background/Existing Setting):

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

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

B. ENVIRONMENTAL SETTING:

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

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

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

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

Discussion- Item I-1:

The proposed project will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista.

Discussion- Item I-2:

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

Discussion- Item I-3:

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

Discussion- Item I-4:

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

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X

5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X
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Discussion- All Items:

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

III. AIR QUALITY – Would the project:

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

Discussion- Item III-1:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County. The Maher Subdivision residential development would be consistent with the zoning of the parcel. The proposed project consists of subdividing an approximately 7.3-acre site into seven residential lots. The increase in density resulting from the newly created parcels would not contribute a significant impact to the Region, as the related emissions would be below the significance level. No mitigation measures are required.

Discussion- Items III-2, 3:

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

In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. The operational-related emissions resulting from the additional dwelling units would be below the significance level and will not violate air quality standards or substantially contribute to existing air quality violations. With the implementation of the following mitigation measures and notes on the grading improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria.

Mitigation Measures- Items III-2, 3:

MM III.1 (Construction)

1. Prior to approval of Grading Plans or Improvement Plans (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to <http://www.placer.ca.gov/departments/air> and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.

Include the following standard notes on the Grading Plans:

2. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
3. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
4. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
5. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
6. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
7. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
8. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
9. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
10. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
11. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
12. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
13. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
14. Signs shall be posted in the designated queuing areas of the construction site to limit idling to a maximum of 5 minutes.
15. Idling of construction related equipment and construction related vehicles shall not occur within 1,000 feet of any sensitive receptor.
16. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
17. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

MM III.2 (Operation)

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

1. Prior to building permit approval, in accordance with the Placer County Air Pollution District Rule 225, only U.S. EPA Phase II certified wood burning devices or a U.L. Listed Decorative Gas Appliance shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.
2. To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218. Please see our website for additional information.
3. Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits shall be shown.

Discussion- Item III-4:

The project includes minor grading operations which may result in short-term diesel PM emissions from on-site heavy-duty equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion- Item III-5:

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

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of			X	

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

Discussion- Items IV-1,2:

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

According to the assessment, there are sixteen special-status species located within five miles of the project site. However, no special-status species were observed on-site. In addition, no aquatic habitat is present onsite; therefore, species dependent on wetlands, including vernal pools, or riparian habitat were not considered further in the biological resources assessment report. The assessment concludes that the project will not substantially reduce the habitat of a fish or wildlife species, eliminate a plant or animal community, or reduce the number or restrict the range of an endangered, rare, or threatened species because none are known or expected to occur on the project site.

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

Mitigation Measures- Items IV-1, 2:

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

Discussion- Item IV-3:

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

Discussion- Item IV-4:

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

Discussion- Item IV-5:

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

Discussion- Item IV-6:

The project will not interfere with the movement of any known native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

Discussion- Item IV-7:

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

Mitigation Measures- Item IV-7:

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

Discussion- Item IV-8:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

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

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Discussion- Item V-1:

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

Discussion- Items V-2, 3, 6:

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

Although impacts are not anticipated to occur given the above project findings which are based on factual research and reports prepared by the North Central Information Center (dated May 7, 2013) and the Native American Heritage Commission, construction of improvements required to vest the project could result in accidental discovery of previously unknown resources. Therefore, the following standardized condition of approval will be placed on the project in accordance with General Plan policy in the event of accidental discovery of archaeological or paleontological resources, or human remains:

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

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

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

No mitigation measures are required.

Discussion- Item V-4:

The project does not have the potential to cause a physical change that will affect any known unique ethnic cultural values.

Discussion- Item V-5:

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

VI. GEOLOGY & SOILS – Would the project:

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

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

Discussion- Items VI-1, 2, 3:

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

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

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

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

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

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

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

MM VI.1 The applicant shall prepare and submit improvement plans, specifications and cost estimates (per the requirements of section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the improvement plans. The applicant shall pay plan check and inspection fees with the 1st improvement plan submittal. (Note: prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the design/site review process and/or development review committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of improvement plans. Record drawings shall be prepared and signed by a California registered civil engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the county of site improvements.

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

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

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

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

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

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

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

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

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

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

Discussion- Item VI-4:

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

Discussion- Items VI-5, 6:

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

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

Mitigation Measures- Items VI-5, 6:

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

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

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

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

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Discussion- Item VI-7:

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

Discussion- Item VI-8:

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

Discussion- Item VI-9:

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

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

Mitigation Measures - Item VI-9:

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

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:

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

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The project would result in minor grading with the potential for seven additional dwelling units to be constructed at a later date. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion- Items VIII-1, 2:

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

Discussion- Item VIII-3:

There are no known existing or proposed schools within one-quarter mile of the proposed project site. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

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Discussion- Items VIII-4, 9:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 1 Environmental Site Assessment by Holdrege and Kull dated May 30, 2013 identified the project site as a former orchard area and a subsequent Phase II soils sampling was performed. The initial soil sampling (Phase II) detected an anomalous lead concentration in the soil and further soils sampling and lead paint sampling (Addendum to Phase II) of the structure was performed. Based on the results of the second set of sampling, it is the determination of Holdrege and Kull and Placer County Environmental Health that the site does not require any further action with respect to characterization and remediation of lead in the soil. No mitigation measures are proposed.

Discussion- Item VIII-5:

The project is not located within an airport land use plan or, where such a plan has been adopted, or within two miles of a public airport or public use airport. As such, the project would not result in a safety hazard for people residing or working in the project area.

Discussion- Item VIII-6:

The project is not within the vicinity of a private airstrip and as such, would not result in a safety hazard for people residing in the project area.

Discussion- Item VIII-7:

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

Discussion- Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. No mitigation measures are required.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate				X

Map or other flood hazard delineation map? (ESD)				
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

Discussion- Item IX-1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from San Juan Water District. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item IX-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge.

Discussion- Item IX-3:

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

Discussion- Item IX-4:

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

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

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

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

However, Dry Creek Watershed fees are still required as mitigation measures for new projects within the Dry Creek Watershed. If these fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts and the payment of Dry Creek Watershed fees are required as mitigation measures.

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

Mitigation Measures- Item IX-4:

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

MM IX.1 The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

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

MM IX.3 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$250 per single-family residence, payable to the Engineering and Surveying Division prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

MM IX.4 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$89 per single-family residence.

Discussion- Items IX-5, 6:

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

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

Mitigation Measures- Items IX-5, 6:

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

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

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

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees.

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

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

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

Discussion- Item IX-7:

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

Discussion- Items IX-8, 9, 10:

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

Discussion- Item IX-11:

The project will not alter the direction or rate of flow of groundwater as it does not propose the use of a groundwater source.

Discussion- Item IX-12:

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

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Item X-1:

The project will not divide an established community because the project and surrounding area has already been developed with residential land uses. This project would add new residences and residential accessory structure on seven lots. The Subdivision and subsequent residential development would be compatible with the established Granite Bay community and consistent with the Placer County Zoning Ordinance.

Discussion- Item X-2:

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

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

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

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

Discussion- Item X-3:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Discussion- Item X-4:

The project will not result in the development of incompatible land uses or create land use conflicts as the project is consistent with the Granite Bay Community Plan, Placer County Zoning Ordinance and is compatible with surrounding land uses. This is an infill project within an urbanized area of Granite Bay that is surrounded by low density residential developments, a residential subdivision and residential development in the City of Roseville. The proposed Maher Subdivision development would be consistent with the Zone District and would comply with all of the development standards in the Placer County Planning and Zoning Ordinance.

Discussion- Item X-5:

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

Discussion- Item X-6:

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

Discussion- Item X-7:

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

Discussion- Item X-8:

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

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X

2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X
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Discussion- All Items:

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the project site. Development of the project would not result in impacts to mineral resources.

XII. NOISE – Would the project result in:

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

Discussion- Item XII-1:

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

Mitigation Measures- Item XII-1:

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

Discussion- Item XII-2:

Noise levels generated by the project would be at levels typically associated with single-family residential uses and would not result in a substantial permanent increase in ambient noise levels. No mitigation measures are required.

Discussion- Item XII-3:

The project may result in a moderate, temporary or periodic increase in ambient noise levels in the project vicinity (above levels existing without the project). This is a result of the construction of required project improvements such as seven new single-family residences with driveways on seven lots and a new access road. This temporary increase due to limited short term construction activities will be less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evenings and early mornings, as well as all day Sunday, will be free of construction noise. Mitigation measures are required as follows.

Mitigation Measures- Item XII-3:

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

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

Discussion- Item XII-4:

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

Discussion- Item XII-5:

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

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:

The project will not directly or indirectly result in substantial population growth in the area. Following recordation of the Final Subdivision Map, the property owner will possess rights to develop the seven lots with a single-family residence and associated residential accessory structure(s) on each lot. The potential development of seven additional residences would be consistent with the site's RS-AG-B-40 [E11] zoning and has already been accounted for in the Granite Bay Community Plan (land use designation).

Discussion- Item XIII-2:

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

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

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

Discussion- Item XIV-1:

The project could result in an incremental increase in the need for fire protection services with the creation of seven new single-family residences. However, any newly constructed dwelling unit would be required to comply with California Building Code Chapter 7A which, among other more specific requirements, requires new residences to be constructed with fire resistive exterior materials and prohibits unprotected exterior wall openings. Therefore the project will not require the provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

Discussion- Item XIV-2:

The project could result in an incremental increase in the need for sheriff protection services. The addition of seven new single-family residences would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures are required.

Discussion- Items XIV-3,4,5:

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

XV. RECREATION – Would the project result in:

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

Discussion- Item XV-1:

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

Discussion- Item XV-2:

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

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

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

Discussion- Items XVI-1, 2:

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

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

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

Mitigation Measures - Item XVI-1, 2:

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

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

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

Discussion- Item XVI-3:

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

Discussion- Item XVI-4:

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

Discussion- Item XVI-5:

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

Discussion- Item XVI-6:

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

Discussion- Item XVI-7:

The project will not conflict with any adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities. There is no impact.

Discussion- Item XVI-8:

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)		X		
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Item XVII-1:

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

Discussion- Item XVII-2:

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

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

Mitigation Measures- Item XVII-2:

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

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

Discussion- Item XVII-3:

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

Discussion- Item XVII-4:

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

Discussion- Items XVII-5, 6:

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

Discussion- Item XVII-7:

The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

- Planning Services Division, Roy Schaefer, Chairperson
- Planning Services Division, Air Quality, Lisa Carnahan
- Engineering and Surveying Division, Rebecca Taber
- Department of Public Works, Transportation, Amber Conboy
- Environmental Health Services, Mohan Ganapathy
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Environmental Engineering Division, Heather Knutson
- South Placer Fire District, Lawrence Bettencourt



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

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

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

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

**Mitigation Monitoring Program –
Mitigated Negative Declaration PLUS # PSUB 20130163
for Maher Subdivision**

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:

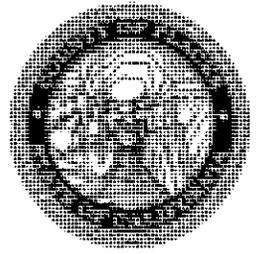
Mitigation Measures #'s III.1, III.2, IV.1, IV.7, VI.1, VI.2, VI.3, VI.4, VI.5, VI.6, IX.1, IX.2, IX.3, IX.4, IX.5, IX.6, XII.1, XII.2, XVI.1, XVII.2.

Project Specific Reporting Plan (post project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- "Contents of project specific reporting plan."

The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit:
(include entire text of mitigation measure)

County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue
Auburn, CA 95603
County Contact: Linda Brown, Field Representative (916) 787-8960



December 6, 2013

Placer County Planning Commission
Attn: Jeffrey Moss, Chair
3091 County Center Drive
Auburn CA 95603

RE: Maher Subdivision

Dear Chairman Moss:

At the December 4, 2013 meeting of the Granite Bay Municipal Advisory Committee, the GB MAC voted to recommend approval of the Maher subdivision, as presented, with a condition requiring landscaping, and maintenance of that landscaping, of the berms separating the subdivision from Sierra College Boulevard (lots 1 and 7). The vote was 6-0.

Best Regards,

A handwritten signature in black ink that reads "Walter Pekarsky".

Walter Pekarsky
Granite Bay MAC Chair

cc: Ashley Gibian, MAC Secretary

R E C E I V E D
DEC 09 2013

PLANNING DEPT.

CC: Roy Schaefer
file

ATTACHMENT G

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