



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**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 Bay Medical Office Complex (PLN14-00152)

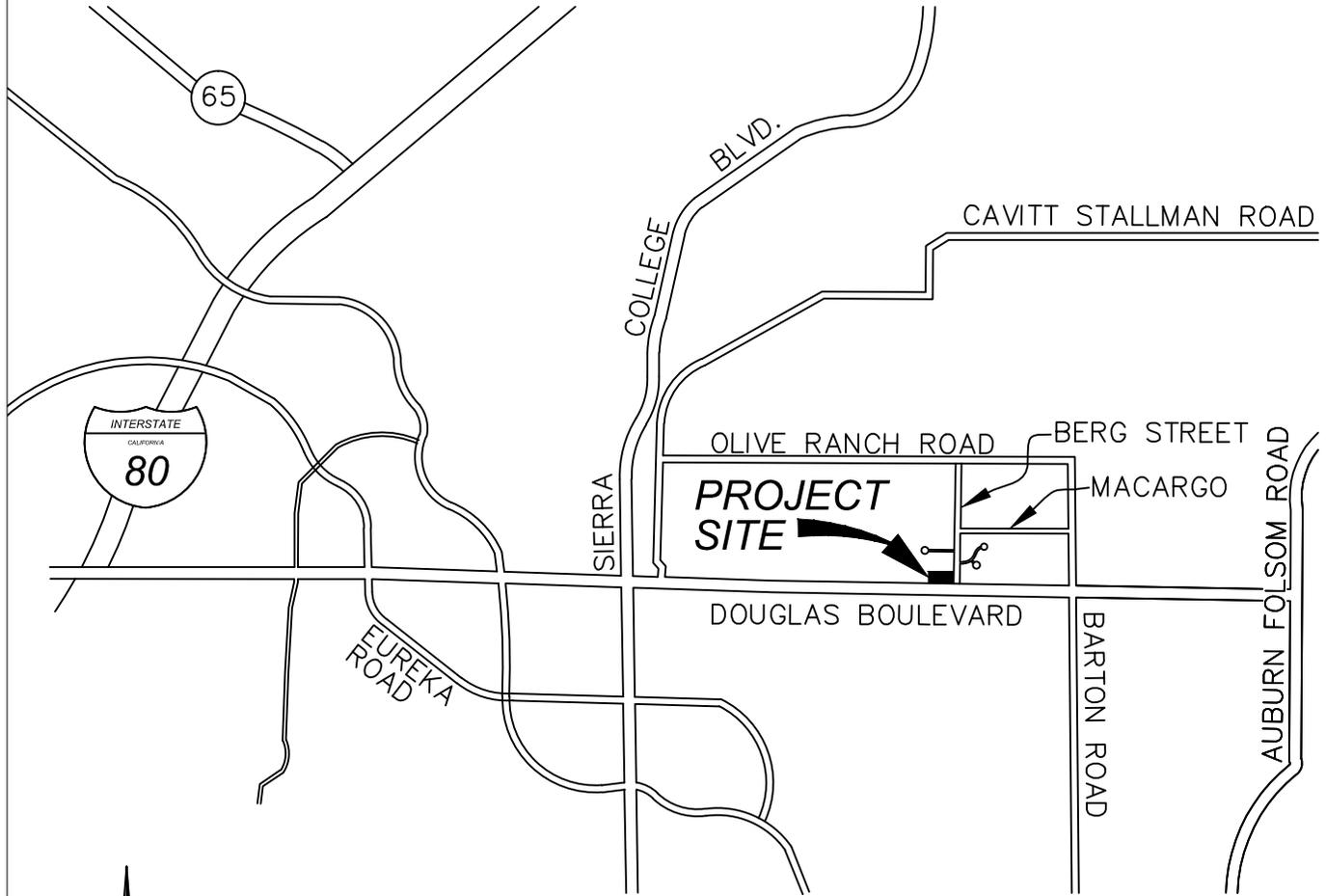
PROJECT DESCRIPTION: The project proposes construction of two medical office buildings (each building being 7,955 square feet) with associated 91 parking spaces on 2.13 acres. The project proposes a General Plan amendment to change the land use designation of the project site from Rural Low Density Residential (.9 to 2.3 acres per dwelling unit) to Commercial; a rezone from Single Family Residential (RS-B-20) to Office and Professional, combining Design Scenic Corridor (OP-Dc); a Minor Boundary Line Adjustment so that each building will be on a separate lot (proposed Parcel 1: 27,253 square foot, and proposed Parcel 2: 65,682 square foot); and a Variance to allow a 12-foot high wall (210 linear feet of five to six-foot high retaining wall with six-foot high split faced block wall on top) at the northwest corner of the site were six feet is allowed.

PROJECT LOCATION: North side of Douglas Boulevard, on the northwest corner of the intersection of Berg Street and Douglas Boulevard in Granite Bay, Placer County.

APPLICANT: RFE Engineering, Inc. / Ron Wood

The comment period for this document closes on September 28, 2016. 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/EnvCoordSvc/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.

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NOT TO SCALE



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VICINITY MAP

**GRANITE BAY
 MEDICAL OFFICE COMPLEX**
 APN: 048-081-056 & 057
 BERG STREET & DOUGLAS BLVD
 GRANITE BAY, CA 95746



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES
County of Placer**

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.

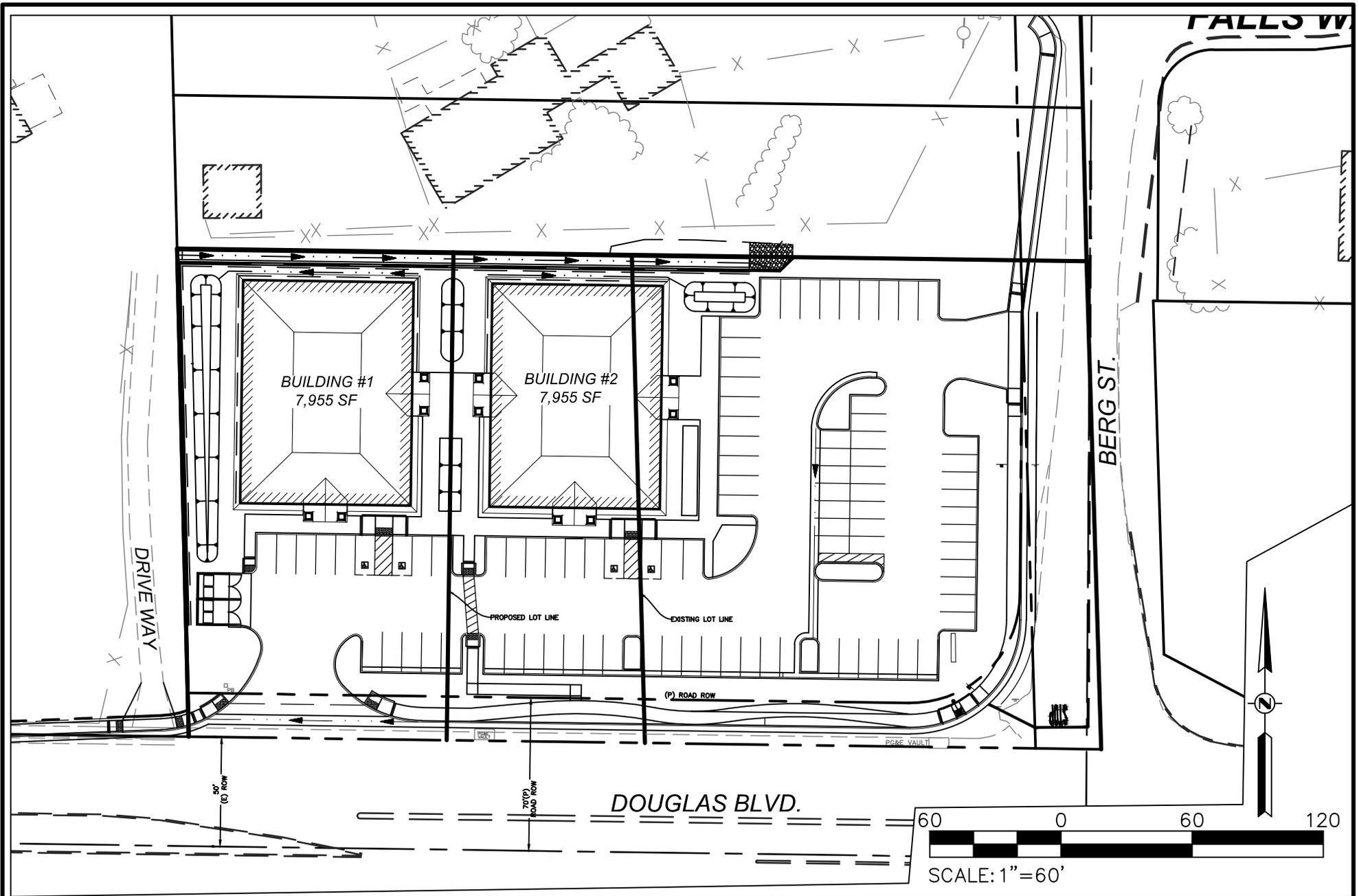
PROJECT INFORMATION

Title: Granite Bay Medical Office Complex	Project # PLN14-00152
Description: The project proposes approval of a General Plan and Community Plan Amendment, Rezone, Minor Boundary Line Adjustment, Variance, and Design Review to construct two medical office buildings (each building being 7,955 square feet) with associated 91 parking spaces, and circulation areas on 2.13 acres.	
Location: Northwest corner of Douglas Boulevard and Berg Street in Granite Bay, Placer County	
Project Owner: Fit Family development, LP	
Project Applicant: RFE Engineering, Inc. / Ron Wood	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **September 29, 2016**. 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 and Board of Supervisors. 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.

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.





COMMUNITY DEVELOPMENT RESOURCE AGENCY
 PLANNING SERVICES DIVISION
 County of Placer

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 Environmental Impact Report (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 Bay Medical Office Complex	Project # PLN14-00152
Entitlement(s): General Plan/Community Plan Amendment; Rezone; Minor Boundary Line Adjustment; Variance; and Design Review	
Site Area: 2.13 acres	APN: 048-081-056-000 and 048-081-057-000
Location: North side of Douglas Boulevard, on the northwest corner of the intersection of Berg Street and Douglas Boulevard in Granite Bay, Placer County.	

A. BACKGROUND:

Project Description:

The project proposes approval of a General Plan and Community Plan Amendment, Rezone, Minor Boundary Line Adjustment, Variance, and Design Review to construct two medical office buildings (each building being 7,955 square feet) with associated 91 parking spaces, and circulation areas on 2.13 acres. The project site is currently undeveloped.

The project proposes a General Plan amendment to change the land use designation of the project site from Rural Low Density Residential (.9 to 2.3 acres per dwelling unit) to Commercial. The project also requests a rezone from Single Family Residential (RS-B-20) to Office and Professional, combining Design Scenic Corridor (OP-Dc). This proposal also includes a Minor Boundary Line Adjustment so that each building will be on a separate lot (proposed Parcel 1: 27,253 square foot, and proposed Parcel 2: 65,682 square foot). In addition, there is a Variance request to allow a 12-foot high wall (210 linear feet of five to six-foot high retaining wall with six-foot high split faced block wall on top) at the northwest corner of the site were six feet is allowed.

Project Site (Background/Existing Setting):

The subject property is located along the North side of Douglas Boulevard, on the northwest corner of the intersection of Berg Street and Douglas Boulevard in Granite Bay, Placer County, and is within the Granite Bay Community Plan area. Surrounding land uses include residential and commercial uses.

Most of the project site is covered by a dense growth of young pine and oak with an assortment of brush species. Foothill woodland is the primary habitat type within the site and covers approximately 1.8 acres. The dominant trees within the site include valley oak, interior live oak, and gray pine. There are also a few blue oak and Fremont cottonwoods. Understory shrubs include poison oak, coyote brush, buckbrush, California coffeeberry, hoary coffeeberry, Himalayan blackberry, and California blackberry. In addition, a dense stand of bamboo occurs on the site along the northern property boundary, just south of an existing residence.

Two small areas located along the eastern property boundary are disturbed and support mostly ruderal vegetation. These disturbed areas cover approximately 0.1 acres and are used as turn-outs along Berg Street.

Two categories of waters of the United States have been mapped on site and include an ephemeral stream (0.01 acres) and roadside ditch (0.03 acres). The ditch occurs along the southern property boundary, just north of Douglas Boulevard. The channel of the ditch is well defined with steep banks and is approximately three to four feet wide. The water source for the ditch is primarily an 18-inch culvert at the southeastern property corner. Water that enters the site from the culvert at the southeastern corner flows in a westerly direction along the southern property boundary until converging with the ephemeral drainage and exiting the site via a 24-inch culvert under Douglas Boulevard. Vegetation within the ditch is weedy and sparse. Road base and other debris are included in the soil profile under the wetland area.

Stormwater runoff from approximately 26.5 acres upstream of the site currently flows through the middle of the site in an open channel and discharges into an existing 24-inch culvert that crosses Douglas Boulevard and discharges into Strap Ravine.

Project Proposal and Improvements

The proposed use is for medical offices and professional offices with hours of operation anticipated to be typical for these types of uses (e.g. 8:00 AM to 5:00 PM Monday through Friday). Employees may work other hours when required for special demands of the applicable businesses. The actual number of employees and customers is dependent on the type of business of the tenants and is not known at this time.

Parking for both employees and customers is provided in the proposed site parking lot. There are 91 parking stalls proposed, including four accessible spaces, 27 compact and 60 standard. This meets the parking standard of one space per 175 square foot of floor area for medical offices. A reciprocal parking agreement will be required to ensure shared use of the parking and access areas for the two buildings. A six-foot high split faced block wall is proposed on the west and north property lines to provide a visual and noise buffer between the proposed professional office facilities and the existing residential properties. The proposed 12 foot high wall (six foot retaining wall below natural grade and a six foot wall above grade) on the northwest corner of the site is proposed to stop approximately 91 feet to the west of the Berg Street right-of-way to provide for overland release of the existing drainage channel that runs along the northern property line.

It is anticipated that site development will involve partial clearing and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of new driveway, buildings, and landscaping.

The elimination of approximately 215 linear feet of an existing ephemeral drainage channel and the reconstruction of approximately 80 linear feet of channel along the northern property line to reverse the flow direction toward the new storm inlet, and filling of approximately 214 linear feet of constructed roadside ditch identified as wetlands is proposed as part of this project. An underground storm drain conveyance system is proposed for the ephemeral channel and the roadside ditch as part of the Granite Bay Medical Office Complex.

Off-site improvements include construction of curb and gutter along Berg Street and Douglas Boulevard with radii and tapers provided per Placer County Plate R-17 at all driveways and the northwest corner of the Berg Street and Douglas Boulevard intersection. The widening along the Berg Street frontage includes two 12-foot wide lanes, four-foot wide bike lane and curb and gutter. A six-foot wide pedestrian native earth trail is also proposed along this frontage, consistent with the Granite Bay Community Plan. A minimum six-foot wide bike lane (Class II) is provided along Douglas Boulevard. A meandering concrete walkway is proposed in the landscaped area of a new 70-foot right-of-way of Douglas Boulevard. 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. Additional road easements along Berg Street are proposed to provide for the road widening and native earth path along the frontage. The project also includes landscaping along the project frontage adjacent to Douglas Boulevard and Berg Street.

Grading activities will disturb approximately 2.12 acres of area (2.0 acres within lots and 0.12 acres within road easements and right-of-way), with cuts and fills up to approximately six feet. The proposed grading includes approximately 370 cubic yards of cut and 5,135 cubic yards of fill with a net import of 4,705 cubic yards of fill material. Generally, the site will be cut in the northwest corner approximately six feet and filled in the frontage area along Douglas Boulevard approximately five-feet to the deepest depth. These cuts and fills provide a site that has slopes within the parking area and around the buildings less than five percent to meet accessibility requirements for the site. Approximately 210 linear feet of retaining wall up to five to six-feet high is proposed in the northwest corner to compensate for the proposed cut in this area. This will also maintain existing grades at the property line along adjacent properties to the north and west. A drainage swale is proposed on the north side of the project site to intercept flows from the north and convey to the new site storm drain.

The project meets setback requirements for OP Zoning and a 75-foot front setback from the proposed 70-foot Douglas Boulevard right-of-way consistent with requirements outlined in the Granite Bay Community Plan (GBCP).

B. ENVIRONMENTAL SETTING:

Location	Zoning	Granite Bay Community Plan Designation	Existing Conditions and Improvements
Site	Residential Single-Family, combining Building Site minimum of 20,000 square foot (RS-B-20)	Low Density Residential 0.4 – 0.9 Ac. Min.	Two Undeveloped Parcels
North	Same as Project Site	Same as Project Site	Single-Family Residence
South	General Commercial, combining Use Permit, and combining Design Scenic Corridor (C2-UP-Dc)	Commercial	Douglas Feed & Ranch Supply and Retail Uses
East	Same as Project Site	Same as Project Site	Undeveloped Parcel
West	Same as Project Site	Same as Project Site	Single-Family Residence

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

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

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

The development of office buildings on an 2.13 acre site would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the granite bay community plan (2012). The project site is located in an area that allows for commercial land uses. This portion of the Douglas Boulevard corridor is currently developed and/or approved for development with commercial uses to the south (Granite Estates Professional Center, Little Sunshine's Playhouse, Douglas Ranch and Feed, Quarry Ponds Shopping Center, and the Pondview Development) and a proposed new office development (Quarry Ridge Professional Office Park) to the east, as well as single-family residential land uses to the north and west. The overall effect of this project will not result in the substantial alteration of the present or planned uses in the area. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the community plan.

The development of the project site would create new sources of light and glare typical of urban development. As discussed below, significant impacts to scenic vistas or viewsheds would not be anticipated.

Discussion Item I-1:

The proposed project will not have a substantial adverse effect on a scenic vista because the Re-zone will add Design Scenic Corridor (DC) to the new Zone District for the project site. As a result, Appendix A of the Granite Bay Community Plan lists Craftsman-style Village architectural design guidelines for properties along the Douglas Boulevard corridor, which would be applicable to this site. 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. No mitigation measures required.

Discussion Item I-3:

The proposed project will include the construction of a two 7,955 square foot medical office buildings, associated parking (91 parking stalls) and circulation areas, and associated utilities to service the site (two undeveloped parcels). 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 required.

Discussion Item I-4:

The proposed project includes the construction of two 7,955 square foot medical office buildings on the site. 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, which will adversely affect day or nighttime views in the area, 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 Development Review Committee (DRC) for review and approval, which will include the following:

- The site lighting plan shall 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 Item II-1:

The proposed project will not 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 as it is proposed on a parcel not comprised of land suitable for agricultural uses. Therefore, there is no impact.

Discussion Item II-2:

The proposed project will not conflict with General Plan or other policies regarding land use buffers for agricultural operations as there are no agricultural operations within the project vicinity. Therefore, there is no impact.

Discussion Item II-3:

The proposed project will not conflict with existing zoning for agricultural use, or a Williamson Act contract as there are no agricultural uses or Williamson Act contract lands within the project vicinity. Therefore, there is no impact.

Discussion Item II-4:

The proposed project will not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production. Therefore, there is no impact.

Discussion Item II-5:

The proposed project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use as there are no agricultural uses on the project site or surrounding parcels. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2, 3:

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). The SVAB is designated as nonattainment for federal and state ozone (O₃) standards for the ozone precursors ROG (Reactive Organic Gasses) and NO_x (Nitrogen Oxides), nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀).

The project's short-term construction-related air pollutant emissions will result primarily from site grading activities, use of diesel-powered construction equipment, trucks hauling building supplies and worker vehicle exhaust. The long-term operational emissions resulting from the new land use would be generated by on-site energy and utility use (including water conveyance, which relies on electric pumps for cleaning and distribution) and mobile sources such as delivery and workforce vehicles. Vehicle emissions from clients/customers/patients would constitute the chief source of ongoing operational emissions.

According to the project description, the project will result in an incremental increase in regional and local emissions from construction and operation of the medical facility. A preliminary air quality analysis was conducted for this project using the most recent version of the California Emissions Estimator Model (CalEEMod), which is a state-recognized program that quantifies anticipated air emissions that could result from specific projects. The preliminary analysis indicates that the project would produce approximately 2.8 pounds per day (lbs/day) of ROG, 4.76 lbs/day of Nitrogen Oxides (NO_x) and 2.47 lbs/day of particulate matter (PM) with a size of 10 microns (PM₁₀). Based upon the preliminary air quality analysis, the proposed project would not generate air emissions that would result in a significant impact to the region given that the project related emissions would be below the District's thresholds of significance of 82 lbs/day. Furthermore, the daily emissions would be below the cumulative level of 10 lbs/day, which is the level above which PCAPCD recommends mitigation for cumulative emissions. Therefore, the operation

of the project would not conflict with or obstruct implementation of the Sacramento Regional Air Quality Plan because it will not be a significant contributor of the emissions as discussed above. Additionally, the operation of the project would not violate any air quality standard, or 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. These impacts relative to the operation of the project are less than significant and no mitigation measures are required

The CalEEMod analysis found that while the construction emissions are higher than the operational emissions, they would be below the 82 lbs/day threshold of significance cited above. In addition, the construction emissions would be short term in nature and, with implementation of the following mitigation measures intended to reduce air emissions associated with project construction, their impact would be reduced to a less than significant level.

Mitigation Measures Item III-1, 2, 3:

MM III.1

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

MM III.2

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

MM III.3

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, an operational watering truck shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
- 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)*

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 (PM) emissions from the use of off-road diesel equipment required for site grading. Operation of the facility may potentially include a backup diesel generator for emergency power. An Authority to Construct permit may be required for the generator. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment and emergency generator use, short-term construction-generated TAC emissions and long-term, intermittent use of the emergency backup generator would not expose sensitive receptors to substantial pollutant concentrations. With the implementation of the mitigation measure below for the operation of the emergency backup generator, the exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

Mitigation Measures Item III-4:

MM III.4

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 Placer County Air Pollution Control District 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. Developers / contactors should contact the District prior to construction for additional information. *(Based on APCD Rule 501 and the California Health & Safety Code, Section 39013)*.

Discussion Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from worker traffic that could create odors. In addition, the long-term operational emissions (vehicle traffic) as well as the intermittent operation of the emergency backup diesel generator from this project could create odors. However, because of the temporary nature of the mobilized equipment use and emergency generator use, short-term construction-generated odors, as well as long-term odors from the project would have a less than significant effect. No mitigation measures 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,				X

substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				
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 two new 7,955 square foot medical office buildings, associated parking, and circulation areas on a 2.13-acre site. The Biological Resources Assessment by Salix Consulting, Inc. (Salix) is dated June 30, 2014. The project site does provide suitable nesting habitat for some locally common raptors, such as red-shouldered hawk and the woodland throughout the site provides suitable nesting habitat for common raptors known from the region. Suitable raptor nesting habitat includes the few mature pines, oaks and cottonwoods scattered throughout the site. As such, the proposed project could result in an adverse effect, 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

If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than 14 days prior to the initiation of construction. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish & Wildlife within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

If active nests are identified in these areas, the County shall coordinate with California Department of Fish and Wildlife (CDFW) to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site. If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location.

If construction activities are required to cease, they 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 two months following the initial survey, if

the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Wildlife.

If all project construction occurs between September 2 and February 14, a survey is not required and no further studies are necessary.

Discussion Item IV-2:

The proposed project includes the construction of two new 7,955 square foot medical office buildings on a 2.13-acre site. As proposed the project will not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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. An updated Arborist Report by Abacus Consulting Arborists was provided and is dated January 6, 2015. The Report indicated that there are oak trees, pine trees and a several other types of trees; however, this site would not be considered an oak woodland. Therefore, there is no impact.

Discussion Item IV-4:

The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service. Therefore, there is no impact.

Discussion Item IV-5:

The Wetland Assessment prepared for the project by Salix (June 30, 2014) states that two categories of waters of the United States have been mapped on site and include a roadside ditch and ephemeral stream, totaling approximately 0.04 acre.

The ephemeral stream consists of a constructed drainage swale (0.03 acre) that runs along the northern property boundary and through the central portion of the site. The drainage originates from a culvert located just north of the northeastern property corner. The drainage flows south and parallel to Berg Street and turns 90 degrees to the west at the northern property line. The length of the swale along the northern line is approximately 175 feet. At the midpoint of the property, the swale turns south 90 degrees and flows directly into a 24-inch culvert that carries flow south under Douglas Boulevard and eventually into Strap Ravine. The swale supported a minimal amount of herbaceous vegetation, and much of the swale was devoid of vegetation. The swale was dry at the time of the May 2014 field survey, and flow within the drainage is expected to be short-term in duration during the wet season.

The site contains a roadside ditch (0.01 acre) that captures local runoff, primarily from road surfaces. The ditch occurs along the southern property boundary, just north of Douglas Boulevard. The channel of the ditch is well-defined with steep banks and is approximately three to four feet wide. The water source for the ditch is primarily an 18-inch culvert at the southeastern property corner. Water that enters the site from the culvert at the southeastern corner flows in a westerly direction along the southern property boundary until converging with the ephemeral drainage and exiting the site via the 24-inch culvert. Although the channel was dry at the time of the May 2014 delineation, evidence of prolonged saturation or inundation during the rainy season was apparent and included the presence of a thick layer of dried algae.

Mitigation Measures Item IV-5:

MM IV.2

- Prior to approval of Improvement/Grading Plans, the applicant will furnish to the DRC, evidence that the California Department of Fish & Wildlife 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.

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 two medical office buildings, as well as associated parking and circulation areas. This is considered a less than significant impact. No mitigation measures required.

Discussion Item IV-7:

An updated Arborist Report by Abacus Consulting Arborists was provided and is dated January 6, 2015. The report inventoried 141 trees, of which 42 are unprotected trees, 15 are too small, 44 are Interior Live Oak, 35 are Valley Oak, and five are Blue Oak. The project will result in the removal of 84 oak trees on this property that qualify as protected trees by the standards of the Placer County Tree Preservation Ordinance.

As proposed the project will not conflict with the County's Tree Preservation Ordinance as it does include a mitigation measure for the removal of the protected trees. 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 six-inch diameter at breast height (DBH) or greater, or multiple trunk trees with an aggregate diameter of ten-inch DBH or greater, and within 50 feet of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18-inch 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 four feet 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. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
4. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
5. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

6. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code, Section 21074? (PLN)			X	
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Discussion Item 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 June 23, 2014 there are no known historic, archeological, or paleontological resources located on-site (records search conducted on May 22, 2014). 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 Services Division 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 (review of the Sacred Lands File conducted by the Native American Heritage Commission on May 23, 2014) shall be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. 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 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 Item VI-1, 4, 9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on two different soils classified as: Andregg coarse sandy loam and Caperton gravelly coarse sandy loam. The limitation identified for the soil classifications is slope (moderate to severe) and depth to bedrock (severe). The soils survey does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that will be destroyed or modified. The site is not known to be 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/circulation improvements will not create any unstable earth conditions or change any geologic substructure resulting in unstable earth. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. Therefore, these impacts are less than significant. No mitigation measures required.

Discussion Item 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 two acres of the site will be disturbed by grading activities. The earthwork is proposed to include approximately 370 cubic yards of cut and approximately 5,135 cubic yards of fill. There is no proposed export of soil and approximately 4,765 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 project proposes maximum soil cuts/fills of up to approximately six feet as shown on the preliminary grading plan and project description. 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 Item 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 Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees, if applicable, with the 1st Improvement Plan submittal. (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 Division.

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

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. 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. **(ESD)**

Discussion Item 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 drainage ways by transporting erosion from the disturbed area into local drainage ways. 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 Item VI-5, 6:

MM VI.1, MM VI.2

MM VI.3 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) 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. **(ESD)**

MM VI.4 Prior to construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board’s Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit. **(ESD)**

MM VI.5 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 hydro modification management. **(ESD)**

Discussion Item 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. 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 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 Item VII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the workers and visitors, as well as on-site fuel combustion for landscape maintenance equipment and the emergency backup generator. The CalEEMod analysis found that operation GHG emissions would be approximately 532 pounds per day (lbs/day). At this level, the construction and operation of 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), as the levels of GHG emissions would be below the APCD’s recognized threshold of 1,100 metric tons per year of carbon dioxide equivalent (MTCO_{2e}). The project as proposed would therefore have a less than significant impact with regards to GHG emissions. No mitigation measures required.

Discussion Item VIII-3:

There are schools, daycare facilities and medical facilities within 1,000 feet of the project site. In order to determine potential impacts to sensitive receptors from the release of diesel particulate matter from exhaust emissions released by the emergency standby engine, a Health Risk Assessment was prepared in February 2015 by ESA. The HRA found that the project's maximum risk for area residents in the vicinity of the generator would be approximately 0.12 parts per million, which is far below the PCAPCD threshold of 10 parts per million. Similarly, the maximum risk for workers was 0.30 parts per million and the maximum risk for children in the daycare facility is 0.02 parts per million, both of which are also below the threshold. As a result, the project's health risks are less than significant. No mitigation measures 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 Item 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 required.

Discussion Item VIII-3:

There are schools, daycare facilities and medical facilities within 1,000 feet of the project site. In order to determine potential impacts to sensitive receptors from the release of diesel particulate matter from exhaust emissions released by the emergency standby engine, a Health Risk Assessment was prepared in February 2015 by ESA. The HRA found that the project's maximum risk for area residents in the vicinity of the generator would be

approximately 0.12 parts per million, which is far below the PCAPCD threshold of ten parts per million. Similarly, the maximum risk for workers was 0.30 parts per million and the maximum risk for children in the daycare facility is 0.02 parts per million, both of which are also below the threshold. As a result, the project's health risks are less than significant. No mitigation measures required.

Discussion Item VIII-4:

The project site is not included on a list of hazardous material sites compiled 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 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 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 Item VIII-8, 9:

A Phase 1 Environmental Site Assessment was completed by Pinnacle Environmental, Inc., dated July 21, 2014. The assessment showed no past land uses of the property that could have created a health hazard or potential health hazard. This is considered a less than significant impact. No mitigation measures required.

IX. HYDROLOGY & WATER QUALITY – Would the project:

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

8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate 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 required.

Discussion Item IX-3:

A preliminary drainage report was prepared by the applicant's engineer. The existing approximate two-acre site is undeveloped with medium to heavy tree cover, small shrubbery, and grassy land cover. Stormwater runoff from the site currently generally flows by sheet flow and collector flow to the south into an existing 24 inch storm drain at the south side of the site. The existing culvert conveys flows under Douglas Blvd. and outfalls on the south side of Douglas Blvd and ultimately to Strap Ravine.

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 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 100 year pre development peak flows from the development increased from 56.91 cfs to 61.0 cfs. The existing culvert under Douglas Blvd. is undersized for the existing pre development drainage condition. The existing peak flow capacity of the culvert is approximately 13.86 cfs with any additional flows being conveyed to Douglas Blvd. as overland release. The project site is not located in an area identified in the Granite Bay Community Plan as recommended for local stormwater detention. However, the project proposes the construction of a detention basin to ensure that the quantity of the post development peak flow from the project is, at a minimum, no more than the pre development peak flow. The post development project flows identified in the report indicate that there will not be any increase in downstream flows from pre development levels.

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:

MM VI.1, MM VI.2

MM IX.1 As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. 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 proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and 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 during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared 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 improvement plan submittal. **(ESD)**

MM IX.2 The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM IX.3 Prior to Improvement Plan approval, the final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies:

- A) The existing culvert under Douglas Blvd.

MM IX.3 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$3,900 (\$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. **(ESD)**

MM IX.4 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$504 (\$252 per gross parcel acreage). **(ESD)**

Discussion Item 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 Item IX-5, 6:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, and MM IX.1

MM IX.5 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) 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 Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), Bioretention (TC-30), Media Filter (TC-40), 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 ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to 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. **(ESD)**

MM IX.6 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. **(ESD)**

MM IX.7 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. **(ESD)**

MM IX.8 Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydro modification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.

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 required.

Discussion Item IX-8, 9, 10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). However, there is a local 100-year flood hazard area that has been identified on the site. The preliminary drainage report identified a watershed of approximately 33.28 acres that drains through the site as shown on the pre development 100 year floodplain map. The Community Development Resource Agency determined that the existing location of the onsite channel is not the historical channel location and was relocated sometime between 1964 and 1993. The low volume of water and seasonal duration is not enough to support a riparian corridor and is of low value. Therefore, the determination concluded that the existing drainage swale could be placed in an underground pipe system. The proposed storm drain system will not significantly alter the upstream or downstream 100 year floodplain limits and no flood flows would be significantly 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 confirm 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 Item IX-8, 9, 10:

MM VI.1, MM VI.2, and MM IX.1

MM IX.9 On the Improvement Plans; show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing on/offsite drainage swale across the site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(ESD)**

MM IX.10 On the Improvement Plans; show that the finished building pad elevations shall be a minimum of one foot above the 100-year flood plain line. It is recommended that the finished floor be a minimum of two 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 to the satisfaction of Development Review Committee. **(ESD)**

MM IX.11 In order to protect site resources, no grading activities of any kind may take place within the offsite 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. **(ESD)**

MM IX.12 The project applicant shall prepare a final drainage report, which shall demonstrate that the proposed project will not significantly increase the limits or water surface elevation of the offsite 100 year floodplains upstream of the project site to the satisfaction of the Engineering and Surveying Department and Placer County Flood Control District. **(ESD)**

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 drainage ways, and therefore, local watersheds. The proposed project is located within the Strap Ravine tributary to 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:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM IX.1, MM IX.5, MM IX.6, MM IX.7, and MM IX.8.

X. LAND USE & PLANNING – Would the project:

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

Discussion Item X-1, 4:

The project includes the construction of two new 7,955 square foot, medical 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. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Therefore, this is a less than significant impact. No mitigation measures required.

Discussion Item X-2:

The proposed project includes the development of two new medical office buildings, and associated parking and circulation areas. The proposed project would conflict with the Granite Bay Community Plan in that the project proposes an amendment and rezone that would allow for commercial uses that are otherwise not allowed under the existing land use designation and zoning for the site. However, the project site is located in an area along Douglas Boulevard that includes commercial land uses. This portion of the Douglas Boulevard corridor is currently developed and/or approved for development with commercial uses to the south (Granite Estates Professional Center, Little Sunshine's Playhouse, Douglas Ranch and Feed, Quarry Ponds Shopping Center, and the Pondview Development) and a proposed new office development (Quarry Ridge Professional Office Park) to the east, as well as single-family residential land uses to the north and west. Additionally, the next property to the west beyond the adjacent residential lot, is a commercial nursery. Therefore, overall effect of this project will not result in the substantial alteration of the present or planned uses in the area, and there is a less than significant impact. No mitigation measures required.

Discussion Item X-3:

The proposed project could potentially conflict with the Placer County Tree Preservation Ordinance, as it will result in the removal of protected trees interspersed throughout 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 Ordinance. No mitigation measures 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 includes a GPA and Rezone from RS-B-20 to OP-DC. However, the project site is located in an area that allows for commercial land uses. This portion of the Douglas Boulevard corridor is currently developed and/or approved for development with commercial uses to the south (Granite Estates Professional Center, Little Sunshine's Playhouse, Douglas Ranch and Feed, Quarry Ponds Shopping Center, and the Pondview Development) and a proposed new office development (Quarry Ridge Professional Office Park) to the east, as well as single-family residential land uses to the north and west. Additionally, the next property to the west beyond the adjacent residential lot, is a commercial nursery. The overall effect of this project will not result in the substantial alteration of the present or planned uses in the area. Therefore, there is a less than significant impact.

Discussion Item X-8:

The proposed project includes the construction of two new medical 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 Item XI-1, 2:

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 Item XII-1, 2:

An Acoustical Analysis was conducted by Bollard Acoustical Consultants (BAC), Inc. and is dated July 31, 2014. Specifically, the analysis focused on the primary noise source generated by traffic on Douglas Boulevard and to a lesser extent, traffic on Berg Street. The nearest noise-sensitive receptors in the immediate project vicinity are single-family residences to the north. To generally quantify the existing ambient noise environment, BAC conducted continuous (24-hour) noise monitoring at the project site on June 5, 2014.

The noise generating components of the project evaluated in this study include mechanical equipment and parking lot movements. The noise generation of each of these sources is evaluated below.

Heating, ventilating, and air conditioning (HVAC) requirements for the medical complex will be met using either packaged roof-mounted systems or ground-level condensers. Rooftop units would be shielded from view of neighboring residential uses by the proposed building parapets. At this time, the choice between packaged rooftop units and ground-mounted condenser units has not been made. When projected to the nearest residential property lines 50 feet from the estimated equipment (for either choice of units) location; the sound level would satisfy the County's noise level standards with the additional attenuation.

Project parking lot activities including automobile arrivals/departures, car doors slamming and people conversing were analyzed by BAC. The approximate distance between the center of the proposed parking lot area and the property line to the north is 40 feet and the parking lot design has a 91 parking stall capacity. For the assessment of parking lot noise generation, it was assumed that 91 cars could enter or leave the parking lot within a worst-case hour. As mentioned previously, the distance from the center of the nearest parking lot area to the nearest property line to the north is 40 feet. At this distance, parking lot noise exposure was calculated to exceed the noise standards. The project proposes the construction of a six-foot high masonry barrier along the northern and western property boundaries. After consideration of the noise level reduction provided by the proposed barrier, the parking lot noise exposure was calculated to be in compliance with the Placer County noise standard. As a result, a noise mitigation measures would be warranted for this aspect of the project.

Mitigation Measures Item XII-1, 2:MM XII.1

- Mechanical equipment shall be shielded from view of the nearest noise-sensitive receivers by a building parapet or located at least 50 feet from the northern project site boundary if located at ground level.
- Construct a six-foot high masonry barrier along the west and north property lines (261 feet from the northwest corner running east; terminating 124 feet from the existing Berg Street right-of-way) to provide a visual and noise buffer between the proposed medical office buildings and the existing residential properties.

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 and the Granite Bay Community Plan. Project construction activities should be limited to daytime hours and all project construction equipment with internal combustion engines should be fitted with manufacturer's mufflers or the equivalent. No mitigation measures 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. PALEONTOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	

Discussion Item XIII-1:

According to the California State North Central Information Center and the Cultural Resources Assessment prepared by Peak & Associates, Inc. on June 23, 2014, 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 required.

XIV. 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 XIV-1:

The proposed project will not induce substantial population growth either directly or indirectly as the project includes the construction of two new medical 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 XIV-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.

XV. 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 XV-1:

The servicing fire district has reviewed the proposed project. The project could result in a modest incremental increase in the need for fire protection services due to two new medical office buildings constructed on the project site. Any newly constructed building 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 required.

Discussion Item XV-2:

The project could result in a modest incremental increase in the need for sheriff protection services. The addition of two new medical office buildings would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures required.

Discussion Item XV-3, 4, 5:

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

XVI. RECREATION – Would the project result in:

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

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X
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Discussion Item XV-1:

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). No mitigation measures required.

Discussion Item XV-2:

This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

XVII. 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 Item XVII-1, 2:

The proposed project will result in the construction of approximately 15,900 square feet of medical/office uses. 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 574 daily vehicle trips. Approximately 38 trips will be generated during the AM peak hour and 57 trips in the PM peak hour.

The proposed project's traffic was superimposed onto existing traffic volumes and potential impacts were studied at the following intersections: Douglas Blvd./Berg Street; Douglas Blvd./Barton Road; Douglas Blvd./Granite Estates Drive; the Douglas Blvd./Project Access; and the Berg Street/Project Access.

Existing Plus Project: The addition of project traffic will incrementally 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 (LOS) that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the AM or PM peak hour. The existing plus project LOS standards are not exceeded; therefore, the project impacts are less than significant.

Cumulative: Projected cumulative traffic volumes in this area of Granite Bay will increase if the project is developed, and the length of delays experienced during peak hours will increase slightly at un-signalized intersections. However, all of the unsignalized study intersections will operate with overall Levels of Service that satisfy the minimum LOS E requirements of 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 4.3 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance, therefore the project's impact to this intersection is significant. However, implementation of the CIP improvements at this intersection will result in a LOS D which complies with the LOS policies of the GBCP.

For potential cumulative traffic impacts within the Granite Bay Community Plan area, the Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item XVII-1, 2:

MM XVII.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 \$287,451.92 (based on 15.91 ksf of building). 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. **(ESD)**

Discussion Item XVII-3:

The traffic impact analysis analyzed the impacts from the proposed project access onto Douglas Blvd. Westbound traffic turning into the project site will need to slow from the 55 mph design speed. The project is proposing the construction of a deceleration taper to allow for the reduction in speed that meets Placer County standards. To travel easterly on Douglas Blvd. vehicles leaving the site will need to turn right onto westbound Douglas Blvd. and then use the Granite Estates Drive left turn lane to make a U-turn. The Granite Estates Drive median break is approximately 440 feet away from the project driveway. Based on the distance between Granite Estates Drive and the project driveway and the speeds that vehicles can achieve leaving the project site, weaving across Douglas Blvd. will not be a significant problem.

The traffic impact analysis analyzed the impacts from the proposed project access onto Berg Street. Sight distance is adequate in each direction. The need for a northbound left turn lane on Berg Street was evaluated and a northbound left turn lane did not meet the vehicle volume criteria to be needed. In addition, vehicles slowing to turn left into the site will not interfere with the overall flow of northbound through traffic on Berg Street. The proposed access location also will not significantly interfere with the southbound Berg vehicle queue.

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, and additional

slowing in the through lane will be required. 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 XVII-3:

MM XVII.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. to a minimum length of 425 feet and 350 feet, respectively and as shown on the Preliminary Grading Plan submitted with the project application. The design shall be to the satisfaction of the Department of Public Works and Facilities 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 and Facilities.

Discussion Item XVII-4:

The servicing fire district has reviewed the proposed project and has not identified any significant emergency access impacts or access impacts to nearby uses that would result in any physical change to the environment. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVII-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 lot. There are 91 parking stalls proposed, including four accessible spaces. This meets the parking standard of one space per 175 square foot of floor area for medical offices. 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 XVII-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 15 foot wide paved shoulder and an six foot wide separated concrete sidewalk and the Berg Street frontage improvements are proposed to include a four foot wide paved shoulder and a six foot wide decomposed granite path/trail. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVII-7:

The project will be constructing frontage improvements that will include pedestrian facilities. Public transit is not currently provided along Douglas Blvd at the project site. The proposed design does not preclude the installation of bicycle racks. 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 XVII-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.

XVIII. 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			X	

effects? (ESD)				
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)		X		

Discussion Item XVIII-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 Berg Street. The proposed project will contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works and Facilities has provided comments that the proposed project is eligible for sewer service and will have to construct the sewer improvements to County standards (Will Serve Requirements letter dated January 28, 2015). The project is tributary to the Dry Creek Wastewater Treatment Plant. 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. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist. Therefore, these impacts are less than significant. No mitigation measures required.

Discussion Item XVIII-3:

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

Discussion Item XVIII-4:

The storm water will be collected in the onsite drainage facilities and conveyed into existing discharge point locations and drainage ways. 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 required.

Discussion Item XVIII-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 required.

Discussion Item XVIII-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 one double proposed trash enclosure located on the parcel with Building #1. Each parcel is required to be served by a separate trash enclosure. A reciprocal solid waste disposal agreement will be completed to allow the use of the trash enclosure on parcel with Building #1 by Building #2. This is a less than significant impact with the required mitigation measure.

Mitigation Measures Item XVIII-7:

MM XVII.1 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 located on the parcel serving building #1 by building #2.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	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.
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H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Roy Schaefer, Chairperson
 Planning Services Division, Air Quality, Gerry Haas
 Engineering and Surveying Division, Phillip A. Frantz
 Environmental Engineering Division, Huey Nham
 Department of Public Works, Transportation, Richard Moorehead
 Environmental Health Services, Laura Rath
 Flood Control Districts, Brad Brewer
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Ryan Moessner

Signature  Date August 25, 2016
 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	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Granite Bay Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Placer County Tree Preservation Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Environmental Noise Assessment
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
	<input type="checkbox"/> Tentative Map	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/>	
	Planning Services Division, Air	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)

Initial Study & Checklist continued

	Quality	<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>