COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

E.J. Ivaldi, Deputy Director

HEARING DATE: August 13, 2015
ITEM NO.: 2
TIME: 10:15 A.M.

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: August 6, 2015

SUBJECT: GRANITE ESTATES PROFESSIONAL CENTER CONDITIONAL USE PERMIT/PARCEL MAP/MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00169) MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)

COMMUNITY PLAN AREA: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Commercial

ASSESSOR PARCEL NUMBER: 048-142-023-000 and 048-083-017-000

ZONING: C2-UP-Dc (General Commercial, combining Use Permit, combining Design Scenic Corridor)

STAFF PLANNER: Roy Schaefer, Associate Planner

LOCATION: The project site is located on the south side of Douglas Boulevard at Granite Estates Drive, in the Granite Bay area.

APPLICANT: Ron Wood / RFE Engineering, Inc.

PROPOSAL:
Project proposes a Minor Land Division to create four lots on 2.79 of the 4.45 acres of Assessor's Parcel Number 048-142-023-000, a Minor Boundary Line Adjustment to enlarge the most eastern lot APN 048-083-017-000 from 1.0 acres to approximately 1.61 acres, and a Conditional Use Permit to allow three medical office buildings, and one general office building with associated parking and circulation areas on APN 048-142-023-000.

CEQA COMPLIANCE: A Mitigated Negative Declaration (Attachment H) has been prepared for this project and has been finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period which closed on July 21, 2015. During the public comment period, correspondence (four letters from Granite Bay organizations and nearby property owners and one letter from the Central Valley Regional Water Quality Control Board) was received and is attached to the staff report. Comments on the Mitigated

Negative Declaration have been addressed in the "Discussion of Issues" portion of this staff report. The Mitigated Negative Declaration and Mitigation Monitoring Program are attached and must be found to be adequate by the Planning Commission to satisfy the requirements of CEQA, and a recommended finding for this purpose is included at the end of this report.

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. Community Development Resource Agency staff, the Department of Environmental Health, the Air Pollution Control District and the Granite Bay Municipal Advisory Council (MAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

BACKGROUND:
The "Granite Bay Retail and Carwash" project was approved for this site in 2007 by the Planning Commission. Project entitlements included a Community Plan Amendment, Rezone, and Use Permit resulting in a Commercial land use designation and a C2-UP-DC (General Commercial, combining Use Permit and combining Design Scenic Corridor) zone district. A Conditional Use Permit was also approved to allow for the construction of three commercial buildings, ranging in size from 5,500 square feet to 7,638 square feet, an automated carwash, and associated parking, circulation, and landscape areas on Assessor's Parcels 048-142-023 and 048-083-017. The Conditional Use Permit subsequently expired in 2009 because the permit was not exercised.

PROJECT DESCRIPTION:
The Granite Estates Professional Center project proposes to construct three medical office buildings (One 8,000 square foot building and two 4,425 square foot buildings) and one office building (3,800 square feet), and associated parking and circulation areas on APN: 048-142-023-000. The project includes an application for a Minor Boundary Line Adjustment to enlarge the most eastern lot (APN: 048-083-017-000) from 1.0 acre to approximately 1.61 acres and will be left vacant at this time. A four-lot parcel map is proposed for the remaining 2.79 acres of the western lot (APN: 048-142-023-000). The overall site is comprised of approximately 4.45 acres total.

There are 109 parking stalls proposed, including five accessible spaces (2 standard and 3 van accessible). Shared use of the parking and access areas will be provided through an access, parking and maintenance agreement. Parking lot lighting would include high pressure sodium (HPS), metal halide, or other as established by the Development Review Committee, mounted on poles not to exceed 14 feet in height. Lighting fixture design would complement the building colors and materials and would be used to light entries, soffits, covered walkways and pedestrian areas.

Off-site improvements include construction of curb and gutter along Douglas Boulevard and Granite Estates Drive with a County standard Plate R-17 entry way at the Granite Estates Drive and Douglas Boulevard intersection. Granite estates Drive would have a minimum width of 40-feet of pavement with curb, gutter, and sidewalk consistent with County standards. Douglas Boulevard improvements include a 6-foot wide bike lane (Class II) and an 8-foot wide meandering concrete walkway in the landscaped area (a minimum 29-foot wide landscape area is proposed along the Douglas Boulevard frontage) of a new 70-foot right-of-way of Douglas Boulevard, consistent with the Granite Bay Community Plan for the south side of Douglas Boulevard. A 12.5-foot multi-purpose easement (MPE) is proposed along the Douglas Boulevard and the Granite Estates Drive right-of-way. The project also includes landscaping along the project frontage for Granite Estates Drive that would be from 14 to 17 feet in width (back of sidewalk to building).

SITE CHARACTERISTICS:
The project site is located on the south side of Douglas Boulevard, approximately 2,000 feet west of Barton Road. The site is currently undeveloped. The majority of the project site has been previously graded and is mostly dirt and gravel with weeds and star thistle growing sporadically throughout the site. The southern boundary of the proposed site is adjacent to Strap Ravine, and a portion of the riparian vegetation associated with Strap Ravine is located on the subject parcels, but is not proposed to be disturbed. The site is comprised of a total of 4.45 acres on two separate, adjacent parcels. The westernmost parcel is 3.4-acres in area and the easternmost parcel is one-acre.

EXISTING LAND USE AND ZONING:

Location	Zoning	Granite Bay Community Plan Designation	Existing Conditions and Improvements
Site	C2-UP-Dc (General Commercial, combining Use Permit, combining Design Scenic Corridor)	Commercial	Two undeveloped parcels
North	F-Dc-B-20 (Farm, combining Design Scenic Corridor, combining a Building Site minimum of 20,000 square foot)	Low Density Residential 0.4 – 0.9 Ac. Min.	Bushnell Garden Plant Nursery
South	RA-B-100 & RA-B-100 PD=.44 (Residential Agriculture, combining a Building Site minimum of 100,000 square foot and Residential Agriculture, combining a Building Site minimum of 100,000 square foot, with a Residential Planned Development of 0.44 Dwelling Units per acre)	Rural Residential 2.3 - 4.6 Ac. Min.	Single-Family Residential
East	Same as project site	Same as project site	Same as project site
West	O (Open Space)	Low Density Residential Density Transfer Parcels 0.4-0.9 Ac. Min.	Single-Family Residential

DISCUSSION OF ISSUES

Community Plan/Zoning Consistency

The Community Plan designation for the project site is Commercial and the Zone District is General Commercial; medical office and general offices are an allowable land use for the Granite Estates Professional Center project with a Zoning Clearance under the Service Uses category. In addition, Design Scenic Corridor is part of the Zone District and as such a Design Review is required as part of the land use permitting. The applicant has incorporated site design and architectural features consistent with that which is outlined in the Granite Bay Community Plan. A recommended condition of approval would require review of this project to make sure it is consistent with the Design Elements and Landscape Goals for the Douglas Corridor (Appendix One of the Granite Bay Community Plan). The preliminary elevations for this project show consistency with the preferred design elements including "craftsman-style village" architecture, single-story buildings, low-pitched rooflines, overhanging eaves, and a mix of natural materials throughout the structure. Incorporating these elements, as well as other proposed site design features, should improve the aesthetics of the corridor and minimize incompatibility with surrounding residential land uses.

The project would be compatible with existing development to the east, and would improve the aesthetics of the neighborhood by transforming a vacant and undeveloped dirt lot into a commercial

development. The project site is located along a stretch of the Douglas Boulevard corridor that is currently developed with commercial uses (i.e. Quarry Ponds Town Center, Douglas Feed and Ranch Supply, etc.). The Bushnell Garden Plant Nursery is located on the north side of Douglas Boulevard and there are single-family residential uses to the west, and south of the project site. Although the project site is best suited for non-residential land uses due to its location along the Douglas Boulevard corridor and adjacent to commercial uses, the potential for neighborhood incompatibility still exists.

In addition, the project exceeds the 10-foot front setback requirement for the General Commercial Zone District by providing a 12.5 foot setback. This project would have the same front setback (12.5 foot) as was previously approved by the Board of Supervisors (March 25, 2008) for the Granite Bay Retail and Carwash project (PMPA-20060706). This project also meets the Zoning Ordinance parking space standards of 1 space per 175 sq. ft. for medical offices (16,850 sq. ft. / 175 equals 96 stalls) and 1 space per 300 sq. ft. for offices (3,800 sq. ft. / 300 equals 13 stalls, for a total of 109 spaces), which are the proposed use for the buildings. Shared use of the parking and access areas will be provided through an access, parking and maintenance agreement.

Traffic and Circulation

A traffic impact analysis was prepared for this project and is summarized in the Mitigated Negative Declaration. The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project will generate approximately 679 daily vehicle trips. Approximately 75 trips will be generated during the PM peak hour. The following intersections were analyzed: Douglas Blvd. /Berg Street; Douglas Blvd. /Barton Road; and Douglas Blvd. /Granite Estates Drive. In the Existing Plus Project condition: The addition of project traffic will increase the length of delays occurring at intersections. However, the addition of project traffic does not result in any analyzed intersection operating at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour.

The traffic study also analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. However, the addition of project traffic at the Douglas Blvd./Berg Street intersection and the Douglas Blvd./Granite Estates Drive intersection does not result in the intersections operating at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour.

The Douglas Blvd./Barton Road intersection is forecast to drop to a LOS F both with and without the project. The LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project. Placer County accepts an incremental increase of 4.0 seconds before making a finding of significance. In this case, the average delay per vehicle is projected to increase by 3.2 seconds; therefore, the project's impact to this intersection is less than significant.

In addition, the Project would be required to pay South Placer Regional Transportation Authority (SPRTA) fees prior to Building Permit issuance. The payment of fees will mitigate the project's impacts to the regional transportation system including future improvements to the Douglas/I-80 Interchange and I-80 in the vicinity of the interchange.

Tentative Parcel Map & Minor Boundary Line Adjustment

The proposed Tentative Parcel Map would divide the ±2.79 acre, parcel (APN: 048-142-023-000 into four parcels. Parcel 1 is proposed to be 1.04 acres, parcel 2 is 0.53 acres, parcel 3 is 0.45 acres, and parcel 4 is 0.81 acres. The eastern parcel APN: 048-083-017-000 (enlarged as a result of the MBLA) is 1.61 acres

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and will be left vacant at this time. The Parcel Map would create separate parcels for each one of the four new buildings. Staff is in support of the map as it is appropriate to have each new office building on a separate parcel. In the future, this would also allow each parcel to be separately saleable. As a result of the Parcel Map a reciprocal parking agreement between the four parcels would need to be drawn up and recorded.

GRANITE BAY MUNICIPAL ADVISORY COUNCIL:
The Project was presented to the Granite Bay Municipal Advisory Council (GBMAC) as an information item on October 1, 2014, and again as an action item on July 1, 2015. After hearing public comment on the proposed project the GBMAC adopted a motion (5-1) to recommend approval of the project. The discussion by the GBMAC included traffic concerns and a requirement that the project be in compliance with the "craftsman-style village" design guidelines as outlined in Appendix One of the Granite Bay Community Plan.

RECOMMENDATION:
The Development Review Committee recommends that the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve the Conditional Use Permit, Tentative Parcel Map, and Minor Boundary Line Adjustment, subject to the attached recommended conditions of approval and following findings:

RECOMMENDED FINDINGS FOR APPROVAL:
CEQA
1. A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant, negative impacts. Mitigation measures included will address potential impacts related to biological resources, aesthetics, land use compatibility, and traffic.

2. There is no substantial evidence in the record as a whole that the project would have a significant effect on the environment.

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 plan 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.

CONDITIONAL USE PERMIT
1. The Granite Estates Professional Center with medical office/general office land uses would be consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters of this code.

2. The Granite Estates Professional Center with medical office/general office land uses would be consistent with applicable policies and requirements of the Placer County General Plan and the Granite Bay Community Plan.

3. The establishment, maintenance or operation of the Granite Estates Professional Center with medical office/general office land uses would not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in

the neighborhood or to the general welfare of the County, in that the project has been designed to minimize impacts resulting from noise, traffic, and aesthetics.

4. The Granite Estates Professional Center with medical office/general office land uses would be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

5. The Granite Estates Professional Center with medical office/general office land uses will not generate a volume of traffic beyond the design capacity of all roads providing access to the project as the project has been designed in accordance with the Granite Bay Community Plan Circulation Element.

TENTATIVE PARCEL MAP:

1. The Tentative Parcel Map is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and Granite Bay Community Plan. The design and required improvements of the proposed Parcel Map are also consistent with said plans and applicable County ordinances.

2. The site of the proposed Parcel Map is physically suitable for the type and proposed density of the development.

3. The design of the Parcel Map and the proposed improvements (Granite Estates Professional Center) are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

4. The design of the Parcel Map and the type of the improvements (Granite Estates Professional Center) are not likely to cause serious health problems.

MINOR BOUNDARY LINE ADJUSTMENT:

1. The Minor Boundary Line Adjustment for this project conforms to the Granite Bay Community Plan.

2. The Minor Boundary Line Adjustment for this project complies with the County's Zoning and Building regulations.

Respectfully submitted,

Roy Schaefer

Roy Schaefer
Associate Planner

ATTACHMENTS:
Attachment A – Recommended Conditions of Approval
Attachment B – Vicinity Map
Attachment C – Site Plan

Attachment D – Building Elevations
Attachment E - Tentative Parcel Map & Minor Boundary Line Adjustment
Attachment F – Preliminary Landscape Plan
Attachment G – Letter from Granite Bay MAC
Attachment H - Mitigated Negative Declaration
Attachment I - Mitigation Monitoring Plan
Attachment J - Correspondence

cc: Michael Johnson – Planning Director
E.J. Ivaldi – Deputy Planning Director
George Rosasco – Supervising Planner
Karin Schwab – County Counsel
Phil Frantz – Engineering and Surveying Division
Mohan Ganapathy – Environmental Health Services
Lisa Carnahan – Planning Services Division, Air Quality
Andy Fisher – Facility Services, Parks
Lawrence Bettencourt – South Placer Fire District
Subject/chrono files

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RECOMMENDED CONDITIONS –CONDITIONAL USE PERMIT/PARCEL MAP/MINOR BOUNDARY LINE ADJUSTMENT/MITIGATED NEGATIVE DECLARATION- "GRANITE ESTATES PROFESSIONAL CENTER" (PLN14-00169)

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.

C: Conditional Use Permit condition
P: Parcel Map condition
C/P: Conditional Use Permit and Parcel Map condition

1. This Tentative Parcel Map, Conditional Use Permit, and Minor Boundary Line Adjustment are approved to allow for the construction of three new medical office buildings and one new general office building totaling ±26,650 square feet (Building 1 is 8,000 square feet, Building 2 & 3 are both 4,425 square feet, and Building 4 (general office building) is 3,800 square feet;

The Tentative Parcel Map is approved to divide the ±2.79 acres (APN: 048-142-023-000 is the western parcel remaining after the MBLA) into a four lot parcel map. Parcel 1 is proposed to be 1.04 acres, Parcel 2 is 0.53 acres, Parcel 3 is 0.45 acres, and Parcel 4 is 0.81 acres. The Minor Boundary Line Adjustment is proposed to enlarge the eastern parcel (APN: 048-083-017-000) from 1.0 acres to approximately 1.61 acres. **(PD)**

2. C In addition to those land uses listed as a zoning clearance required in Section 17.22.010 (B) of the Placer County Zoning Ordinance; the development is also intended to incorporate all uses listed in Section 17.22.010 (B) of the Placer County Zoning Ordinance, which are allowed with a Use Permit. However, uses that require parking ratios of more than 1 space per 175 square feet (i.e. restaurants and bars, fast food, etc.) shall be permitted only if additional parking can be provided or if owner can show, to the satisfaction of Placer County, that the overall project site parking provided is consistent with the Placer County parking requirements for all uses on the four parcels. **(PD)**

3. C/P A total of 109 on-site parking spaces (on all 4 of the parcels) shall be provided for the Granite Estates Professional Center project. **(PD)**

4. C The applicant shall obtain all necessary building permits for the construction of the four approved office buildings. **(PD)**

IMPROVEMENTS/IMPROVEMENT PLANS

5. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation for the review and approval of the DRC (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the Granite Estates Professional Center improvements. **(PD)**

6. C/P The project is subject to review and approval by the Placer County Development Site Review Committee (DRC). Such a review shall be conducted prior to the approval of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs pursuant to the Zoning Ordinance; exterior lighting; pedestrian and vehicular circulation; recreational facilities; fencing; noise attenuation barriers; all open space amenities; etc. **(PD)**

7. C/P Where the DRC has approved additional streetlights, the following standards shall apply: All interior parking lot and building lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All streetlighting shall be reviewed and approved by the DRC for design, location, photometrics, etc. **(PD)**

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

prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

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

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

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

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

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, 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.2) **(ESD)**

10. C/P Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

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

12. The final Drainage Report shall evaluate the following existing drainage facilities for impacts to existing capacity. The proposed project improvements shall not adversely impact the existing flow capacity of the existing facilities. If the proposed project improvements adversely impact the existing flow capacity, then the project shall mitigate the impacts such that the existing flow capacity conditions will remain. The Improvement Plans shall provide details of the location and specifications of all proposed on-site and off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Parcel Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies:

A) The existing 36" storm drain located on the resulting parcel to the east that the project is proposing to connect to.

B) The existing 24" storm drain that is being relocated between proposed Parcels 2 and 3.

13. The Improvement Plans and final Drainage Report shall show the relocation of the existing on site 24" stormdrain conveying flows across Douglas Blvd. to a location between proposed Parcels 2 and 3 as shown on the preliminary Grading Plan. The conveyance of existing flow quantities shall not be adversely impacted.

14. C/P The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or

other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

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

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), Pervious Pavements (SD-20), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (MM VI.4 and MM IX.4) **(ESD)**

15. C Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. (MM VI.5) **(ESD)**

16. C 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 VI.6) **(ESD)**

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

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

19. C/P On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map, show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing pond (Strap Ravine) south of the project site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (MM IX.7) **(ESD)**

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

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

22. C/P 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 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 will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Parcel by Parcel basis. This requirements shall be so noted on the Improvement Plans and on any Informational Sheet filed with the Final Parcel Map. (MM VI.3) **(ESD)**

23. C/P Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection agency describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**

24. C/P 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)**

25. C/P 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 Department 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)**

26. C/P 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)**

27. C/P 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 Department 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)**

28. C Prior to Improvement Plan approval, the applicant will be required to pay their fair share fee per EDU as approved by the Environmental Engineering Division, toward the cost of the future Improvement Projects (including design and construction management along with actual construction costs) as identified in the RMC Study of the Feasibility of Abandonment of the SMD-3 Wastewater Treatment Plant (July 2008) and Technical Memorandum SMD-2 Trunk Sewer Capacity Analysis (June 2007). (MM XVII.1) **(DFS)**

GRADING

29. C/P Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work.

ROADS/TRAILS

30. C/P The Improvement Plans shall show the construction of one-half of a 84 foot road section plus concrete curb, gutter, where the project fronts Douglas Blvd. including the off site frontage of the parcel resulting from the MBLA, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). An 8' wide meandering sidewalk shall be shown as constructed along Douglas Blvd. where proposed Parcels 1 through 4 front Douglas Blvd. 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 Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB), unless otherwise approved by DPW and ESD. **(ESD)**

31. C/P The Improvement Plans shall show the construction of a public road entrance for the existing Granite Estates Drive onto Douglas Blvd. to a Plate R-17, Land Development Manual (LMD) standard. The design speed of Douglas Blvd. shall be 55 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). The

improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The 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 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. **(ESD)**

32. C/P The Improvement Plans shall show the construction of the on site portion of Granite Estates Drive to a Urban Secondary (Plate R-6 Land Development Manual (LDM)) standard with 6' wide sidewalks from Douglas Blvd. to just south of the proposed project driveway encroachments onto Granite Estates Drive. The roadway pavement shall then transition to the existing pavement approximately 100' to the south of the project southernmost boundary. All subdivision streets shall be designed to meet 25 miles per hour (mph) design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by the Department of Public Works. The roadway structural section(s) shall be designed for a Traffic Index of 8.0 (Ref. Section 4, LDM). **(ESD)**

33. C/P The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing left turn lane approaching Berg Street (eastbound) and the existing left turn lane approaching Granite Estates Drive (westbound) along Douglas Blvd. as shown (at a minimum) on the Preliminary Left Turn Lanes Plan submitted with the project. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. (MM XVI.2) **(ESD)**

34. C The Improvement Plans shall show that all on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings.

It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2 inch Aggregate Concrete (AC) over 4 inch Class 2 Aggregate Base(AB) or the equivalent. **(ESD)**

35. C/P 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: the intersection of Douglas Blvd. and Granite Estates Drive.

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)**

36. C/P The Improvement Plans shall show the delineation of a Class II bikeway along the project's frontage on Douglas 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)**

37. C The Improvement Plans shall show that the first parking space adjacent to Granite Estates Drive shall be a minimum of forty (40) feet from the edge of travelled way. **(ESD)**

38. C/P Construct a 26' wide (minimum) parking lot access connection from Granite Estates Drive to proposed Parcel 1 along the parking lot circulation aisle as shown on the approved site plan. This circulation access aisle will provide access to proposed Parcels 1, 2 and 3. This circulation access aisle shall remain open for vehicular circulation in perpetuity. Failure to do so will be grounds for discretionary permit revocation. (ESD)

39. C/P Construct a 26' wide (minimum) parking lot access connection from Granite Estates Drive to the east property line of proposed Parcel 4 along the parking lot circulation aisle as shown on the approved site plan. This circulation access aisle will provide access for the off site parcel east of and adjacent to proposed Parcel 4. This circulation access aisle shall remain open for vehicular circulation in perpetuity. Failure to do so will be grounds for discretionary permit revocation. (ESD)

PUBLIC SERVICES

40. C/P Prior to Improvement Plan approval and recordation of the Final Parcel Map(s), provide to the Development Review Committee "will-serve" letters from the following public service providers, as required:

A) PG&E

B) Placer County SMD #2 (See Requirements for Sewer Service letter dated January 28, 2015)

C) San Juan Water District indicating that they will serve the project with treated water. The project shall connect to treated water.

D) Refuse Collection Company, Recology (stating that they can provide solid waste collection service to the project and that the proposed trash enclosure meets their minimum specifications)

If such "will-serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) no additional verification shall be required. (EH/ESD)

41. C Prior to Improvement Plan approval, 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) The Placer County Sheriff's Office **(ESD)**

42. P The Improvement Plans shall show the connection of each parcel to public sanitary sewer. The connection of each parcel shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. **(ESD)**

43. P Prior to the recordation of the Final Parcel 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 Department. 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 which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

44. Prior to occupancy final for each of the proposed buildings a reciprocal solid waste agreement should be recorded that allows for the use and disposal of solid waste within the trash enclosure serving building #1 by buildings #2, 3 and 4. (MM) (EHS)

45. Hazardous" materials as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2 shall not be allowed on any premises in regulated quantities without notification to Environmental Health Services. Prior to final occupancy/tenant improvement approval, the property owner/ occupant shall submit required fees and submit a business plan to Environmental Health Services Hazardous Materials Section, for review and approval. (EHS)

GENERAL DEDICATIONS/EASEMENTS

46. C/P On the Improvement Plans and Final Parcel Map, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC). **(ESD)**

A) C/P Dedicate to Placer County a minimum of one-half of a 140'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Douglas Blvd. including the off site frontage of the parcel resulting from the MBLA, 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)**

B) C/P Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**

C) P A 50 foot-wide private road, public utility, public support, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along the on-site portion of Granite Estates Drive appurtenant to proposed parcels 1, 2, 3, and 4. **(ESD)**

D) C/P An Irrevocable Offer of Dedication to Placer County for a 50 foot-wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along the on-site

portion of Granite Estates Drive road and utility purposes. Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication. **(ESD)**

E) P Provide a reciprocal parking and circulation/access agreement over all proposed parcels to be recorded prior to or concurrently with the Final Parcel Map. **(ESD)**

F) C/P A 20' wide Public Utility easement over Parcels 1, 2, and 3 along the circulation aisle as shown on the Tentative Parcel Map.

G) C/P Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**

H) C/P Drainage easements as appropriate. **(ESD)**

I) P Designate a "no-access" strip on Parcels 1 through 4 onto Douglas Blvd. as shown on the Tentative Parcel Map. **(ESD)**

47. C/P Identify all existing easements on the Improvement Plans and Final Parcel Map. **(ESD)**

48. C/P Prior to Improvement Plan approval, dedicate by separate instrument, a 50 foot-wide private road, public utility, public support, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along the on-site portion of Granite Estates Drive from Douglas Blvd. to just south of the proposed Parcel 4 encroachment onto Granite Estates Drive appurtenant to the resultant off site MBLA parcel immediately to the east of and adjacent to proposed Parcel 4 in the location shown on the Tentative Map.

Prior to Improvement Plan approval, dedicate by separate instrument, a 26 foot-wide private access, public utility, public support, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along the parking circulation aisle of Parcel 4 from Granite Estates Drive to the east property line of Parcel 4 appurtenant to the resultant off site MBLA parcel immediately to the east of and adjacent to proposed Parcel 4 in the location shown on the Tentative Map. In addition, provide an Irrevocable Offer of Dedication to Placer County for a 26' wide parking lot access easement along the same alignment to the satisfaction of the ESD. **(ESD)**

FEES

49. C 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 $1,950 per gross parcel acreage, payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (MM IX.2) **(ESD)**

50. C This project is subject to payment of <u>annual</u> 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 $252 per gross parcel acreage. (MM IX.3) **(ESD)**

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

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is $423,793.27 (based on Medical Office and Office uses). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs. (MM XVI.1) **(DPW)**

AIR QUALITY

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

53. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information. *(Based on APCD Rule 501 and the California Health & Safety Code, Section 39013).*

54. Include the following standard notes on the Improvement 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 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) 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)*

N) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of 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 District 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.

O) Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District for approval demonstrating that the heavyduty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

55. C Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the Development Review Committee (DRC) for review and approval, which include the following (**MM I.1**):

A) The site lighting plan small demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.

B) Site lighting fixtures in parking lots shall be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting shall not be used.

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

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

56. C 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 conducted by a qualified biologist. 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. **(MM IV.1) (PD)**

57. C 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.3) (PD)**

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

58. C The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. **(PD)**

59. C No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries. **(PD)**

CULTURAL RESOURCES

60. C 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 retained to evaluate the deposit. The Placer County Planning 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 Division. A note to this effect shall 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. **(PD)**

NOISE LEVEL STANDARDS

61. C The project shall adhere to noise level standards set forth in the Granite Bay Community Plan. **(PD)**

62. C 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, 7:00 am to 7:00 pm
b) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, 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 and shown in the development notebook.

PLEASE NOTE: Essentially quiet activities, which do not involve 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. **(PD)**

MISCELLANEOUS CONDITIONS

63. C/P No lot shall be further divided. **(PD)**

64. C/P No Lot or Unit shall be divided by a tax district boundary. **(PD)**

65. C/P A Maintenance and Monitoring Plan (MMP) shall be prepared by a licensed landscape architect or similar professional to provide for the ongoing maintenance and monitoring of landscaping required for this project. The MMP shall include the following required landscaping:

a. Along the project's frontage on Douglas Boulevard within the front setback;

b. Throughout the parking and circulation areas.

An annual monitoring report for a minimum period of 5 years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the property owners.

Prior to the approval of the Improvement Plans, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100% of the accepted MMP shall be deposited with the Placer County Planning Department to assure on-going performance of the MMP for the landscaping. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the acceptance of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the MMP shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% administrative fee, 100% of the estimated costs of implementing the MMP shall be returned to the applicant once the applicant has demonstrated that all 5 years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period. It is the applicant's responsibility to ensure compliance with the MMP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP. **(PD)**

66. C The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any monument sign 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 or Multi-Purpose Easement (unless the applicant provides comments from the utilities). **(ESD)**

67. C/P The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

68. C/P Prior to Improvement Plan approval or submittal of a Final Parcel Map, the Minor Boundary Line Adjustment shall be recorded.

69. 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 attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the PLN14-00169, Granite Estates Professional Center. 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)**

CONDITIONS, COVENANTS, & RESTRICTIONS

70. P Prior to recordation of the Final Parcel Map(s), Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted for review and approval by the Engineering and Surveying Department, 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) C/P The applicants shall create a Property Owners' association with certain specified duties/responsibilities including the enforcement of all of the following notifications.

B) C/P A note shall be included that states that: Maintenance of all water quality Best Management Practices (BMPs) shall be the responsibility of the Property Owners 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 Property Owner's association.

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 Property Owners' 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 Property Owners' association.

F) A note shall be included which states that: None of the provisions required by the Conditions of Approval shall be altered without the prior written consent of Placer County.

G) Applicant or Property Owners 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.

H) Notification to future owners that have permanent Best Management Practices (BMPs) installed on the parcels of the annual maintenance requirements and that BMPs shall not be removed unless to replace with a more efficient BMP. **(ESD)**

I) Notification to future Parcel 4 owners of the through access connection for access easements stubbed to the east property boundary. (ESD)

71. Covenants, Conditions and Restrictions (CC&Rs) in draft form shall be submitted to the Engineering and Surveying Department 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 parcel 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. Where condominium units are approved for creation, the CC&Rs may designate the property owner as the entity responsible to maintain all improvements required as a condition of the Vesting Tentative Parcel Map until such time that an Association is formed to perform such maintenance. 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)

DEVELOPMENT STANDARDS

72. C Any entrance monument (e.g. freestanding monument sign) is required to be in compliance with the Community Design standards as outlined in Section 4.2.4 of the Granite Bay Community Plan and in compliance with Section 17.54.180.A.1 of the Sign Ordinance – that allows one per parcel entry from public way for parcels less than six hundred linear feet of continuous street frontage). Any other structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Article 17.54.030, formerly Section 10.030; Placer County Zoning Ordinance). **(PD)**

73. C The project shall comply with the Development Standards as outlined in Section 17.22.010 (General Commercial – C2) of the Placer County Zoning Ordinance. **(PD)**

EXERCISE OF PERMIT

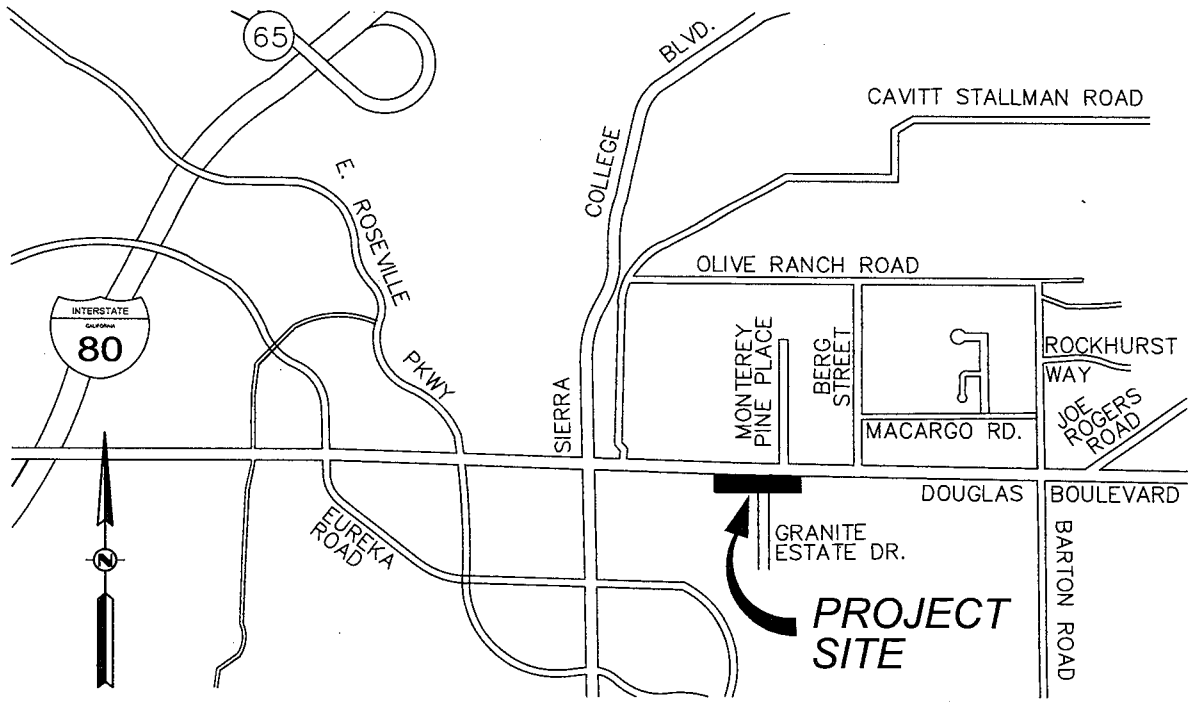
74. P The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Parcel Map(s) which is in substantial conformance to the approved Tentative Parcel Maps in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**

75. Prior to the County's recordation of the Final Parcel Map, submit to the Engineering and Surveying Department 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)**

76. C/P The applicant shall have 24 months to exercise the Conditional Use Permit, record the Parcel Map and Minor Boundary Line Adjustment. The expiration date is August 24, 2017. **(PD)**

ATTACHMENT B



GRANITE ESTATES PROFESSIONAL CENTER

DOUGLAS BOULEVARD & GRANITE ESTATES DR.
GRANITE BAY, PLACER COUNTY, CA

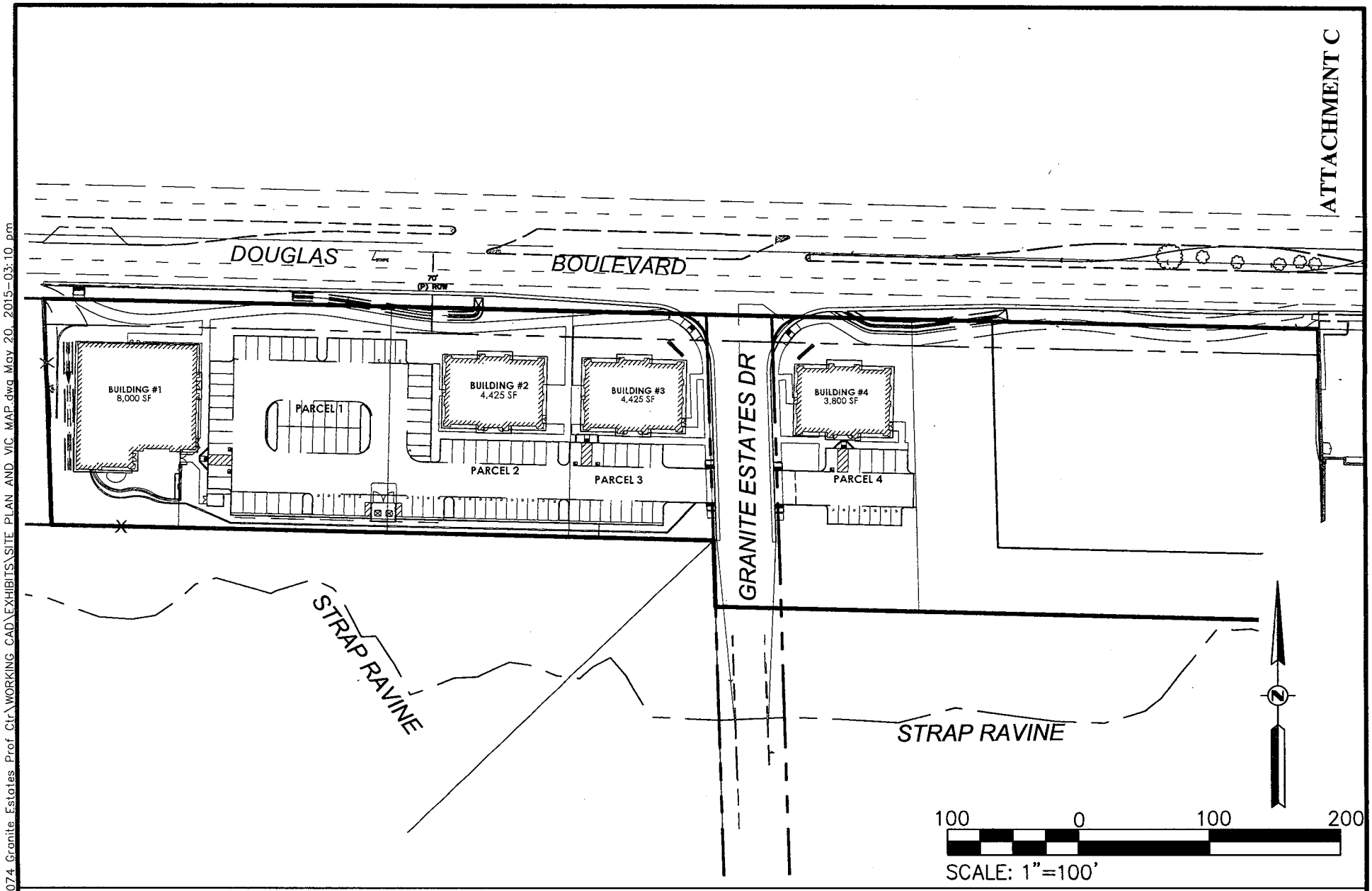
VICINITY MAP

NOT TO SCALE

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

30

ATTACHMENT C



GRANITE ESTATES PROFESSIONAL CENTER

DOUGLAS BOULEVARD & GRANITE ESTATES DR.
GRANITE BAY, PLACER COUNTY, CA

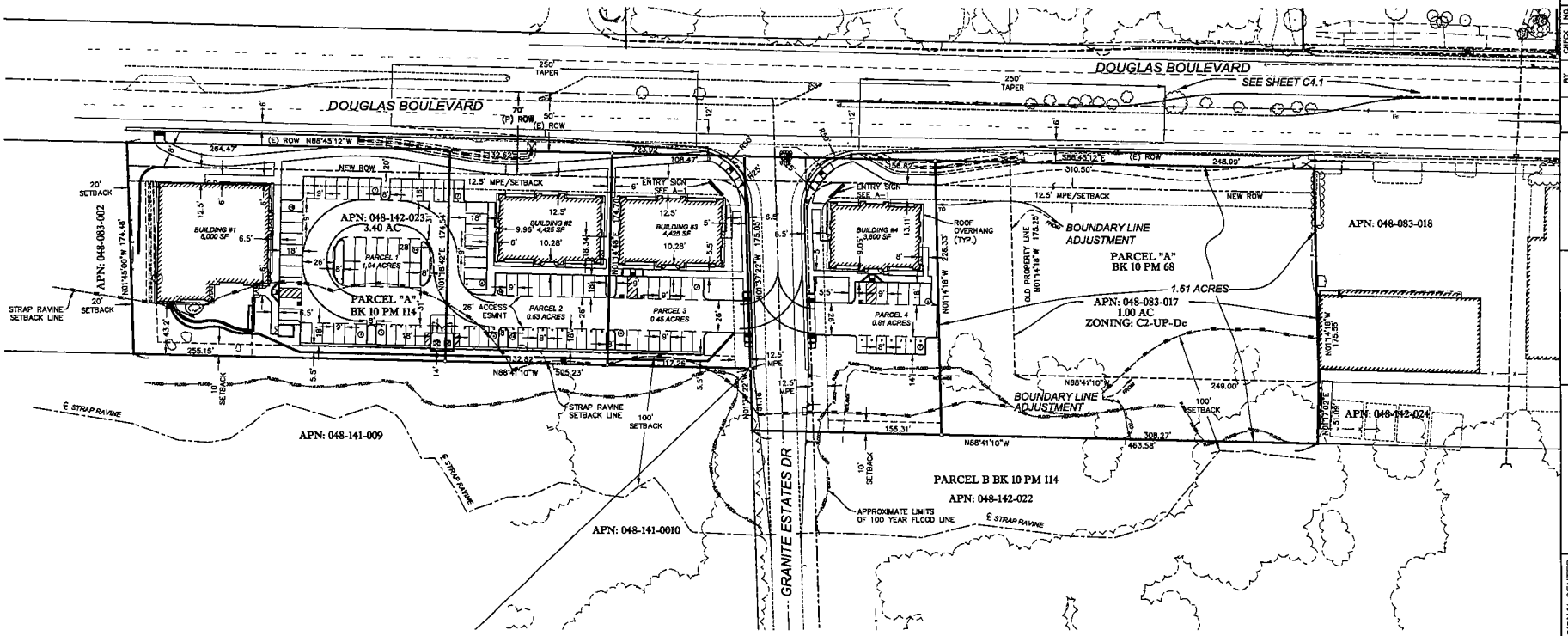
PRELIMINARY SITE PLAN

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

Z:\2014 Projects\14074 Granite Estates Prof Ctr\WORKING CAD\EXHIBITS\SITE PLAN AND VIC MAP.dwg May 20, 2015-03:10 pm

GRANITE ESTATES PROFESSIONAL CENTER
PRELIMINARY DIMENSION SITE PLAN

5408 DOUGLAS BOULEVARD AND GRANITE ESTATES DRIVE
GRANITE BAY, PLACER COUNTY, CA
JULY 2015 SCALE: 1"=40'



LEGEND:

R=50' R=30'
FIRE TRUCK TURNING RADII
TREE TO BE REMOVED

PROJECT DATA

APN:	048-083-017, 048-142-023
STREET ADDRESS:	5408 DOUGLAS BLVD. & GRANITE ESTATES DRIVE
ZONING:	C2-UP-Dc
SITE AREA:	±4.45 ACRES (193,691 SF)

PARKING DATA

USE	AREA	RATIO	REQUIRED PARKING
MEDICAL	18,850 SF	1:175 SF	96 SPACES
OFFICE	3,800 SF	1:300 SF	13 SPACES
			109 SPACES TOTAL

PARKING PROVIDED

ACCESSIBLE PARKING STALLS:	5 STALLS (3 VAN ACCESSIBLE)
STANDARD PARKING STALLS:	74 STALLS
COMPACT PARKING STALLS:	30 STALLS
TOTAL PARKING STALLS PROVIDED:	109 STALLS

REVISION	DATE	BY	APPRV'D
PRELIMINARY PLAN DRAFT - NOT FOR CONSTRUCTION			

BY	CHECK	NO.
DESIGN RPW	RPW	
DRAWN DCJ	RPW	
QUANT.		

ORIGINAL SCALE IS IN INCHES 0 1 2

SILVA STOWELL

RFE ENGINEERING, INC.
Civil Engineers • Surveyors • Development Consultants
2295 Gateway Oaks, Suite 100, Sacramento, CA 95833
Ph: 916.929.1481 Fax: 916.929.7047
www.rfeengineering.com

DEVELOPER:
GRANITE ESTATES PROFESSIONAL CENTER, LLC
310 SUNNY EAST CIR
ROSEVILLE CA 95661
TIM CALCAGNI
PH: (916)624-9000

GRANITE ESTATES PROFESSIONAL CENTER
5408 DOUGLAS BLVD. & GRANITE ESTATES DR.
GRANITE BAY, CALIFORNIA
PRELIMINARY DIMENSION SITE PLAN

Drawing C4 of
Sheet of Total 7
07/06/2015

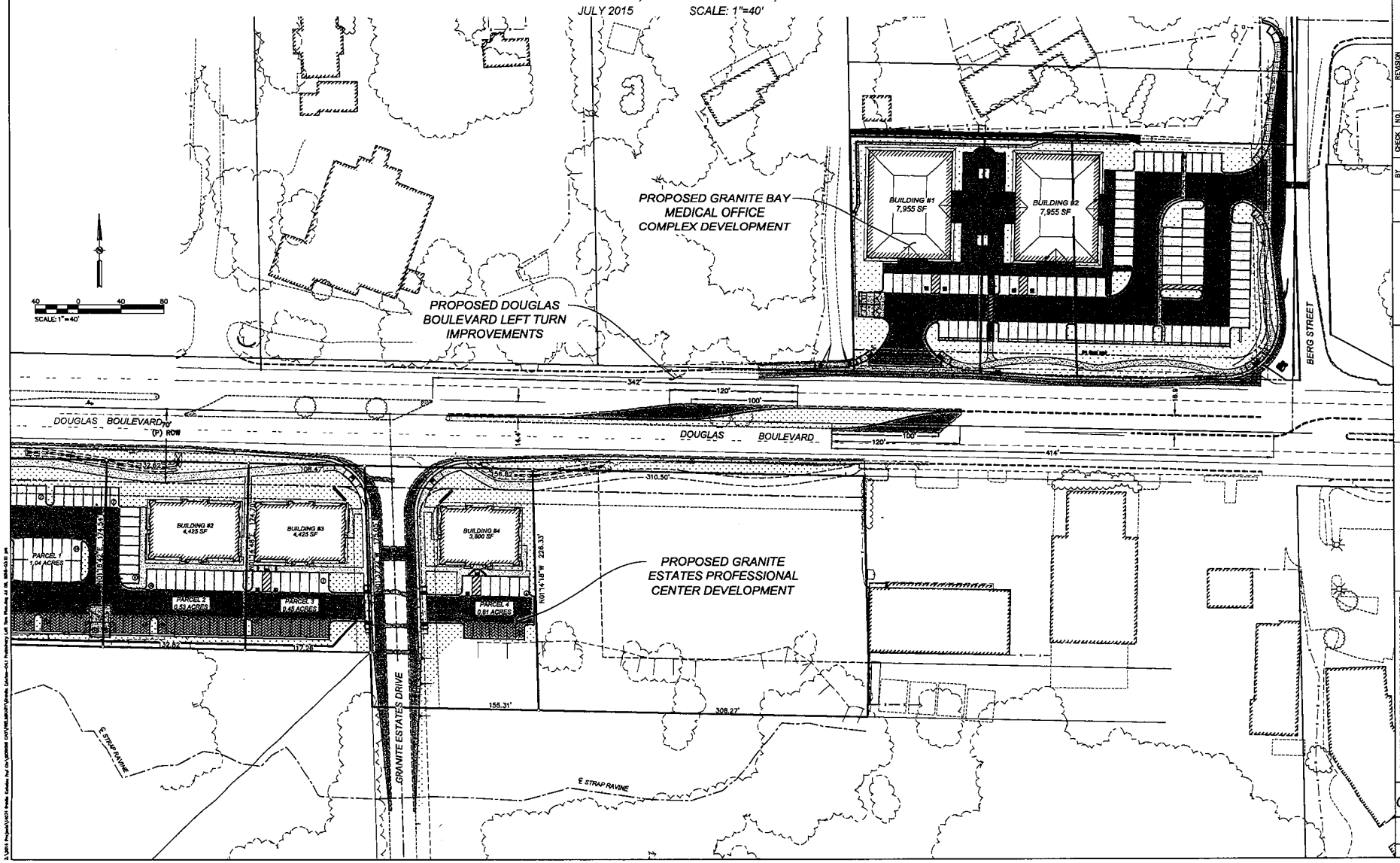
RFE PROJECT #14074 – GRANITE ESTATES PROFESSIONAL CENTER

GRANITE ESTATES PROFESSIONAL CENTER

PRELIMINARY LEFT TURN LANES PLAN

5408 DOUGLAS BOULEVARD AND GRANITE ESTATES DRIVE
GRANITE BAY, PLACER COUNTY, CA

JULY 2015 SCALE: 1"=40'



DESIGN	BY	CHECK	NO.	REVISION	DATE	BY	APPRV'D
DESIGN	RPW	RPW					
DRAWN	DCJ	RPW					
QUANT.							

ORIGINAL SCALE IS IN INCHES

PRELIMINARY PLAN DRAFT - NOT FOR CONSTRUCTION

SILVA STOWELL

RFE ENGINEERING, INC.
Civil Engineers Planners Surveyors
Phone: (916) 933-3000 Fax: (916) 933-3001
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DEVELOPER:
GRANITE ESTATES PROFESSIONAL CENTER, LLC
384 SUNRISE AVE
ROSEVILLE CA 95661
Phone: (916) 933-3000
Fax: (916) 933-3200

GRANITE ESTATES PROFESSIONAL CENTER
5408 DOUGLAS BLVD & GRANITE ESTATES DR
GRANITE BAY, CALIFORNIA

PRELIMINARY LEFT TURN LANES PLAN

Drawing C4.1 of
Sheet 7 of Total 7

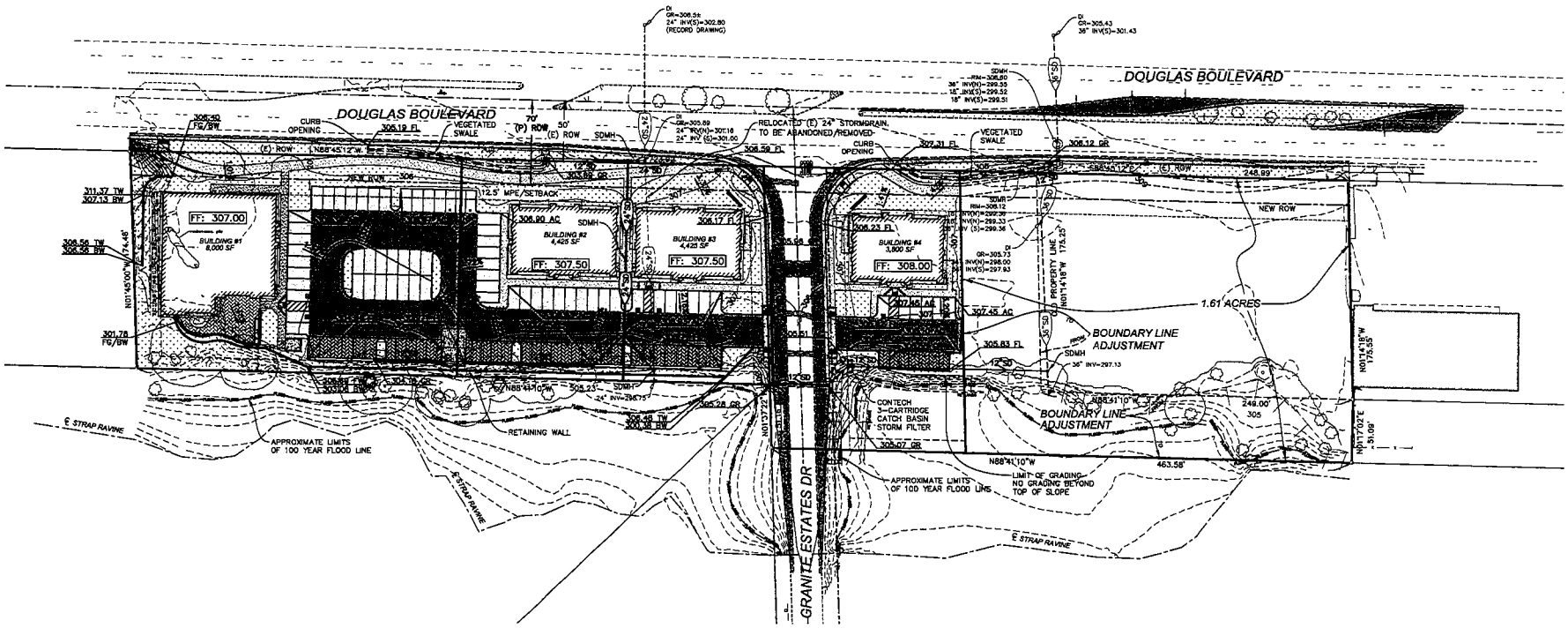
07/06/2015

RFE PROJECT #14074 — GRANITE ESTATES PROFESSIONAL CENTER

GRANITE ESTATES PROFESSIONAL CENTER

PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN

5408 DOUGLAS BOULEVARD AND GRANITE ESTATES DRIVE
GRANITE BAY, PLACER COUNTY, CA
JULY 2015 SCALE: 1"=40'



PAVING LEGEND:

- AC DRIVE AISLE (TI=5.5) 3"AC / 4" CL 2 AB"
- AC PARKING (TI=4.5) 2.5" AC / 4" CL 2 AB OVER 8" COMPACTED SUBGRADE
- HEAVY DUTY PCC 6" REINFORCED PCC /6" CL 2 AB OVER 6" COMPACTED SUBGRADE
- PEDESTRIAN PCC WITHIN R.O.W.: 6" PCC / 6" COMPACTED SUBGRADE; PRIVATE: 4" PCC / 6" COMPACTED SUBGRADE
- PERVIOUS PAVEMENT - LID
- LANDSCAPING SEE LANDSCAPE PLANS
- SLOPE / FLOW DIRECTION ARROW

* REFERENCE GEOTECHNICAL REPORT BY RANEY GEOTECHNICAL, INC. REPORT NO. 3992-002 DATED: OCTOBER 9, 2014

SCALE: 1"=40'

RAW EARTHWORK SUMMARY		
CUT:	1,365	CY
FILL:	3,640	CY
NET:	2,275	CY IMPORT

NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.

DISTURBED AREA: 3.36 AC

811 Know what's below. Call before you dig. or (800) 227-2600

NO.	REVISION	DATE	BY	APPRVD
	PRELIMINARY PLAN DRAFT - NOT FOR CONSTRUCTION			

BY	CHECK	NO.
DESIGN RPW	RPW	
DRAWN DCJ	RPW	
QUANT.		

ORIGINAL SCALE IS IN INCHES 2

SILVA STOWELL

RFE ENGINEERING, INC. CIVIL ENGINEERS • PLANNERS • SURVEYORS 2389 Sunset Blvd. Suite 110, Rocklin, CA 95677 (916) 624-8889 www.rfeengineering.com

DEVELOPER: GRANITE ESTATES PROFESSIONAL CENTER, LLC 8341 GARVIDA LANE ROSEVILLE, CA 95661 TIM GAGNER PH: 916/924-2800

GRANITE ESTATES PROFESSIONAL CENTER
5408 DOUGLAS BLVD & GRANITE ESTATES DR
GRANITE BAY, CALIFORNIA

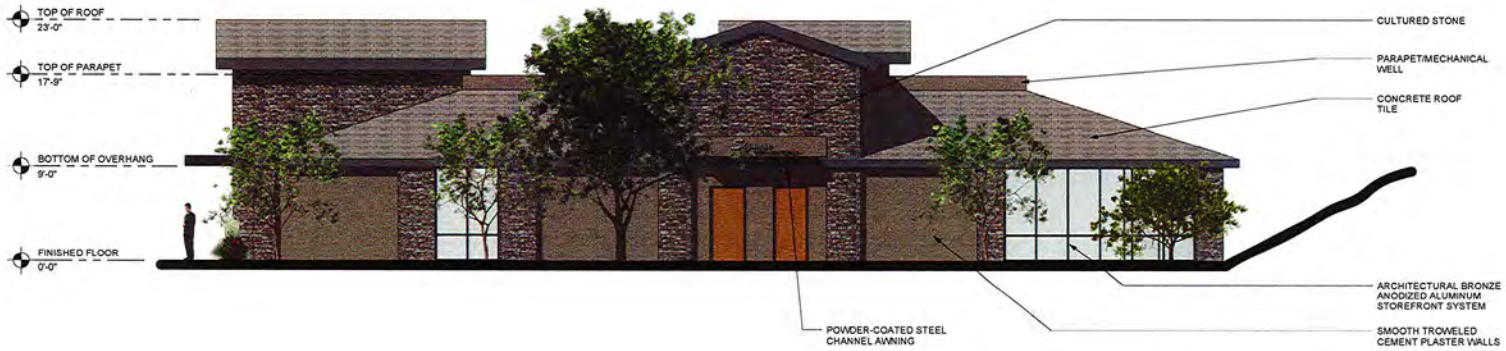
PRELIMINARY GRADING, DRAINAGE & PAVING PLAN

Drawing C5 of Sheet 7 of total

07/06/2015

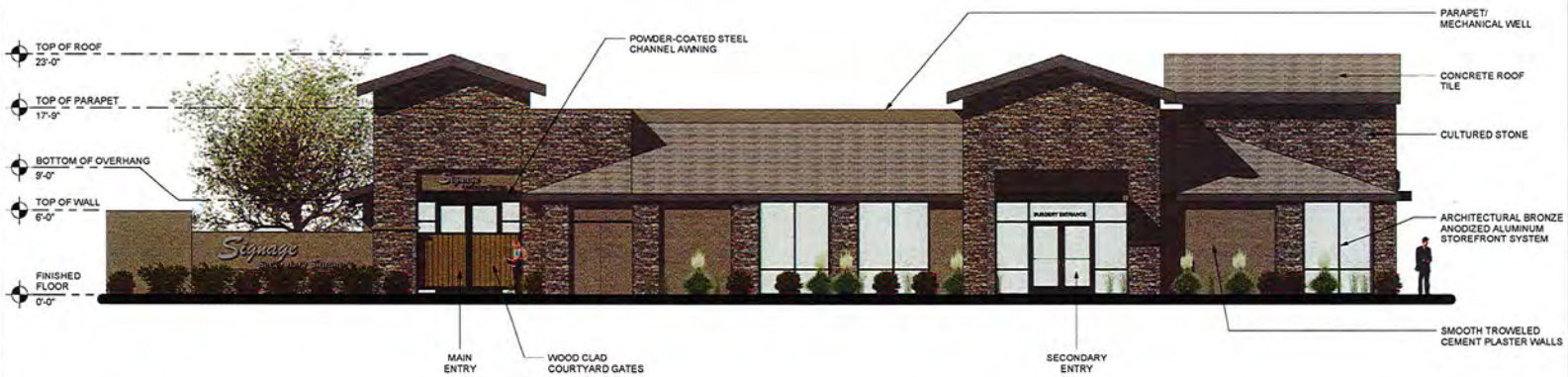
RFE PROJECT #14074 – GRANITE ESTATES PROFESSIONAL CENTER

34



F1 PROPOSED STREET ELEVATION (NORTH - FROM DOUGLAS)

3/16" = 1'-0"



M1 PROPOSED FRONT ELEVATION (EAST - FROM PARKING AREA)

3/16" = 1'-0"

SILVA STOWELL
ARCHITECTS LLP
910 X STREET, SUITE 200
SACRAMENTO, CA 95818
TEL-916.736.3100 FAX-916.736.3003

LICENSED ARCHITECT No.C26227 STATE OF CALIFORNIA

No.	Description	Date

GRANITE ESTATES PROFESSIONAL CENTER

DOUGLAS BOULEVARD & GRANITE ESTATES DRIVE, GRANITE BAY, CA

Project Number	214065
Date	JULY 06, 2015
Scale	3/16" = 1'-0"

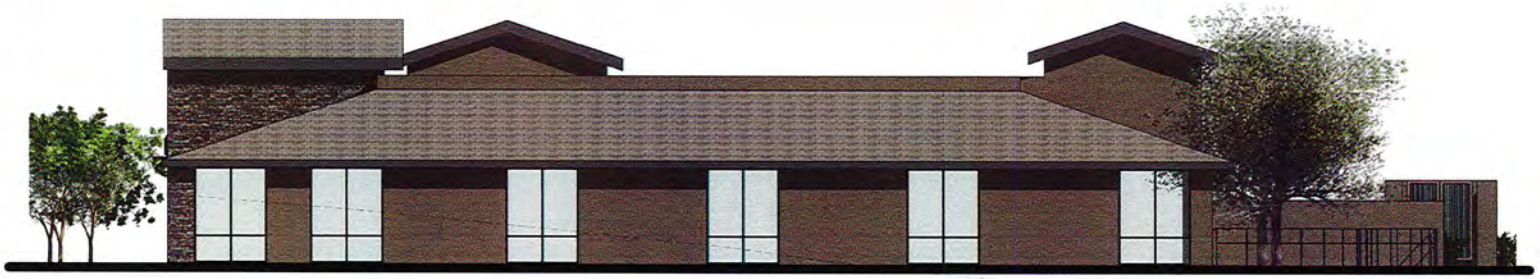
BUILDING #1 - ELEVATIONS

A-2

ATTACHMENT D

7/6/2015 2:39:21 PM

35



F1 PROPOSED BUILDING #1 WEST ELEVATION

P1 PROPOSED BUILDING #1 SOUTH ELEVATION

SILVA STOWELL
ARCHITECTS LLP

910 X STREET, SUITE 200
SACRAMENTO, CA 95818
TEL-916.736.3100 FAX-916.736.3003

No.	Description	Date

GRANITE ESTATES
PROFESSIONAL CENTER

DOUGLAS BOULEVARD &
GRANITE ESTATES DRIVE,
GRANITE BAY, CA

Project Number	214065
Date	JULY 06, 2015
Scale	

BULDING #1 - ELEVATIONS

A-3

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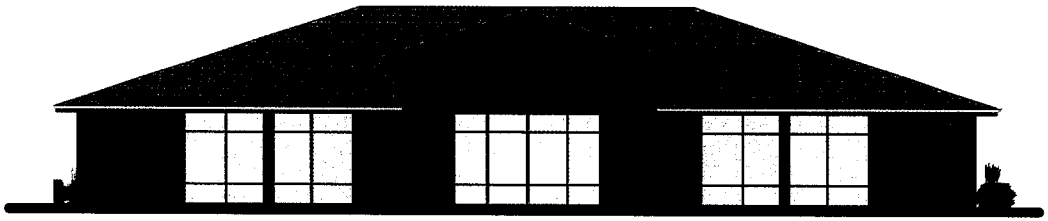
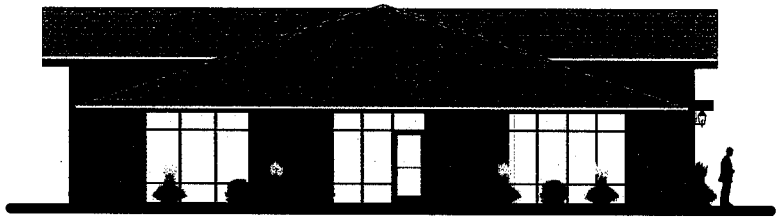
36



D1 BUILDINGS #2, 3 & 4 - DOUGLAS BOULEVARD ELEVATION (NORTH)

3/16" = 1'-0"



H1 BUILDINGS #2, 3 & 4 - TYPICAL SIDE ELEVATION

3/16" = 1'-0"

M1 BUILDINGS #2, 3 & 4 - FRONT ELEVATION

3/16" = 1'-0"

7/6/2015 2:39:51 PM

SILVA STOWELL
ARCHITECTS LLP

910 X STREET, SUITE 200
SACRAMENTO, CA 95818
TEL-916.736.3100 FAX-916.736.3003

No.	Description	Date

GRANITE ESTATES
PROFESSIONAL CENTER

DOUGLAS BOULEVARD &
GRANITE ESTATES DRIVE,
GRANITE BAY, CA

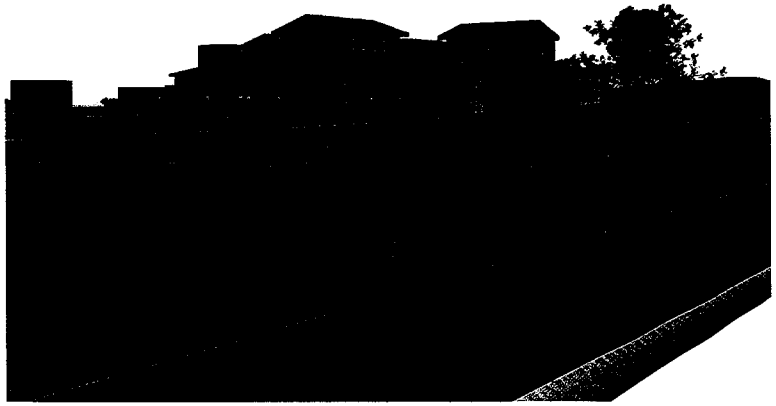
Project Number	214065
Date	JULY 06, 2015
Scale	3/16" = 1'-0"

BUILDINGS 2, 3 & 4 - ELEVATIONS

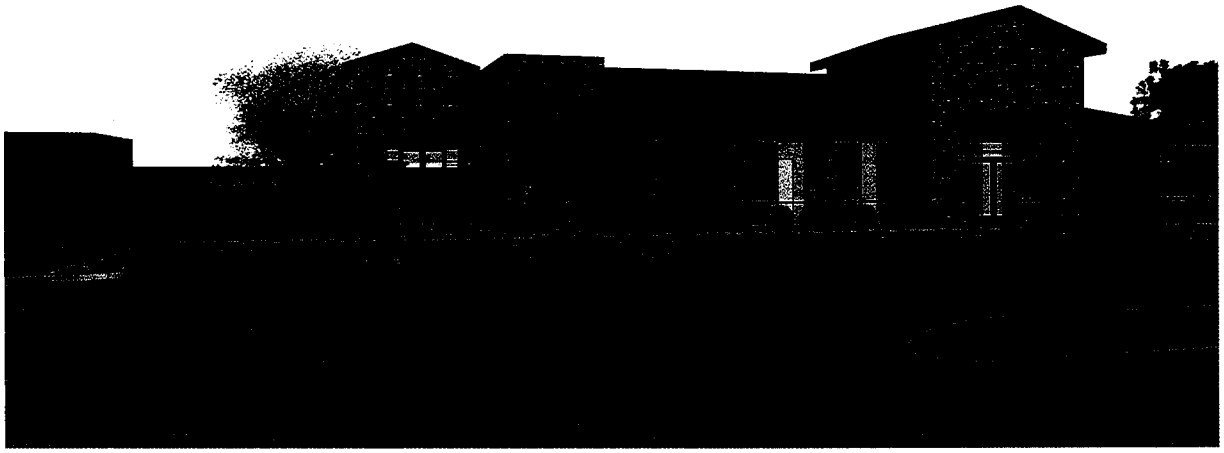
A-4

3

F1 STREET VIEW - WEST BOUND ON DOUGLAS BOULEVARD



F8 STREET VIEW - EAST BOUND ON DOUGLAS BOULEVARD



P1 VIEW FROM PARKING LOT APPROACHING BUILDING #1

SILVA STOWELL
ARCHITECTS LLP

910 X STREET, SUITE 200
SACRAMENTO, CA 95818
TEL-916.736.3100 FAX-916.736.3003

LICENSED ARCHITECT
STATE OF CALIFORNIA

No.	Description	Date

GRANITE ESTATES
PROFESSIONAL CENTER

DOUGLAS BOULEVARD &
GRANITE ESTATES DRIVE,
GRANITE BAY, CA

Project Number	214065
Date	JULY 06, 2015
Scale	

EYE LEVEL PERSPECTIVES

A-5

7/6/2015 2:40:25 PM

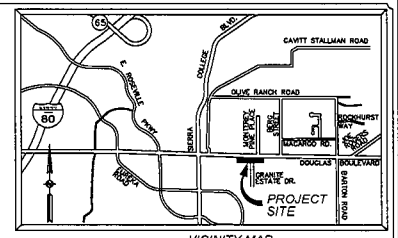
ATTACHMENT E

GRANITE ESTATES PROFESSIONAL CENTER
TENTATIVE PARCEL MAP

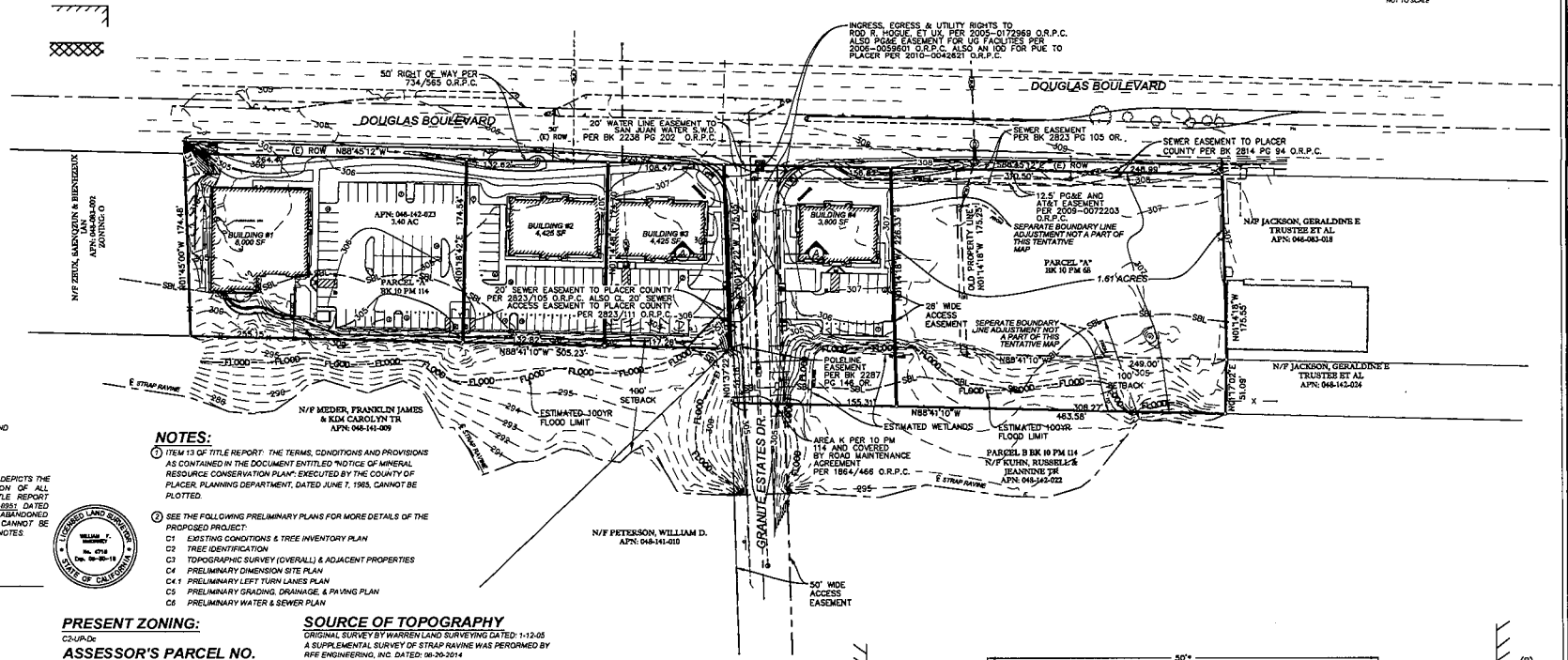
5408 DOUGLAS BOULEVARD AND GRANITE ESTATES DRIVE
GRANITE BAY, PLACER COUNTY, CALIFORNIA
JULY 2015 SCALE: 1"=50'

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ROW		
EASEMENT		
LOT LINE		
CENTERLINE		
STRAP RAVINE SETBACK LINE	SBL	
SW, CURB & GUTTER		
INDEX CONTOUR	25	
INTERMEDIATE CONTOURS		
BUILDING		
NO ACCESS		



VICINITY MAP
NOT TO SCALE



THIS MAP ACCURATELY CONFORMS TO SECTION 16.12.040 AND 16.12.050 OF THE PLACER COUNTY CODE

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. 110-6951 DATED SEPTEMBER 04, 2014. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

SIGNATURE DATE

LICENSED LAND SURVEYOR WILLIAM T. PARMENTER No. 4718 Exp. 06-30-15 STATE OF CALIFORNIA

NOTES:

1. ITEM 13 OF TITLE REPORT: THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF MINERAL RESOURCE CONSERVATION PLAN". EXECUTED BY THE COUNTY OF PLACER, PLANNING DEPARTMENT, DATED JUNE 7, 1983, CANNOT BE PLOTTED.
2. SEE THE FOLLOWING PRELIMINARY PLANS FOR MORE DETAILS OF THE PROPOSED PROJECT:
   - C1 EXISTING CONDITIONS & TREE INVENTORY PLAN
   - C2 TREE IDENTIFICATION
   - C3 TOPOGRAPHIC SURVEY (OVERALL) & ADJACENT PROPERTIES
   - C4 PRELIMINARY DIMENSION SITE PLAN
   - C4.1 PRELIMINARY LEFT TURN LANES PLAN
   - C5 PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN
   - C6 PRELIMINARY WATER & SEWER PLAN

PROPERTY OWNER:

GRANITE ESTATES PROFESSIONAL CENTER, LLC
564 SUNRISE AVENUE
ROSEVILLE, CALIFORNIA 95661

APPLICANT:

GRANITE ESTATES PROFESSIONAL CENTER, LLC
564 SUNRISE AVENUE
ROSEVILLE, CALIFORNIA 95661

CIVIL ENGINEER AND SURVEYOR:

RFE ENGINEERING, INC.
2260 DOUGLAS BOULEVARD
ROSEVILLE, CA 95661
PH: 916-772-7800

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL TO THE SOUTH LINE OF PARCEL "A" OF PARCEL MAP NO. 71883, FILED FOR RECORD IN BOOK 10 OF PARCEL MAPS, AT PAGE 114, THE BEARING OF WHICH IS S 88°41'10" E

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS COUNTY OF PLACER BENCHMARK NO. FOL-001 AND IS A SURVEY DISC SET IN THE SOUTH END OF THE DRAINAGE HEADWALL ON THE EAST SIDE OF BARTON ROAD AND ABOUT 200 FEET SOUTH OF DOUGLAS BOULEVARD. ELEVATION = 322.38 (NGVD 1929)

PRESENT ZONING:

C2-UP-Dc

ASSESSOR'S PARCEL NO.

048-083-017

DATE OF PREPARATION:

OCTOBER 20, 2014

EXISTING EASEMENTS:

AS SHOWN ON MAP HEREON.

PROPOSED EASEMENTS:

AS SHOWN ON MAP HEREON.

TOTAL PARCELS:

4 PROPOSED PARCELS
PARCEL 1: ±1.04 AC (MAX. PARCEL AREA)
PARCEL 2: ±0.56 AC
PARCEL 3: ±0.43 AC (MIN. PARCEL AREA)
PARCEL 4: ±0.81 AC
AVERAGE PARCEL AREA: ±0.71 AC
TOTAL: ±2.84 AC

PRELIMINARY TITLE REPORT:

PLACER TITLE COMPANY
REPORT NO.: 110-6951
DATED: SEPTEMBER 4, 2014

SOURCE OF TOPOGRAPHY

ORIGINAL SURVEY BY WARREN LAND SURVEYING DATED: 1-12-05
A SUPPLEMENTAL SURVEY OF STRAP RAVINE WAS PEROPMED BY RFE ENGINEERING, INC. DATED: 08-20-2014

CONTOUR INTERVAL:

1 FT

FIRE DEPARTMENT:

SOUTH PLACER FIRE

WATER SUPPLY:

SAN JUAN WATER DISTRICT

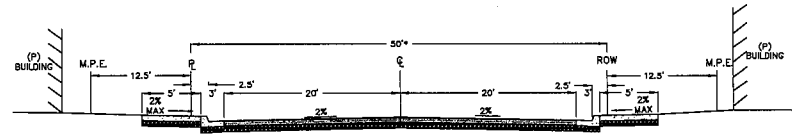
SEWER DISPOSAL:

PLACER COUNTY SEWER MAINTANENCE DISTRICT 2 (SMD2)

SCHOOL DISTRICT:

ELEMENTARY SCHOOL: EUREKA SCHOOL DISTRICT
HIGH SCHOOL: GRANITE BAY HIGH SCHOOL

SCALE: 1"=50'



* PRIVATE ROAD, PUBLIC UTILITY, EMERGENCY ACCESS, AND PUBLIC SUPPORT EASEMENT

SECTION A-A
NOT TO SCALE

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2260 Douglas Blvd., Suite 180, Roseville, CA 95661
PH: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

EXISTING EASEMENTS & CONDITIONS WITH PROPOSED SITE PLAN & GRADING

GRANITE ESTATES PROFESSIONAL CENTER
5408 DOUGLAS BOULEVARD AND GRANITE ESTATES DRIVE
GRANITE BAY, PLACER COUNTY, CA
TENTATIVE PARCEL MAP

Sheet TPM-1 of Total 2

DATE: 07-06-2015

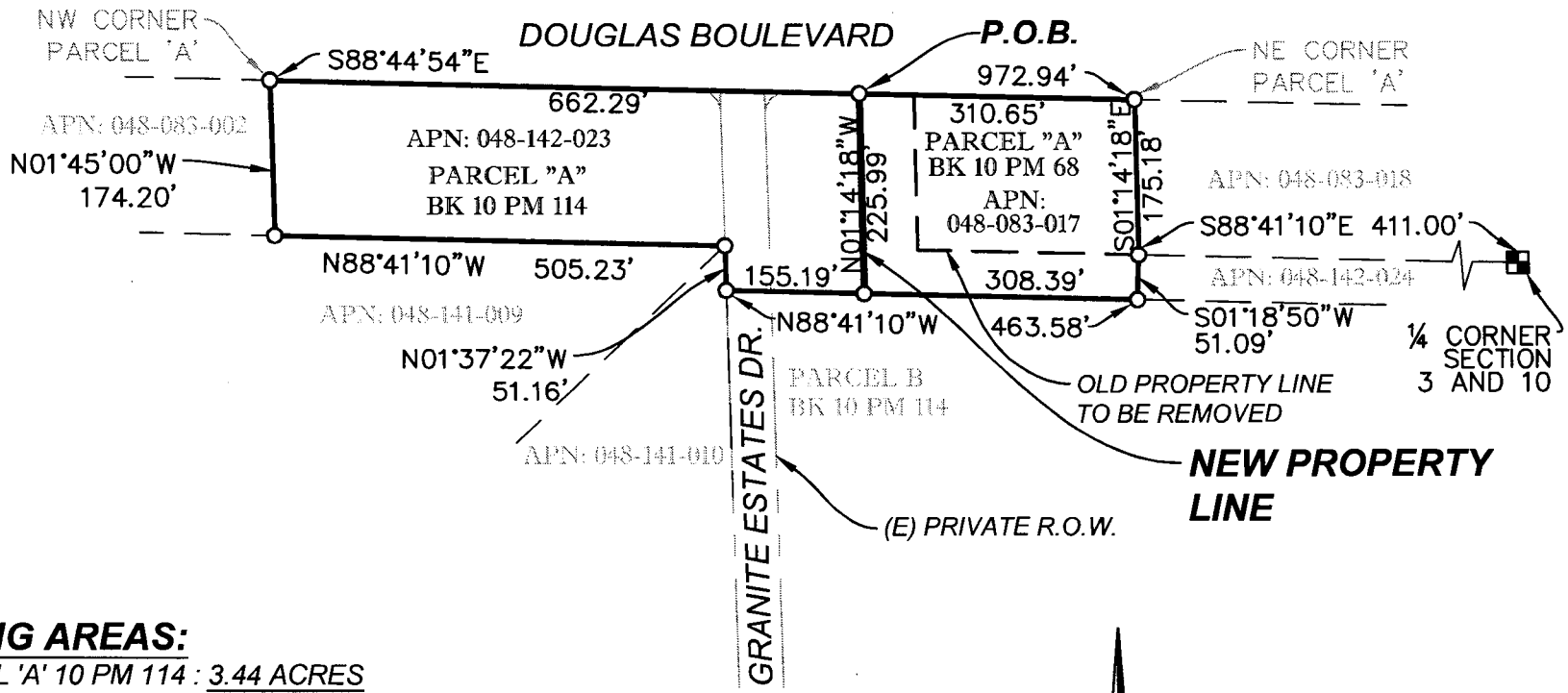
39

MBR NO. _____

EXHIBIT 'B'

BOUNDARY LINE ADJUSTMENT

PARCEL 'A' AND A PORTION OF PARCEL 'B'
OF 10 PM 114 AND PARCEL 'A' OF 10 PM 68
GRANITE ESTATES PROFESSIONAL CENTER, LLC
DOC. NO. 2014-0052234
COUNTY OF PLACER , STATE OF CALIFORNIA
JULY, 2015 SCALE 1" =200'
RFE ENGINEERING, INC



EXISTING AREAS:

PARCEL 'A' 10 PM 114 : 3.44 ACRES
PARCEL 'A' 10 PM 68: 1.00 ACRES

PROPOSED AREAS:

PARCEL 'A' 10 PM 114 : 2.830 ACRES
PARCEL 'A' 10 PM 68: 1.610 ACRES

200 0 200 400
SCALE: 1"=200'

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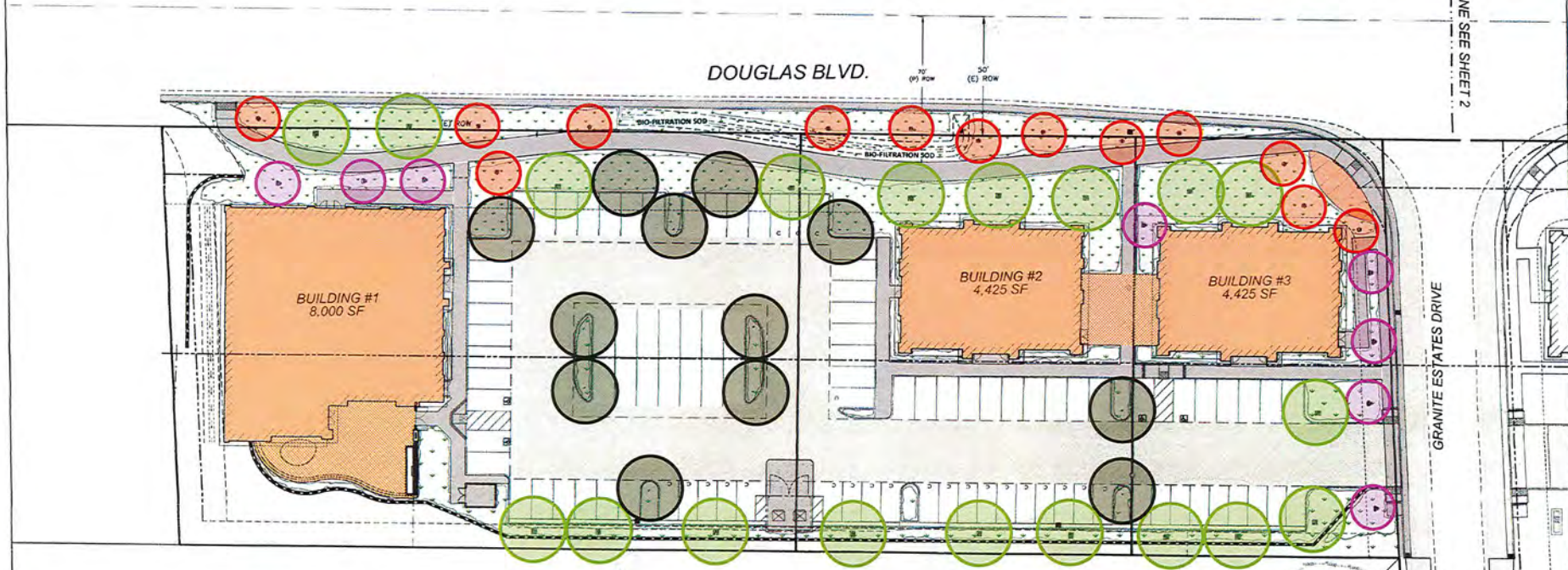
GRANITE ESTATES PROFESSIONAL CENTER

DOUGLAS BOULEVARD & GRANITE ESTATES DRIVE
GRANITE BAY, PLACER COUNTY, CA 95746

PRELIMINARY LANDSCAPE PLAN



PLANTING LEGEND

TREES

SYMBOL	DESCRIPTION	SIZE	QTY	NOTES
	CERCIS C. 'FOREST PANSY' EASTERN REDBUD	15GAL	12	DRI/STK
	LAGERSTROEMIA I. 'DYNAMITE' CRAPE MYRTLE	15GAL	19	DRI/STK
	PISTACIA CHINENSIS CHINESE PISTACHE	15GAL	21	DRI/STK
	QUERCUS RUBRA RED OAK	15GAL	16	DRI/STK

PLANTS

SYMBOL	DESCRIPTION	SIZE	QTY	WATER USE
	Arctostaphylos d. 'Howard McMinn' Manzanita	5GAL		low
	Berberis t. 'Atropurpurea' Barberry	5GAL		low
	Calamagrostis a. 'Karl Foerster' Reed Grass	1GAL		low
	Callistemon v. 'Little John' Weeping Bottle Brush	5GAL		low
	Dietes bicolor Fortnight Lily	5GAL		low
	Helictotrichon sempervirens Blue Oat Grass	1GAL		low
	Lavandula 'Grosso' Lavender	5GAL		low
	Muhlenbergia capillaris	1GAL		low
	Rhaphiolepis i. 'Ballerina' Indian Hawthorn	5GAL		low

ACCENT PLANTS

SYMBOL	DESCRIPTION	SIZE	QTY	WATER USE
	Agapanthus 'Timber Bell' Lily of the Nile	1GAL		medium
	Clematis armandii Evergreen Clematis	5GAL		medium
	Gelsemium 'Sunset Gold' Fruitcup of Heaven	5GAL		medium
	Hemerocallis species Day Lily	1GAL		medium
	Leucanthemum x. 'Purple Majesty'	5GAL		medium
	Rosa spp. 'Iceberg' White shrub Rose	5GAL		medium
	Vinca minor Dwarf Periwinkle	1GAL		medium

GROUND COVER

SYMBOL	DESCRIPTION	SIZE	QTY	WATER USE
	Arctostaphylos 'Emerald Carpet' Low Manzanita	1GAL		low
	Ceanothus g. b. 'Yankee Point' Wild Lilac	1GAL		low
	Lantana montevidensis Lantana	1GAL		low
	Mahonia repens Oregon Grape	1GAL		low
	Myoporum parvifolium MLM	1GAL		low

BIO-RETENTION AREA

SYMBOL	DESCRIPTION	QTY	WATER USE
	Native Heartland Sod a combination of grasses that Cannot wall in moist soil conditions	see plan	low

SCALE: 1"=20'

LANDSCAPE NOTES

GENERAL INFORMATION/REQUIREMENTS

1. NO PLANTINGS SHALL BE STARTED UNTIL THE SPRINKLER IRRIGATION SYSTEM HAS BEEN TESTED AND APPROVED BY THE LANDSCAPE DESIGNER, EXCEPTION DRIP IRRIGATION FOR SHRUBS.
2. NO PLANTING SHALL BE STARTED UNTIL THE FINISHED GRADE HAS BEEN APPROVED.
3. THE QUANTITIES SHOWN ON THE PLANT MATERIAL LISTED ARE APPROXIMATE. THE CONTRACTOR SHALL PROVIDE QUANTITIES INDICATED ON THE LANDSCAPE PLAN.
4. PLACE SHRUBS SO AS TO SCREEN BACKFLOW PREVENTION DEVICE OR VALVES FROM VIEW IF POSSIBLE
5. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE DESIGNER.
6. PROVIDE NURSERY/INSPECTION TIMES WHERE PLANT MATERIAL IS BEING PURCHASED BEFORE PROCEEDING
7. CONTRACTOR SHALL PROVIDE A SOIL TEST AFTER ROUGH GRADING AMEND SOIL ACCORDING TO REPORT ADJUST SOIL AMENDMENTS PER NOTE NUMBER 9 AND TILL TO A 6" DEPTH, ACCORDING TO SOIL REPORT. PROVIDE OWNERS REPRESENTATIVE WITH TEST REQUIREMENTS BEFORE PROCEEDING AND OWNER'S APPROVAL.
8. ALL SHRUB AREAS TO RECEIVE A 2" LAYER SHREDDED CEDAR MULCH.
9. FOR BID PURPOSE: AMEND SOIL WITH 2 YARDS OF NITRIFIED MULCH, 20 LBS OF 6-20-20 AND 50 LBS OF GROW POWER PLUS, AND 10LBS GYPSUM PER 1000 SQUARE FEET.
10. PROVIDE COMPLETE AS-BUILTS UPON COMPLETION
11. PROVIDE OWNER TRAINING UPON COMPLETION OF LANDSCAPE PROJECT.
12. ALL TREES SHALL BE STAKED WITH 2" X 8' LODGE POLES (2 PER "TREE") AND 2-32" V.I.T. GRICH TIES PROVIDE ARBOR GUARDS ON ALL TREES IN LAWN AREAS.
13. ALL TREES WITHIN 5' OF HARDSCAPE INSTALL 6 LINEAL FEET OF ROOT BARRIER ON EITHER SIDE OF THE TREE 12" NDS ROOT-BARRIER
14. ALL PLANTS SHALL BE INSPECTED FOR CIRCLING ROOTS AND BUTTERFLIED UPON INSTALLATION.
15. FOR BIO FILTRATION AREAS FOR TREES DO NOT PLANT IN THE CENTER OF SWALE ADJUST TO THE SIDES-WHETHER SHOWN OR NOT ON PLANS. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.

RLS
REGIONAL LANDSCAPE SERVICES, LLC

REVISION	DATE	BY	APPRVD
PRELIMINARY PLAN DRAFT - NOT FOR CONSTRUCTION			

	BY	CHECK	NO
DESIGN	RPW	RPW	
DRAWN	DCJ	RPW	
QUANT.			

ORIGINAL SCALE IS IN INCHES 0 1 2

SILVA STOWELL

RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
RFE PROJECT #14014 — GRANITE ESTATES PROFESSIONAL CENTER

GRANITE ESTATES PROFESSIONAL CENTER
5408 DOUGLAS BLVD & GRANITE ESTATES DR
GRANITE BAY, CALIFORNIA

Drawing L1 of 2 | Sheet 7 of Total 7

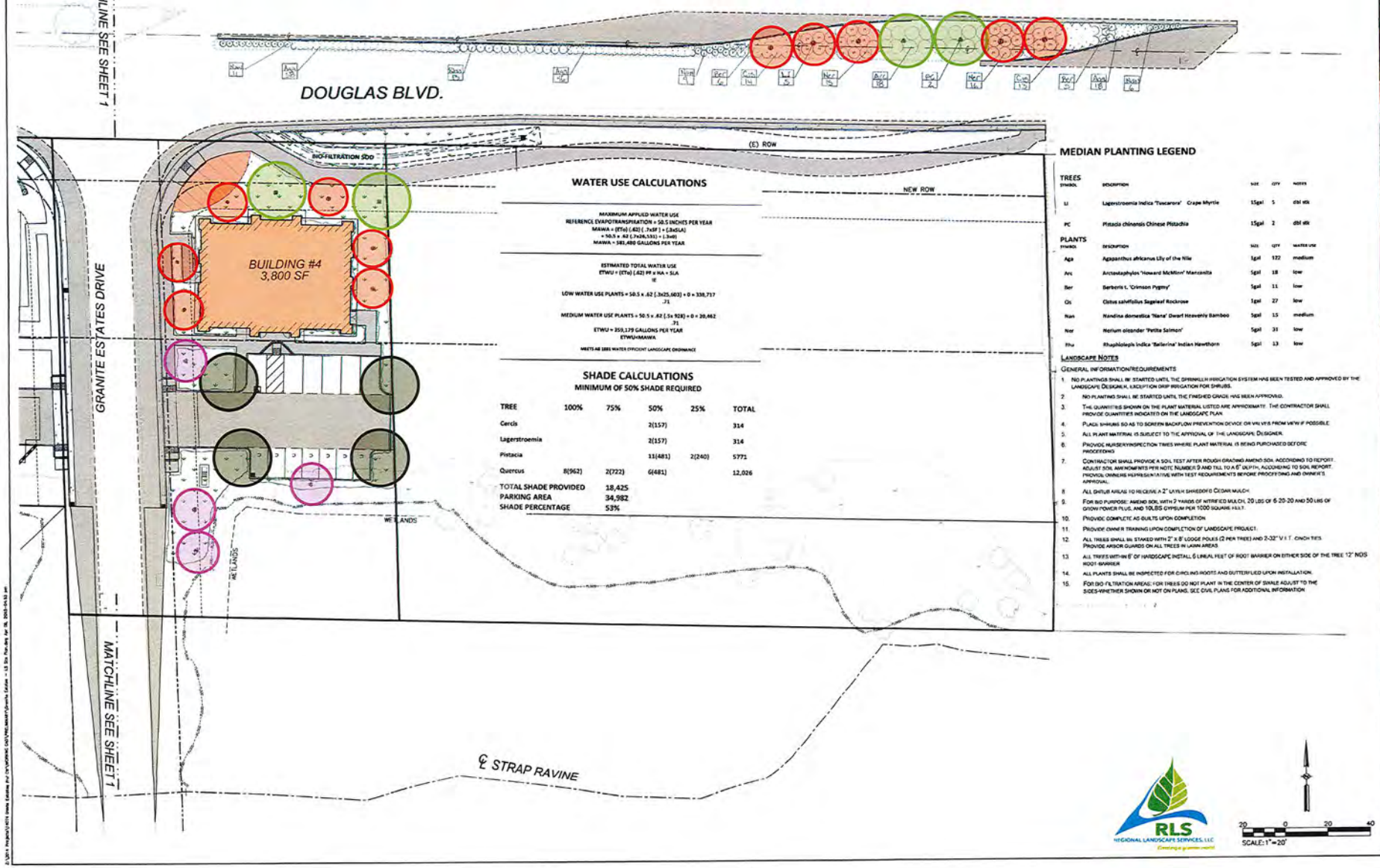
04/13/2015

ATTACHMENT F

GRANITE ESTATES PROFESSIONAL CENTER

DOUGLAS BOULEVARD & GRANITE ESTATES DRIVE
GRANITE BAY, PLACER COUNTY, CA 95746

PRELIMINARY LANDSCAPE PLAN



WATER USE CALCULATIONS

MAXIMUM APPLIED WATER USE
REFERENCE EVAPOTRANSPIRATION = 50.5 INCHES PER YEAR
MAWA = (ETo) (.62) (.7xSF) + (.3xSLA)
= 50.5 x .62 (.7x26,531) + (.3x0)
MAWA = 581,480 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE
ETWU = (ETo) (.62) PF x HA + SLA
IE

LOW WATER USE PLANTS = 50.5 x .62 (.3x25,603) + 0 = 338,717
.71

MEDIUM WATER USE PLANTS = 50.5 x .62 (.3x 928) + 0 = 20,462
.71

ETWU = 359,179 GALLONS PER YEAR
ETWU<MAWA

MEETS AB 1881 WATER EFFICIENT LANDSCAPE ORDINANCE

SHADE CALCULATIONS

MINIMUM OF 50% SHADE REQUIRED

TREE	100%	75%	50%	25%	TOTAL
Cercis			2(157)		314
Lagerstroemia			2(157)		314
Pistacia			11(481)	2(240)	5771
Quercus	8(962)	2(722)	6(481)		12,026

TOTAL SHADE PROVIDED	18,425
PARKING AREA	34,982
SHADE PERCENTAGE	53%

MEDIAN PLANTING LEGEND

TREES

SYMBOL	DESCRIPTION	SIZE	QTY	NOTES
LI	Lagerstroemia Indica 'Tuscarora' Crape Myrtle	15gal	5	std stk
PC	Pistacia chinensis Chinese Pistachio	15gal	2	std stk

PLANTS

SYMBOL	DESCRIPTION	SIZE	QTY	WATER USE
Aga	Agapanthus africanus Lily of the Nile	1gal	122	medium
Arc	Arctostaphylos 'Howard McMinn' Manzanita	5gal	18	low
Ber	Berberis t. 'Crimson Pygmy'	5gal	11	low
Cis	Cistus salviifolius Sageleaf Rockrose	1gal	27	low
Nan	Nandina domestica 'Nana' Dwarf Heavenly Bamboo	5gal	15	medium
Ner	Nerium oleander 'Petite Salmon'	5gal	31	low
Rha	Rhaphiolepis indica 'Ballerina' Indian Hawthorn	5gal	13	low

LANDSCAPE NOTES

GENERAL INFORMATION/REQUIREMENTS

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RLS REGIONAL LANDSCAPE SERVICES, LLC

SCALE: 1"=20'

REVISION	DATE	BY	APPRV'D
PRELIMINARY PLAN DRAFT - NOT FOR CONSTRUCTION			

	BY	CHECK	NO.
DESIGN	RPW	RPW	
DRAWN	DCJ	RPW	
QUANT.			

ORIGINAL SCALE IS IN INCHES 0 1 2

SILVA STOWELL

RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
1774 Sunrise Ave., Roseville, CA 95661
Tel (916) 787-7000 Fax (916) 787-7001
www.rfeengineering.com

DEVELOPER:
GRANITE ESTATES PROFESSIONAL CENTER, LLC
564 SUNRISE AVE.
ROSEVILLE, CA 95661
ATTN: DAVE WYNN
PH: (916) 624-3800

GRANITE ESTATES PROFESSIONAL CENTER
5406 DOUGLAS BLVD & GRANITE ESTATES DR.
GRANITE BAY, CALIFORNIA

Drawing L2 of 2 | Sheet of Total 7

04/13/2015

RFE PROJECT #14074 – GRANITE ESTATES PROFESSIONAL CENTER

County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue
Auburn, CA 95603
County Contact: Linda Brown, District Director (916) 787-8954

July 27, 2015

Honorable Chairman Ken Denio
Members of the Planning Commission
Placer County Planning Commission
309 Count Center Drive, Suite 140
Auburn, CA 95603

RE: GBMAC Consideration and Recommendation regarding Granite Estates Professional Center

Chairman Denio:

On behalf of the Granite Bay Municipal Advisory Council (GBMAC) the purpose of this letter is to provide the Planning Commission with a summary of our deliberations and the resulting recommendation regarding Granite Estates Professional Center's proposal for a Conditional Use permit, tentative parcel map and design review to construct three medical office buildings and one office building with associated parking (109stalls), located on the south side of Douglas Blvd at Granite Estates Drive.

The proposed project was presented by Roy Schaefer, Associate Planner, Placer County Planning Services Division and Ron Wood, RFE Engineering, Project Civil Engineer and Jeff Stowell, Architect. There were several Granite Bay residents in attendance that expressed concerns about the impact this project will have on the flow of traffic. Their concerns were about the number of cars turning off Douglas Blvd at a high rate of speed. That concern seemed satisfied by the use of a deceleration lane at that intersection. The other concern was about the proximity of the turn-lane in the median. There was a concern about traffic trying to make u-turns nearby since out going traffic can only turn right. The concern is about the problems caused by a greater number of cars making u-turns on Douglas Blvd where cars are moving at high rates of speed. Additionally, there was concern about the lights bothering neighboring homes. These homeowners were told that the project will follow county and local standards for minimum light pollutions.

After hearing from Roy Schaefer, Ron Wood, Jeff Stowell and the public regarding this proposed project, the GBMAC members engaged in a very thorough deliberation. At the conclusion of our deliberations the Board voted for approval.

A motion was made to support staff's recommendation of the proposal regarding Granite Estates Professional Center. This motion was passed 5 to 1.

Thank you for the continued opportunity to review projects, work with the community and provide our input. Please contact me or any GBMAC Member if we can be of further assistance.

Warm Regards,
GRANITE BAY MUNICIPAL ADVISORY COUNCIL

SUZANNE JONES
CHAIR

CC: Honorable Kirk Uhler, Supervisor, District 4
Ms. Linda Brown, Field Representative, District 4 and GBMAC Administrator
Mr. Ken Prager, Vice Chair, GBMAC

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, Coordinator

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT: Granite Estates Professional Center (PLN14-00169)

PROJECT DESCRIPTION: The project proposes a Conditional Use Permit, Tentative Parcel Map and Design Review to construct three medical office buildings and one office building with associated parking on a 4.45-acre parcel.

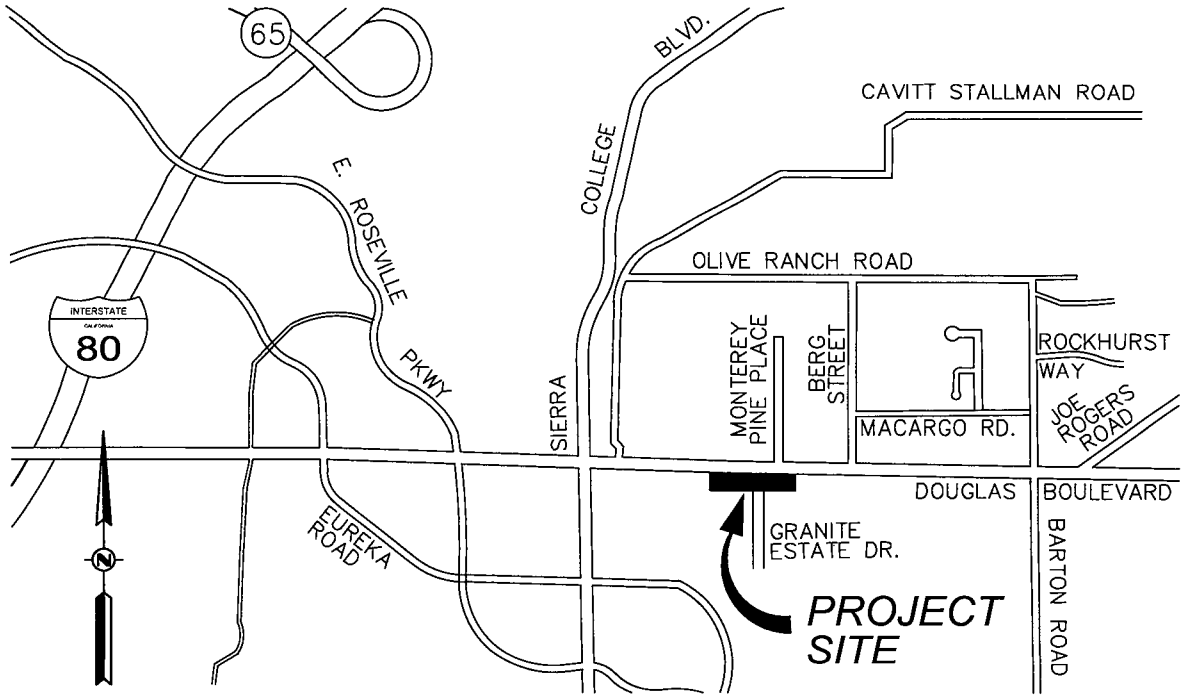
PROJECT LOCATION: south side of Douglas Boulevard at Granite Estates Drive, Granite Bay, Placer County

OWNER: Granite Estates Professional Center LLC, 564 N. Sunrise Avenue, Roseville, CA 95661

APPLICANT: RFE Engineering Inc., 2260 Douglas Blvd., Suite 160, Roseville, CA 95661

The comment period for this document closes on **July 21, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the 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. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Monday, June 22, 2015



GRANITE ESTATES PROFESSIONAL CENTER

DOUGLAS BOULEVARD & GRANITE ESTATES DR.
GRANITE BAY, PLACER COUNTY, CA

VICINITY MAP

NOT TO SCALE

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Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

4/5

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, 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.

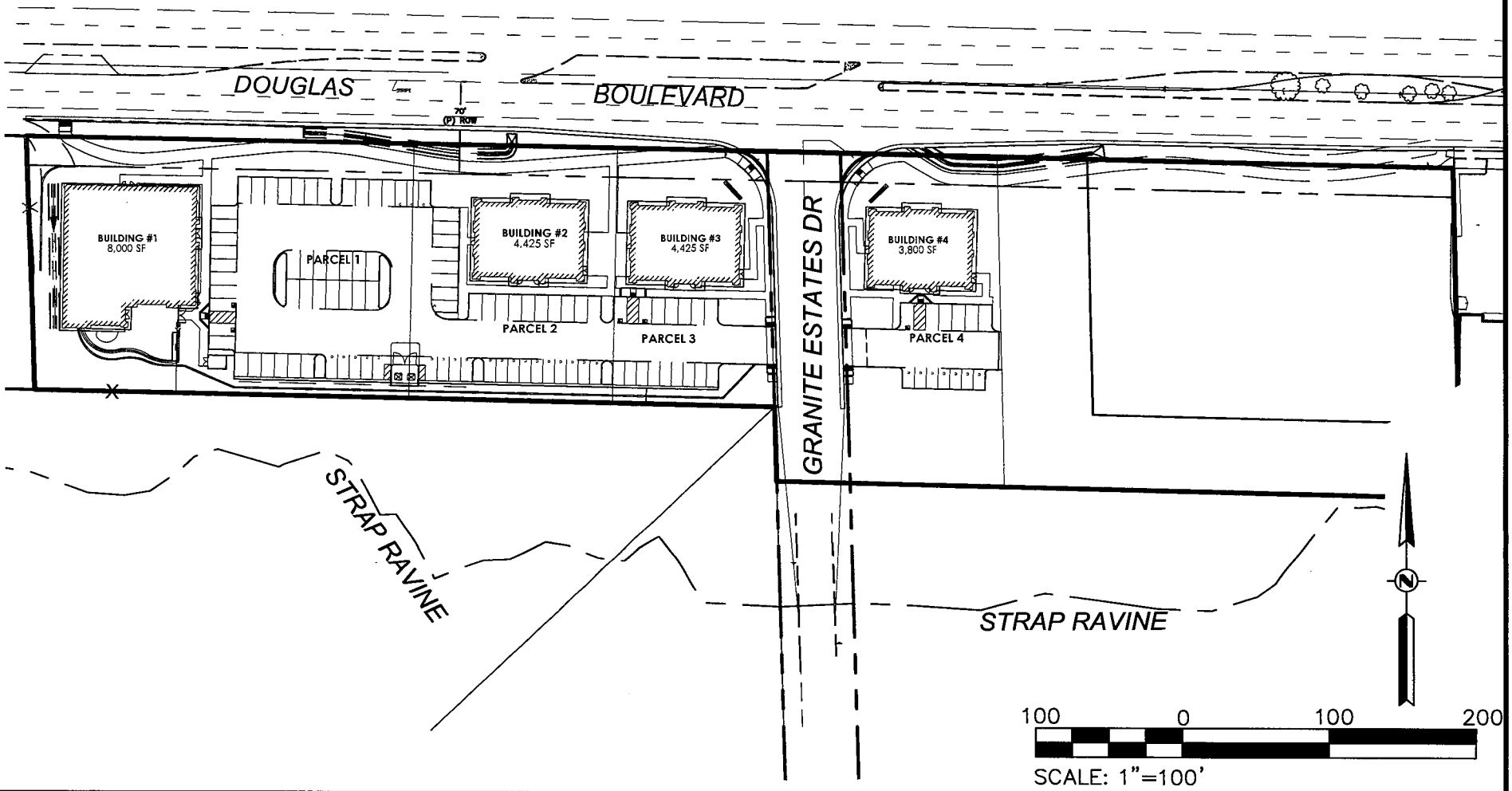
PROJECT INFORMATION

Title: Granite Estates Professional Center	**Project #** PLN14-00169
Description: The project proposes a Conditional Use Permit, Tentative Parcel and Design Review to construct three medical office buildings and one office building with associated parking on a 4.45-acre parcel.	
Location: south side of Douglas Boulevard at Granite Estates Drive, Granite Bay, Placer County	
Project Owner: Granite Estates Professional Center LLC, 564 N. Sunrise Avenue, Roseville, CA 95661	
Project Applicant: RFE Engineering Inc., 2260 Douglas Blvd., Suite 160, Roseville, CA 95661	
County Contact Person: Roy Schaefer	530-745-3061

PUBLIC NOTICE

The comment period for this document closes on **July 21, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the 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.



GRANITE ESTATES PROFESSIONAL CENTER

DOUGLAS BOULEVARD & GRANITE ESTATES DR.
GRANITE BAY, PLACER COUNTY, CA

PRELIMINARY SITE PLAN

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www.RFEengineering.com

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4

COUNTY OF PLACER
Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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: **Granite Estates Professional Center**	Project #: PLN14-00169
Entitlement(s): Conditional Use Permit, Tentative Parcel Map & Design Review	
Site Area: 4.45 acres	APN: 048-083-017 & 048-142-023
Location: on the south side of Douglas Boulevard at Granite Estates Drive, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:
The Granite Estates Professional Center project includes construction of three medical office buildings (one – 8,000 sq. ft., two and three – 4,425 sq. ft.) and one office building (four– 3,800 sq. ft.), associated parking, and circulation areas on APN: 048-083-017. The project includes a Minor Boundary Line Adjustment to enlarge the most eastern lot (APN: 048-083-017) from one acres to approximately 1.61 acres. A four-lot parcel map is proposed for the remaining 2.79 acres of the western lot (APN: 048-142-023). The overall site is comprised of approximately 4.45 acres total.

There are 109 parking stalls proposed based on the proposed uses, including five accessible spaces – two standard parking stalls and three van accessible stalls. This meets the parking space standard of one parking stall per 175 sq. ft. for medical offices (16,850 sq. ft. / 175 equals 96 stalls) and one parking stall per 300 sq. ft. for offices (3,800 sq. ft. / 300 equals 13 stalls). Shared use of the parking and access areas for all proposed uses will be provided through an access, parking and maintenance agreement

Off-site improvements include construction of curb and gutter along Douglas Boulevard and Granite Estates Drive with a radii and tapers provided per Placer County Plate R-17 at the Granite Estates Drive and Douglas Boulevard intersection. The minimum width of 40-feet of pavement is provided for Granite Estates Drive with curb, gutter, and

sidewalk frontage consistent with Placer County Plate R-6. Douglas Boulevard improvements include a six-foot wide bike lane (Class II) and an eight-foot wide meandering concrete walkway in the landscaped area of a new 70-foot right-of-way of Douglas Boulevard, consistent with the Granite Bay Community Plan for the south side of Douglas Boulevard. As noted above, additional road right-of-way easements are proposed along Douglas Boulevard to provide 70-feet from the new right-of-way to the centerline consistent with the Granite Bay Community Plan. A 12.5-foot multi-purpose easement (MPE) is proposed along the Douglas Boulevard and the Granite Estates Drive right-of-way. The project also includes landscaping along the project frontage adjacent to Douglas Boulevard and Granite Estates Drive.

Project Site (Background/Existing Setting):
The project site is located on the south side of Douglas Boulevard, approximately 2,000 feet west of Barton Road. The site is currently undeveloped. The majority of the project site has been previously graded and is mostly dirt and gravel with weeds and star thistle growing sporadically throughout the site. The southern boundary of the proposed site is adjacent to strap ravine, and a portion of the riparian vegetation associated with strap ravine is located on the subject parcels. The site is comprised of a total of 4.45 acres on two separate, adjacent parcels. The westernmost parcel is 3.4-acre and the easternmost parcel is a one-acre parcel and they are both zoned C2-UP-DC (general commercial, combining use permit, combining design scenic corridor).

B. ENVIRONMENTAL SETTING:

Location	Zoning	Granite Bay Community Plan Designation	Existing Conditions and Improvements
Site	General Commercial, combining Use Permit, combining Design Scenic Corridor (C2-UP-Dc)	Commercial	Two undeveloped parcels
North	Farm, combining Design Scenic Corridor, combining a Building Site minimum of 20,000 square foot (F-Dc-B-20)	Low Density Residential 0.4 – 0.9 Ac. Min.	Bushnell Garden plant nursery
South	Residential Agriculture, combining a Building Site minimum of 100,000 square foot (RA-B-100) and Residential Agriculture, combining a Building Site minimum of 100,000 square foot, with a Residential Planned Development of 0.44 Dwelling Units per acre (RA-B-100 PD=.44)	Rural Residential 2.3 - 4.6 Ac. Min.	Single-Family Residential
East	Same as project site	Same as project site	Same as project site
West	Open Space (O)	Low Density Residential Density Transfer Parcels 0.4-0.9 Ac. Min.	Single-Family Residential

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

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

Discussion- Item I-1:
The proposed project will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista. Therefore, there is no impact.

Discussion- Item I-2:
The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway. Therefore, there is no impact.

Discussion- Item I-3:
The proposed project will include the construction of a medical/office development including three medical office buildings (1 – 8,000 sq. ft., 2 &3 – 4,425 sq. ft.) and one office building (4 – 3,800 sq. ft.). As a result of past grading the site contains no vegetation and remains an open dirt lot with some gravel. An access road to parcels to the south runs through the project site. The proposed project could negatively affect the visual character and quality of the site and its surroundings; however the project will be subject to approval of a Design/Site Agreement, which will establish required design elements including landscaping, architectural features, and the overall design of the project. No mitigation measures are required.

Discussion- Item I-4:
The proposed project includes the construction of an office development to include four buildings. The project will include lighting typical of a commercial office development, which could result in the creation of a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Mitigation measures set forth in this document will reduce potential impacts resulting from the creation of a new source of substantial light or glare, to a less than significant level.

Mitigation Measures- Item I-4:
MM I.1 Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan will be submitted to the DRC for review and approval, which will include the following:

- The site lighting plan small demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design will be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- Site lighting fixtures in parking lots will be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the Design/Site Agreement, mounted on poles not to exceed 14 feet in height. The metal pole color will be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots will be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting will not be used.
- Building lighting will be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design will complement the building colors and materials and will be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting will not be used.
- Lighting intensity will be of a level that only highlights the adjacent building area and ground area and will not impose glare on any pedestrian or vehicular traffic.

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

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion- All Items:
The project is zoned for commercial uses and is not located in an agricultural or forest area. Therefore, there is no impact to agriculture and forest resources.

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	

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

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

According to the project description and preliminary analysis, the project will result in an increase in regional and local emissions from construction and operation of the project. However, these emissions will not exceed the APCD's threshold of significance of 82 pounds per day (lbs/day) of ROG, NO_x, or PM_{10} for construction or operational activities. The project's related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. In order to reduce construction related air emissions, associated Improvement Plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project's long-term operational emissions would chiefly result from vehicle exhaust, utility usage, and water/wastewater usage. Although the preliminary analysis indicated that the project's operational emissions would not exceed the District's cumulative threshold of 10 lbs/day, the project will contribute incremental emissions of ROG, NOx, and CO2 to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in further reduction of the ROG, NOx and CO2 emissions and ensure the project's related cumulative impacts to be less than significant.

Mitigation Measures- Items III-2,3:
MM III.1

1. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.
2. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information. *(Based on APCD Rule 501 and the California Health & Safety Code, Section 39013).*

Include the following standard notes on the Grading Plans or Improvement Plans:

3. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
4. 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.
5. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual

jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.

6. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
7. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
8. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
9. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
10. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
11. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
12. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
13. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
14. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
15. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
16. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of 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 District 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.
17. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

Discussion- Item III-4:
The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. A Health Risk Assessment of Diesel Particulate Matter Emissions was completed by ESA in January 2015. It determined that construction health risks would have a negligible effect on health risks. The Health Risk Assessment also analyzed the health impacts from exhaust emissions released by an emergency standby engine for the facility. The analysis concluded that the diesel engine DPM emissions would not cause significant health risks to sensitive receptors or workers. Therefore, the health risks from DPM for the proposed project are less than significant, and no mitigation measures are required.

Discussion- Item III-5:
The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District's significant thresholds. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

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

Discussion- Item IV-1:
The proposed project includes the construction of four office buildings, associated parking, and circulation areas on a 4.45-acre site. The proposed project site was previously graded and currently contains minimal riparian habitat along the southern boundary of the parcel. As proposed the project includes minimal disturbance to the riparian vegetation along Strap Ravine, however, according to the Biological and Wetland Resources Assessment prepared by Salix Consulting, Inc. (Salix), dated April of 2015, the site (areas located along the edge of the oak woodland) could provide foraging habitat for a variety of resident and migratory songbirds. As such, the proposed project could result in an adverse impact, either directly or through habitat modifications, on species identified as candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service. Mitigation measures outlined below will reduce this impact to a less than significant level.

Mitigation Measures- Item IV-1:
MM IV.1

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- Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests will be conducted by a qualified biologist. A report summarizing the survey will 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 will 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 will 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 will 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 will 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 will be placed on the Improvement Plans. Said plans will also show all protective fencing for those trees identified for protection within the raptor report.
- Prior to any on-site construction a survey will be conducted by a qualified biologist to determine whether or not any special-status species occur on the site. Should any special status species occur the appropriate public agency will be notified and all requirements set forth by said agencies will be satisfied by the project proponent.

Discussion- Item IV-2:
The proposed project includes the construction of four office buildings on a 4.45-acre site. The proposed project site was previously graded and currently contains minimal riparian habitat along the southern boundary of the parcel, along Strap Ravine. As proposed the project includes minimal disturbance to the riparian vegetation along Strap Ravine, and will not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. Therefore, there is no impact.

Discussion- Item IV-3:
The proposed project will not have a substantial adverse effect on the environment by converting oak woodlands as the project site does not contain any oak woodland. Therefore, there is no impact.

Discussion- Item IV-4:
The proposed project includes the construction and ongoing use of a parking area along the southern boundary of the parcel, adjacent to the top of the bank of Strap Ravine. Grading for the project will be largely located outside of the 100 foot structural setback from the centerline of the waterway, with the exception of a portion of the parking area in the southwest portion of the site. Construction activities along this portion of the riparian area, and along the southern boundary of the project site, could have a substantial adverse effect on riparian habitat due to the grading and site preparation required for constructing a parking area at the top of the bank adjacent to the riparian area. Mitigation measures outlined below will reduce this impact to a less than significant level.

Mitigation Measures- Item IV-4:
MM IV.2

- Temporary Construction Fencing: The applicant will install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

  1. Along the southern boundary of disturbance of the project site;

- No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including riparian areas within 100 feet of the centerline of Strap Ravine, must first be approved by the DRC. Temporary fencing will 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. Said fencing and a note reflecting this Condition will be shown on the Improvement Plans.

- Prior to approval of Improvement/Grading Plans, the applicant will furnish to the DRC, evidence that the California Department of Fish & Game and the U. S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands, streams/riparian corridor, and/or vernal pools on the property. If permits are required, they will be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.
- If project construction affects the riparian vegetation along the southern boundary of the project site, or activities affecting the bed, bank, or associated riparian vegetation of the stream a Streambed Alteration Agreement will be obtained from CDFW, pursuant to Section 1602 of the California Fish and Wildlife Code. This agreement will require minimization measures, such as minimizing impacts to riparian vegetation, re-vegetation, timing of construction, erosion and sediment control, maintenance of fish passages if applicable, and specifications regarding construction materials.

Discussion- Item IV-5:
The Assessment prepared for the project states that there are no potential Waters of the United States within the boundaries of the project site or other waters that will be subject to the regulatory authority of the U.S. Army Corps of Engineers. The project site is, however, located adjacent to Strap Ravine, which may contain federally protected wetland areas. Construction associated with this project includes grading, paving, and fence construction up to the top of the bank, which could result in an adverse negative effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act, as a result of sedimentation runoff and disturbance to riparian vegetation. Mitigation measures outlined below will reduce this impact to a less than significant level.

Mitigation Measures- Item IV-5:
Refer to text in MM IV.2

Discussion- Item IV-6:
The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The proposed project includes the construction of four office buildings, as well as associated parking and circulation areas. The project site is adjacent to Strap Ravine, however activities associated with the construction and operation of the project will not interfere substantially with the movement of any native resident or migratory fish species as construction activities associated with this project will not impact the waterway. This is considered a less than significant impact and no mitigation measures are required.

Discussion- Item IV-7:
An updated Arborist Report by Abacus Consulting Arborists was provided and is dated February 20, 2015. The report inventoried 37 protected trees. The project will result in the removal of 24 trees including five oak trees and two California buckeyes. Of these, two oak trees have been identified in the Arborist Report as being in poor condition. The remaining 17 trees to be removed are smaller non-protected trees.

The project site includes minimal riparian habitat associated with Strap Ravine. Due to the proximity of required grading activities to the riparian area, there is a potential that trees protected by the Placer County Tree Preservation Ordinance will be impacted. Mitigation measures outlined below will reduce this impact to a less than significant level.

Mitigation Measures- Item IV-7:
MM IV.3

- Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within areas of road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey will include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed will be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report will be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans.
- The applicant will mitigate for the removal of and impacts to trees on-site by replacing trees on-site on an inch-for-inch basis. Prior to issuance of a building permit the applicant will submit to the DRC for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). In lieu of replacement on-site the applicant

may mitigate impacts to the trees with payment into the Tree Preservation fund at a rate of $100.00 per inch removed.

Discussion- Item IV-8:
The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as no such plans have been adopted in Placer County. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1,2,3,6:
According to the California State North Central Information Center and the Cultural Resources Assessment prepared by Peak & Associates, Inc. on August 22, 2006 (updated January 9, 2015), there are no known historic, archeological, or paleontological resources located on-site. However, the proposed project includes grading as part of constructing the site's improvements which could potentially uncover significant resources. The following standard condition will be included as part of the project's approval to address this concern.

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 shall stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums shall be contacted for review of the uncovered resource.

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

Following a review of the new resource 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 steps necessary to address the unique or sensitive nature of the site. No mitigation measures are required.

Discussion- Item V-4:
The proposed project does not have the potential to cause a physical change, which will affect unique ethnic cultural values, as there are no unique ethnic features on the site. Therefore, there is no impact.

Discussion- Item V-5:
The proposed project will not restrict existing religious or sacred uses within the potential impact area as there are no religious or sacred uses on the site. Therefore, there is no impact.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Items VI-1,4,9:
A preliminary Geotechnical Report was prepared for the project. The fills and disturbed surface soils were observed to generally consist of light brown silty fine to coarse sands with varying amounts of gravel and rock fragments. The fills generally appeared to be of a medium dense consistency, although the upper several inches appeared loose and disturbed. The upper portions of the native surface soils are medium dense light brown to orange-brown silty to clayey fine to coarse sands. The lower portions of the native surface soils are dense to cemented light brown fine to coarse sands that have weathered in place from the underlying bedrock. Bedrock was encountered underlying the native surface soils. The site consisted of low plasticity to non-plastic sands and are virtually non-expansive. The Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified and did not identify any severe soil limitations. The Report does not identify the site as located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated parking/site improvements will not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items VI-2,3:
To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site building and parking area/site improvements, foundations, and various utilities. Approximately 3.15 acres of the site will be disturbed by grading activities. The earthwork is proposed to include approximately 825 cubic yards of cut and approximately 3,880 cubic yards of fill. There is no proposed export of soil and approximately 3,555 cubic yards of soil is proposed to be imported. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The site appears to have been mostly leveled in the past, with cuts below original grade on the northwest portion and fill placed along the south portion and east end. There is an exposed cut slope at the northwest corner approximately eight feet in height. The project proposes maximum soil cuts of up to approximately three feet and fills of up to

approximately five feet and as shown on the preliminary grading plan. Retaining walls are proposed on the site. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

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

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

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

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

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

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

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

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

MM VI.3 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 provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

Discussion- Items VI-5,6:
The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
Refer to text in MM VI.1, MM VI.2

MM VI.4 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

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

MM VI.5 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.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.

Discussion- Items VI-7,8:
The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The site is located in a relatively quiet seismic area when compared to other more active areas of California. The project site is considered to have low seismic risk with respect to faulting, ground shaking, and seismically related ground failure. The Geotechnical Report describes the site as unlikely to have seismic induced liquefaction. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic design standards. Therefore, these impacts are less than significant. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the patrons, workers, as well as on-site fuel combustion for landscape maintenance equipment.

The project would result in grading, subsequent paving and the construction of approximately 19,700 square feet of new buildings, along with associated parking areas. 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 proposed.

Discussion- Item VIII-3:
There are no known existing or proposed schools within one-quarter mile of the proposed project. The closest known school is Eureka Union Elementary School, which is approximately 0.44 miles southeast of the proposed project. Therefore, there would be a less than significant impact, and no mitigation measures are required.

Discussion- Item VIII-4:
The project site is not included on a list of hazardous material sites complied pursuant to Government Code Section 65962.5. Therefore, there is no impact.

Discussion- Item VIII-5:
The project is not located within an airport land use plan area or within two miles of a public airport or public use airport, and therefore will not result in an airport safety hazard for people residing or working in the project area. Therefore, there is no impact.

Discussion- Item VIII-6:
The project is not located within the vicinity of a private airstrip, and therefore will not in a safety hazard for people residing in the project area. Therefore, there is no impact.

Discussion- Item VIII-7:
The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, as the proposed project site is easily accessible via a major transportation arterial, which will allow for unimpeded emergency vehicle access. The project site is not located on or near any heavily vegetated steep slopes, and properties within the general vicinity of the proposed project are largely developed rather than wildland areas that contain large amounts of vegetation/fire fuel. Therefore, there is no impact.

Discussion- Items VIII-8,9:
The project will not create a health hazard, potential health hazard or expose people to existing sources of potential health hazards. Therefore, there is no impact.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		X		
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item IX-1:
The project will not violate any potable water quality standards as it will utilize a publicly treated potable water supply from San Juan Water. Therefore, there is no impact.

Discussion- Item IX-2:
This project will not substantially deplete groundwater supplies, interfere substantially with groundwater recharge as the project is utilizing a public water supply for its domestic water supply. Thus, there is a less than significant impact. No mitigation measures are required.

Discussion- Item IX-3:
A preliminary drainage report was prepared by the applicant's engineer. The existing site is undeveloped with compacted base rock and native material covering the majority of the site. The onsite area is mostly level to slightly sloping terrain from Douglas Boulevard to Strap Ravine. The stormwater runoff collected within the watershed is

directed via curb and gutter along Douglas Boulevard and overland flow to Strap Ravine located immediately south of the project site. There is an existing 24 inch storm drain and an existing 36 inch storm drain located on the property that convey drainage from the north side of Douglas to the south across the project site and into Strap Ravine. The existing 24 inch storm drain conveys drainage from a watershed of approximately 3.5 acres and the existing 36 inch storm drain conveys drainage from a watershed of approximately six acres. The project site encompasses about 4.4 acres.

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

Discussion- Item IX-4:
The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The existing ten and 100 year peak flows from the site are identified as approximately 6.44 and 11.92 cubic feet per second, respectively, at the 24inch outfall location and 11.98 and 22.97 cubic feet per second, respectively, at the 36 inch outfall location. The post development ten and 100 year peak flows from the site are identified as approximately 9.81 and 18.08 cubic feet per second, respectively, at the 24inch outfall location and 14.89 and 27.66 cubic feet per second, respectively, at the 36inch outfall location. The project site is not located in an area identified in the Granite Bay Community Plan as recommended for local stormwater detention. Because the project is not recommended for local stormwater detention and the existing pond and Strap Ravine is immediately adjacent to the project site with an anticipated ten and 100 year flow of approximately 600 cfs and 1,000 cfs, no significant off site drainage impacts will occur.

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

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

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

Mitigation Measures- Item IX-4:
Refer to text in MM VI.1, MM VI.2

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

MM IX.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer

County Code.) The current estimated development fee is $1,950 per gross parcel acreage, payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

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

Discussion- Items IX-5,6:
The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:
Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, and MM IX.1

MM IX.4 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), Pervious Pavements (SD-20), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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

MM IX.5 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs.
MM IX.6 The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

Discussion- Item IX-7:
The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:
There is an existing 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA) located to the south of the project site along Strap Ravine. The project development area is not located within the 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project does not include any housing. The project development area is not located within any significant levee or dam failure inundation area.

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

Mitigation Measures- Items IX-8,9,10:
Refer to text in MM VI.1 and MM VI.2

MM IX.7 On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map, show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing off site pond (Strap Ravine) immediately south of the project site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

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

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

Discussion- Item IX-11:
The project will not utilize groundwater; therefore it will not alter the direction or rate of flow of groundwater. Therefore, there is no impact

Discussion- Item IX-12:
The project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-12:
Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM IX.1, MM IX.4, MM IX.5, and MM IX.6.

X. LAND USE & PLANNING – Would the project:

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

Discussion- Items X-1,4:
The project includes the construction of four office buildings, and associated parking and circulation areas. The proposed project will not physically divide an established community as the project site is currently undeveloped and is immediately west of existing commercial land uses. Therefore, there is no impact.

Discussion- Item X-2:
The proposed project includes the development of two separate parcels with four office buildings, and associated parking and circulation areas. The proposed project will not conflict with the Granite Bay Community Plan designation Commercial and a zoning designation of General Commercial, combining Conditional Use Permit, combining Design Scenic Corridor. Therefore, there is no impact.

Discussion- Item X-3:
The proposed project could potentially conflict with the Placer County Tree Preservation Ordinance, as it may result in the removal of protected trees located within the riparian area along the southern boundary of the project site, including protected oak trees. This conflict with the Placer County Tree Preservation Ordinance is considered less than significant as impacts to protected trees will be mitigated by requirements set forth in the Tree Preservation Ordinance and requirements for protective fencing along riparian areas. No mitigation measures are required.

Discussion- Item X-5:
The proposed project will not affect agricultural and timber resources or operations as there are no agricultural or timber resource operations on the site. Therefore, there is no impact.

Discussion- Item X-6:
The proposed project will not disrupt or divide the physical arrangement of an established community as it is surrounded by a mix of undeveloped land, commercial uses, and single-family residential uses. Therefore, there is no impact.

Discussion- Item X-7:
The project site is located in an area that allows for commercial uses adjacent to residential uses. This portion of the Douglas Boulevard corridor is currently developed with commercial uses to the east and across Douglas Boulevard to the north, as well as single family residential uses to the west, northeast, and south. The overall effect of this will not result in the substantial alteration of the present or planned use in the area. Therefore, there is no impact.

Discussion- Item X-8:
The proposed project includes the construction of four office buildings and will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

XI. MINERAL RESOURCES – Would the project result in:

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

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

XII. NOISE – Would the project result in:

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

Discussion- Items XII-1, 2:
An Acoustical Analysis was conducted by Bollard Acoustical Consultants, Inc. and is dated October 23, 2014. Specifically, the analysis focused on noise generated by rooftop mechanical equipment (HVAC), parking lot operations, emergency generator usage, and project related construction noise. No noise mitigation measures were warranted and only the noise generated during project construction would need to comply with Grading Permit and/or Building Permit noise level standards.

The project will not result in any substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Completion of the project would result in four new office buildings, associated parking and circulation areas, and construction of off-site road improvements, which will not result in a substantial increase in ambient noise levels. No mitigation measures are required.

Discussion- Item XII-3:
Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. Construction noise emanating from any construction activities for which a building permit or grading permit is required is subject to noise level standards as detailed in the Placer County General Plan, the Granite Bay Community Plan, and will comply with Placer County Code Article 9.36. Therefore, impacts related to construction noise are considered to be less than significant. No mitigation measures are required.

Discussion- Item XII-4:
The project is not located within an airport land use plan or within two miles of a public airport. Therefore, there is no impact.

Discussion- Item XII-5:
The project is not located within the vicinity of a private airstrip. Therefore, there is no impact.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:
The proposed project will not induce substantial population growth either directly or indirectly as the project includes the construction of four new office buildings in an area that is currently developed with commercial and residential uses. The project does not require the extension of roads or other infrastructure, including sewer and water. Therefore, there is no impact.

Discussion- Item XIII-2:
The proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere as the project site is an undeveloped parcel. Therefore, there is no impact.

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

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

Discussion- Item XIV-1:
The project could result in a modest incremental increase in the need for fire protection services due to four new office buildings constructed on the project site. Any newly constructed buildings will be required to comply with the California Building Code and 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 proposed project does not generate the need for new sheriff protection facilities as a part of this project. Therefore, there is no impact.

Discussion- Item XIV-3:
The proposed project does not generate the need for the construction of a new school facility as a part of this project. Therefore, there is no impact.

Discussion- Item XIV-4:
The proposed project will result in the construction of new commercial buildings with associated infrastructure that will be accessed from a County maintained road. The project does not generate the need for significantly more maintenance of public facilities than what was expected with the build out of the General Plan/Community Plan. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XIV-5:
The proposed project is not expected to significantly impact any other governmental services. Therefore, there is no impact.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or			X	

be accelerated? (PLN)				
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- All Items:
The project could result in a modest incremental increase in the use of and need for neighborhood and regional parks or other recreational facilities. This increase would not result in a substantial physical deterioration of these facilities. This would result in a less than significant impact to the provision of recreational facilities because provision of these services would be offset by collection of Park Preservation Fund fees regulated by county ordinance (Sections 15.34.010, 16.08.100 and/or 17.54.100.D).

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. No mitigation measures are required.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		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 proposed project will result in the construction of approximately 20,700 square foot commercial medical office / office buildings. A traffic impact analysis was prepared for the project.

The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project will generate approximately 679 daily vehicle trips. Approximately 75 trips will be generated during the PM peak hour.

The proposed project's traffic was superimposed onto existing background volumes. The following intersections were analyzed: Douglas Blvd./Berg Street; Douglas Blvd./Barton Road; and Douglas Blvd./Granite Estates Drive. Existing Plus Project: The addition of project traffic will increase the length of delays occurring at intersections.

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

Cumulative: The traffic study analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. The Level of Service for turning movements at the Douglas Blvd./Berg Street intersection and the Douglas Blvd./Granite Estates Drive intersection are forecast to be LOS D with the project. LOS D is within the LOS E minimum established by the Granite Bay Community Plan. Therefore, the impacts to these intersections are not significant.

The Douglas Blvd./Barton Road intersection is forecast to drop to a LOS F both with and without the project. The LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project. In this case, the average delay per vehicle is projected to increase by 3.2 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance, the project's impact to this intersection is less than significant.

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

Mitigation Measures- Items XVI-1,2:
MM XVI.1 Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is $423,793.27 (based on Medical Office and Office uses). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

Discussion- Item XVI-3:
The traffic impact analysis analyzed the impacts on weaving across eastbound Douglas Blvd., left turn lane storage, and the median design along Douglas Blvd. The analysis concluded that there are no significant impacts resulting in U-turn volumes. The left turn lanes on Douglas Blvd. approaching Berg Street (eastbound) and Granite Estates Drive (westbound) are relatively short and both require approaching motorists to slow in the Douglas Blvd. through lane in order to use each lane. As the number of vehicles using these lanes increases, waiting queues will increase. The proposed project's impacts associated with vehicle safety can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-3:
MM XVI.2 The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing left turn lane approaching Berg Street (eastbound) and the existing left turn lane approaching Granite Estates Drive (westbound) along Douglas Blvd. as show (at a minimum) on the Preliminary Left Turn Lanes Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works.

Discussion- Item XVI-4:
The servicing fire district has reviewed the proposed project and has not identified any significant impacts that would result in any physical change to the environment. Therefore, this impact is less than significant. No mitigation measures are required.

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Discussion- Item XVI-5:
The proposed project is providing parking spaces in accordance with the Placer County Zoning Ordinance. Parking for both employees and customers is provided in the proposed site parking lots. There are 109 parking spaces proposed, including five accessible spaces (2standard parking stalls and three van accessible parking stalls). This complies with the standards of one parking stall per 175 square foot for medical offices and one parking stall per 300 square foot for offices, which are the proposed land use for the four new buildings. Shared use of the parking and access areas will be provided through an access, parking, and maintenance agreement. Therefore, there is no impact.

Discussion- Item XVI-6:
The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. The Douglas Blvd. frontage improvements are proposed to include an approximate eight foot wide shoulder and an eight foot wide concrete sidewalk. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVI-7:
The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion- Item XVI-8:
The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Items XVII-1,2,6:
The proposed project is located within the Placer County Sewer Maintenance District 2 (SMD-2). The project proposes to connect to the existing sewer line within Douglas Blvd. The proposed project will contribute additional wastewater flows to the existing conveyance system. Placer County has identified existing downstream conveyance deficiencies that will be impacted by the additional wastewater flows generated by the proposed project. The project is tributary to the Dry Creek Wastewater Treatment Plant (WWTP). The project will increase wastewater flows to the treatment plant. However, the increase will not require any additional expansion of the

treatment plant and is within the current capacity of the treatment plant. The proposed project's impacts associated with sewer can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVII-1,2,6:
MM XVII.1 Prior to Improvement Plan approval, the applicant will be required to pay their fair share fee per EDU as approved by the Environmental Engineering Division, toward the cost of the future Improvement Projects (including design and construction management along with actual construction costs) as identified in the RMC Study of the Feasibility of Abandonment of the SMD-3 Wastewater Treatment Plant (July 2008) and Technical Memorandum SMD-2 Trunk Sewer Capacity Analysis (June 2007).

Discussion- Item XVII-3:
The project will not result in the construction of new on-site sewage systems. Therefore, there is no impact.

Discussion- Item XVII-4:
The storm water will be collected in the onsite drainage facilities and conveyed into existing discharge point locations and drainageways. The existing drainage system on and off site is not significantly impacted by the proposed project and has the capacity to accept flows from the proposed project. This project proposes the construction a drainage system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVII-5:
Treated water will be provided by San Juan Water, a water availability letter was submitted as part of the review of the project. No mitigation measures are required.

Discussion- Item XVII-7:
The project will be served by the Western Regional Materials Recovery Facility. This facility has sufficient permitted capacity to accommodate the project's solid waste disposal needs. A will serve letter has been received from Recology, the solid waste franchise holder, stating that they can serve the project. There is only one proposed trash enclosure located on the parcel with Building #1. Each parcel is required to be served by a separate trash enclosure. The developer has indicated that a reciprocal solid waste disposal agreement will be completed to allow the use of the trash enclosure on associated with Building #1 by Building #2, #3 and #4. This is a less than significant impact with the required mitigation measure.

Mitigation Measures- Item XVII-7:
MM XVII.2 Prior to occupancy final for each of the proposed Buildings a reciprocal solid waste agreement should be recorded that allows for the use and disposal of solid waste within the trash enclosure serving building #1 by buildings #2, #3 and #4.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Roy Schaefer, Chairperson
Planning Services Division, Air Quality, Lisa Carnahan
Engineering and Surveying Division, Phil Frantz
Environmental Engineering Division, Heather Knutson
Department of Public Works, Transportation
Environmental Health Services, Laura Rath
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher

Signature_____ Date June 18, 2015
Crystal Jacobsen, Environmental Coordinator

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

County Documents	☒ Air Pollution Control District Rules & Regulations
	☒ Community Plan
	☒ Environmental Review Ordinance
	☒ General Plan
	☒ Grading Ordinance
	☒ Land Development Manual
	☐ Land Division Ordinance
	☒ Stormwater Management Manual
	☒ Tree Ordinance

		☐ _____
Trustee Agency Documents		☐ Department of Toxic Substances Control
		☐ _____
Site-Specific Studies	Planning Services Division	☒ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☒ Cultural Resources Records Search
		☒ Lighting & Photometric Plan
		☐ Paleontological Survey
		☒ Tree Survey & Arborist Report
		☐ Visual Impact Analysis
		☐ Wetland Delineation
		☒ Acoustical Analysis
		☐ _____
	Engineering & Surveying Division, Flood Control District	☐ Phasing Plan
		☒ Preliminary Grading Plan
		☒ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report
		☒ Stormwater & Surface Water Quality BMP Plan
		☒ Traffic Study
		☐ Sewer Pipeline Capacity Analysis
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐ Sewer Master Plan
		☐ Utility Plan
		☐ Tentative Map
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☐ Phase I Environmental Site Assessment
		☐ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☒ Health Risk Assessment
		☐ CalEEMod Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic & Circulation Plan
		☐ _____

Mitigation Monitoring Program –
Mitigated Negative Declaration #PLN14-00169
Project - Granite Estates Professional Center

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

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

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

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

Mitigation Measures #'s MM I.1, MM III.1, MM IV.1, MM IV.2, MM IV.3, MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM IX.1, MM IX.2, MM IX.3, MM IX.4, MM IX.5, MM IX.6, MM IX.7, MM IX.8, MM IX.9, MM XVI.1, MM XVI.2, MM XVII.1& MM 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.

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

14 July 2015

Maywan Krach
Placer County
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

CERTIFIED MAIL
7014 2870 0000 7535 4449

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, GRANITE ESTATES PROFESSIONAL CENTER (PLN14-00169) PROJECT, SCH# 2015062064, PLACER COUNTY

Pursuant to the State Clearinghouse's 22 June 2015 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Granite Estates Professional Center (PLN14-00169) Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

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[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification
If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements
If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Regulatory Compliance for Commercially Irrigated Agriculture
If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.
There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.

2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently $1,084 + $6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory

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Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.

Trevor Cleak

Trevor Cleak
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

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GRANITE BAY COMMUNITY ASSOCIATION

P. O. BOX 2704

GRANITE BAY, CA 95746

July 6,, 2015

Maywan Kach

Community Development Technician

Re: Granite Estates Professional Center PLN 14-00169 Mitigated Negative Dec

Please accept the following comments re above:

This project was reviewed at the Granite Bay MAC meeting of July 1 and concerns were raised regarding traffic turning to access Berg Street. The traffic study appears to consider only the cumulative traffic from this project and does not consider specifically U turns and left turns onto Berg. This project is only one of four proposed on the site with an additional medical facility proposed at corner of Berg and Douglas.

Applicant proposes to reconfigure and lengthen the east and westbound Douglas turn lanes, which will be an improvement as it is currently somewhat difficult to make the existing opening from the fast lane of Douglas. However, left turn traffic has to cross oncoming fast moving traffic and if making a U turn getting up to speed can be a problem. There is nothing to slow the west bound traffic from Barton to Cavitt-Stallman South and traffic generally moves at high speeds. Large trucks unable to make the U turn proceed for a short distance on Berg, make a U turn and then merge onto Douglas. This presents a hazard for following vehicles whose drivers are not aware of the maneuver assuming the truck will proceed on Berg and thus being caught on Douglas until the truck has made the completed U turn. Not a good situation.

Also, there is a proposed medical center at northwest corner of Berg and Douglas which proposes access from Douglas and Berg. Eastbound vehicles wanting access to this project from Douglas will have to make a U turn, cross quickly into the far right lane to access the center and slow to make the access into the center thus creating another hazard. No signal light is supported by the community at this location. Therefore, a suggestion would be that U turns not be permitted at this turn lane and access to the center only be from Berg.

Thanks you for the opportunity to respond.

Granite Bay community Association

Sandra H. Harris, Secretary

February 1, 2015

RECEIVED
FEB 02 2015
PLANNING DEPT.

Kathi Heckert, Senior Board & Commission Clerk
Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

RE: Granite Estates Professional Center – PLN 14-00169

We have reviewed the information about the project above and strongly oppose the variance of the parcel for the following reasons:

1. The zoning for this 4.4 acre property according to the Granite Bay Community Plan Section 3.4 is C2-UP. According to the Granite Bay Community Plan, Page 55, all development on the north and south side of Douglas Blvd. shall be required to dedicate 70 feet of right-of-way as measured from centerline and building setbacks from the edge of the road right-of-way shall be a minimum of 75 feet. The members of the community and planning commission spent countless hours on this Community Plan which was adopted just a few years ago in 2012. There were very specific reasons for the zoning specifications along the Douglas Corridor, many of which would be compromised if this development received a variance to the zoning requirements. How many other developers would site this exception for their parcels?
2. Consider the 'need' for this type of commercial building. There are already an abundance of vacancies in current commercial buildings within a few miles of this proposed development. The high vacancy of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd.). What is the purpose of adding more unused commercial property?
3. The developer's latest design proposes extending the turn lane onto Berg. There is a question of whether there is enough distance for vehicles exiting the project to quickly cross fast moving two lane traffic on Douglas Blvd. to access the turn lane and causing a hazardous situation. This would also increase the traffic in this already highly congested area and potentially require a stop light at Berg which would go against the 'corridor' design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. A recommendation with or without the approval of this variance would be to make it illegal to make U-turns at Berg because of the safety hazards. U-turns can be made safely at the turn to the East of Quarry Pond or at the stop light on Barton.

In conclusion, please take into consideration that the Granite Bay Community Plan was recently updated and no land use changes along Douglas Blvd. were adopted. Of the 5 current projects proposed along Douglas Blvd. two are for "memory care" communities and three are for medical offices. They all require some type of land use revision. These changes have the ability to completely change the overall goals and policies of the newly adopted Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please stand true to your word.

If this variance is approved, we would appreciate in writing, an explanation of why it was approved.

Monica Sandgathe, President
Waterford Homeowners Association
5513 Granite Falls Way, Granite Bay, CA 95746

Kathi Heckert

From: Tish Santor <trsantor@surewest.net>
Sent: Monday, February 02, 2015 7:44 PM
To: Maywan Krach; kuhker@placer.ca.gov; Kathi Heckert
Subject: Letter re: PLN 14-00169

RECEIVED
FEB 03 2015
PLANNING DEPT.

February 1, 2015

Placer County Planning Commission

3091 County Center Drive

Auburn, CA 95603

RE: Granite Estates Professional Center – PLN 14-00169

We have reviewed the information about the project above and strongly oppose the variance of the parcel for the following reasons:

1. The zoning for this 4.4 acre property according to the Granite Bay Community Plan Section 3.4 is C2-UP. According to the Granite Bay Community Plan, Page 55, all development on the north and south side of Douglas Blvd. shall be required to dedicate 70 feet of right-of-way as measured from centerline and building setbacks from the edge of the road right-of-way shall be a minimum of 75 feet. The members of the community and planning commission spent countless hours constructing and adopting this Community Plan just a few years ago in 2012. There were very specific reasons for the zoning specifications along the Douglas Corridor, many of which would be compromised if this development received a variance to the zoning requirements.
2. Consider the 'need' for this type of commercial building. There are already an abundance of vacancies in current commercial buildings within a few miles of this proposed development. The high vacancy of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd.). What is the purpose of adding more unused commercial property?
3. The developer's latest design proposes extending the turn lane onto Berg. There is a question of whether there is enough distance for vehicles exiting the project to quickly cross fast moving two lane traffic on Douglas Blvd. to access the turn lane and causing a hazardous situation. This would also increase the traffic in this already highly congested area and potentially require a stop light at Berg which would go against the 'corridor' design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. A recommendation with or without the approval of this variance would be to make it illegal to make U-turns at Berg because of the safety hazards. U-turns can be made safely at the turn to the East of Quarry Pond or at the stop light on Barton.

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In conclusion, please represent our community by upholding the integrity of the Granite Bay Community Plan with no land use changes along Douglas Blvd. Of the 5 current projects proposed along Douglas Blvd. two are for "memory care" communities and three are for medical offices. They all require some type of land use revision. These changes have the ability to completely change the overall goals and policies of the newly adopted Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please stand true to your word.

With our strongest and most empathic voice we request that you represent our community by voting down this proposal.

Mark and Tish Santor

Waterford Homeowners Association

5525 Granite Falls Way, Granite Bay, CA 95746

February 3, 2015

RECEIVED
FEB 10 2015
PLANNING DEPT.

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

RE: Granite Estates Professional Center – PLN 14-00169

We have reviewed the information about the above project and strongly oppose the variance of the parcel for the following reasons:

1. The zoning for this 4.4 acre property according to the Granite Bay Community Plan Section 3.4 is C2-UP. According to Page 55 of the Granite Bay Community Plan all development on the north and south side of Douglas Blvd shall be required to dedicate 70 feet of right-of-way as measured from the centerline and building setbacks from the edge of the road right-of-way shall be a minimum of 75 feet. Members of the community and planning commission spent countless hours on this Community Plan which was adopted just a few years ago in 2012. There were very specific reasons for the zoning specifications along the Douglas Corridor, many of which would be compromised if this development received a variance to the zoning requirements. How many other developers would cite this exception for their parcels?
2. Please reconsider the 'need' for this type of commercial building. There are already abundant vacancies in commercial buildings within a few miles of this proposed development. The high vacancy of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd.). Why add more commercial property when that which already exists is so underutilized?
3. The developer's latest design proposes extending the turn lane onto Berg. There is a question of whether there will be enough distance for vehicles exiting the project to cross fast moving two-lane traffic on Douglas Blvd to access the turn lane. This shortfall would create a hazardous situation. This would also increase the traffic in this already highly congested area and potentially require a new stop light at Berg. This would interfere with the 'corridor' function of Douglas Blvd designed to keep traffic flowing from Sierra College to Auburn Folsom Road. A recommendation with or without the approval of this variance would be to make it illegal to make U-turns at Berg because of the safety hazards. U-turns can be made safely at the turn to the East of Quarry Pond or at the stop light on Barton.

Please take into consideration the fact that the Granite Bay Community Plan was recently updated and no land use changes along Douglas Blvd. were adopted. Each of the five projects now being proposed along Douglas Blvd involve some type of land use changes. These changes have the capability individually and in combination to defeat the overall goals and policies of the new Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please do not ruin the intent, goals and fabric of the Plan by so flagrantly disregarding its principles.

We vehemently oppose the proposed rezoning,

Peter Standish Lee
Perri Standish-Lee

Peter and Perri Standish-Lee
6240 Barcelona Ct.
Granite Bay, CA 95746