
Appendix A

**Notice of Preparation (NOP), Comment Letters,
and Initial Study**



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

DATE: October 16, 2017

TO: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

SUBJECT: Notice of Preparation of an Environmental Impact Report for the Proposed Placer Retirement Residence Project

REVIEW PERIOD: October 17, 2017 to November 15, 2017

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Placer Retirement Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Description: The project proposes the development of a residential care home for seniors. The facility would consist of a single, three-story building, containing 145 residential suites with a building footprint of approximately 50,855 square feet and a total building area of approximately 129,505 square feet.

Project Location: The 8.93-acre project site is located at 3905 Old Auburn Road, at the northwest corner of Sierra College Boulevard and Old Auburn Road. The project is located within the Granite Bay Community Plan area in the unincorporated area of Placer County. The site is identified as Assessor's Parcel Number: 468-060-052-000.

For more information regarding the project, please contact Christopher Schmidt, Senior Planner, (530) 745-3076, or crschmid@placer.ca.gov. A copy of the NOP is available for review at the Granite Bay Branch Library; Placer County Community Development Resource Agency/Auburn front counter, and at the following link on the County's website:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

NOP Scoping Meeting: In addition to the opportunity to submit written comments, an NOP scoping meeting will be held to inform interested parties about the proposed project and to give State agencies and the public an opportunity to provide comments on the scope and content of the EIR. The NOP scoping meeting will be held at the Planning Commission Hearing Room, 3091 County Center Drive, Auburn, California, on November 7, 2017, starting at 10:00 am.

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on November 15, 2017 to Shirlee Herrington, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov.

1.0 PROJECT DESCRIPTION

1.1 Project Location

The project is located at 3905 Old Auburn Road, in the northwest corner of the intersection of Sierra College Boulevard and Old Auburn Road. The project is located within the Granite Bay community in the unincorporated area of Placer County; APN: 468-060-038. Please see Figure 1, Regional Map, and Figure 2, Vicinity Map.

1.2 Project Components

The project proposes the development of a residential care home for seniors. The facility would consist of a single, three-story building, containing 145 residential suites, 42 feet in height as measured from building pad, with a building footprint of 50,855 square feet and a total building area of approximately 129,505 square feet. One hundred and one parking spaces are proposed: 28 covered spaces, 68 open spaces, and five handicapped spaces. The covered spaces include twelve spaces within two detached garage buildings, and 16 spaces within two carport areas. Please see Figure 3, Site Plan and Figure 4, Frontage Improvements Alternatives. Conceptual building elevations are shown in Figures 5 through 7.

Additionally, the project proposes to change the existing zoning from RS-AG-B-100 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 100,000 square feet to RA-B-100 (Residential-Agricultural, combining minimum Building Site of 100,000 square feet.

Individual suites include studio, one, and two bedroom options. The proposed suite design includes a small refrigerator, sink and microwave in the unit. No cooking appliances are provided, or allowed to be installed, in individual suites, including hot plates. The square footage of suites varies from a minimum of 380 square feet for smaller studios to over 1,000 square feet for larger two bedrooms. The facility would be age-restricted to persons who are at least 55 years or older. The monthly rent payment covers the private room, all services and utilities. Residency would be month-to-month tenancy, and does not include a "buy in" that requires a large deposit or ownership.

Onsite amenities supporting the project would be provided. These include: a multi-purpose trail, gardens, putting green, and patio areas. A library, game rooms, and theater facilities would be provided within the building.

The proposed facility does not include medical services, only personal care services as specified in the project description. Staff will be on the premises 24 hours a day. Weekday staffing is anticipated as follows:

- *Four managers permanently reside on-site*
- *Chef- Starts at 6 am- 2:30 pm*
- *Kitchen Helper- Starts at 7 am and goes to 3:30 pm*
- *Housekeepers (three average)- Start at 8 am and go to 4:30 pm*
- *Maintenance Person- Starts at 8 am and goes to 4:30 pm*
- *Activity Coordinator- Starts at 8:30 am and goes to 5 pm*
- *Bus Driver- Starts at 9 am and goes to 3 pm*
- *Evening Chef- Starts at 10:30 am and goes to 7 pm*
- *Kitchen Helper- Starts at 11:30 am and goes to 8 pm*
- *Evening servers (average three)- Start at 5:30 pm and goes to 7:30 pm*

Weekends would have the same kitchen help but no housekeepers, maintenance, bus driver, or activity staff. Weekend staff includes:

- *Three servers from 8 am to 10 am*
- *Three servers from 12:30 pm to 2:30 pm*
- *Three servers from 5:30 pm to 7:30 pm*

The total number of employees is anticipated to average approximately 30 consisting of 17 full-time and 13 part-time positions. The two on-site manager suites are considered full-time residences and contain full kitchens.

Landscaping

Proposed landscaping includes patios, walkways, and undeveloped open space areas. Trees and other ornamental vegetation will be planted throughout the project site. The project proposes landscaped buffer areas including depressed landscaped swales to collect and treat low flow surface runoff.

Access and Parking

Access to the project site will be off of Old Auburn Road. A secondary emergency vehicle access (EVA) is proposed to Sierra College Boulevard near the northeastern most corner of the project site. This secondary emergency access point would be gated and for the exclusive use of emergency vehicles. The project includes 101 parking spaces, including five handicapped accessible spaces, 28 covered spaces, and 68 open spaces that are located around the perimeter of the proposed building. In addition, two detached garage buildings, each with parking for six vehicles, plus 16 carport spaces are proposed.

Phasing and Construction

The project would be constructed in one phase. Grading activities are anticipated to occur over a three to four-month timeframe. Grading would consist of approximately 50,700 cubic yards of cut and 13,600 cubic yards of fill. Approximately 37,100 cubic yards of soil would be required to be exported offsite to a location that can legally accept the exported soil. Overall, project construction is expected to occur over a 12 month timeframe.

Roadways and Public Services and Utilities

The proposed project includes two roadway frontage improvement alternatives to Old Auburn Road. The alternatives differ in proposed frontage improvements to Old Auburn Road and are discussed individually below.

Modified Frontage Improvements Alternative - The Modified Frontage Improvements Alternative would widen the eastbound lanes of Old Auburn Road, and make roadway improvements to accommodate a new southbound right turn-lane at the intersection with Sierra College Boulevard. The turn lane would begin approximately 360 feet west of the Sierra College Boulevard intersection and would require approximately 18 feet of right-of-way to accommodate a ten-foot turn lane, four-foot bike-lane, 3-foot curb and gutter, and five-foot sidewalk. The Modified Frontage Improvements Alternative would avoid the Linda Creek drainage area located along the project frontage of Old Auburn Road. This alternative would require relocation of an existing drain inlet, and would install a new crosswalk on the westerly side of the intersection.

Full Frontage Improvements Alternative - The Full Frontage Improvements Alternative would widen the westbound lanes of Old Auburn Boulevard and make roadway improvements to accommodate a new westbound through-lane just west of the intersection with Sierra College Boulevard. The Full Frontage Improvements Alternative includes a new twelve-foot lane, four-foot bike-lane, three-foot curb and gutter, five-foot sidewalk, and other benches and retaining wall infrastructure adjacent to and within the existing Linda Creek drainage area along the project frontage.

As discussed above, the proposed project includes two Alternatives, both of which propose frontage improvements along Old Auburn Road and Sierra College Boulevard. Both project alternatives propose driveway improvements at the main driveway on Old Auburn Road and a secondary, emergency vehicle access onto Sierra College Boulevard. Each Alternative is discussed in more detail above and potential effects of each alternative are discussed individually throughout the CEQA Initial Study Checklist attached to this document.

The project site is serviced by South Placer Fire District for its fire protection services, with the nearest station, Station 15, located at 4650 East Roseville Parkway. Sheriff protection needs for the project site are provided by Placer County Sheriff's Office.

Potable water would be supplied from existing water mains in Old Auburn Road, with water supplied by the San Juan Water District (SJWD). Wastewater generated by the project would be conveyed in existing sanitary sewer mains in Old Auburn Road and treated at the Dry Creek Wastewater Treatment Plant (DCWWTP), operated by the City of Roseville.

2.0 REQUESTED/REQUIRED ENTITLEMENTS

The project applicant is requesting the following approvals from Placer County:

- Certification of the EIR, reflecting a determination that the EIR was completed in compliance with the requirements of the California Environmental Quality Act (CEQA), that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of Placer County;
- Adoption of a Mitigation Monitoring and Reporting Program (MMRP), specifying the methods for monitoring mitigation measures required to eliminate or reduce the project's significant effects on the environment;
- Adoption of Findings of Fact, and if any impacts determined to be significant and unavoidable, a Statement of Overriding Considerations;
- Approval of a Rezone from RS-AG-B-100 to RA-B-100; and,
- Approval of a Minor Use Permit to allow a Residential Care Home with seven or more clients in the Residential-Agricultural zone district.

The proposed project would also require the following actions by entities other than the County:

- Granting of a permit to connect to the San Juan Water District's water infrastructure and provision of water supply;
- Annexation of project site to the Placer County Sewer Maintenance District No. 2
- Section 404 Individual Permit (USACE)
- Section 7 Consultation (United States Fish and Wildlife Service and National Marine Fisheries Service).
- Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region);
- Section 402 National Pollutant Discharge Elimination System Permit Approval (Regional Water Quality Control Board – Central Valley Region);
- Streambed Alteration Agreement (California Department of Fish and Wildlife).
- Granting of a permit to connect to the City of Roseville's wastewater infrastructure;
- Granting of a construction activity stormwater permit from the Central Valley Regional Water Quality Control Board (CVRWQCB); and
- Approval of a Dust Control Plan from the Placer County Air Pollution Control District (PCAPCD).

3.0 ENVIRONMENTAL SETTING:

The project site is located within the Granite Bay community, in an island of unincorporated Placer County, surrounded by the City of Roseville to the north, east, and west, and Sacramento County to the

south. The island is roughly bound by Sierra College Boulevard to the east, Sacramento County to the south, Emerson Drive to the north, and Spahn Ranch Road to the west. Uses within the island include houses on large lots, mostly along Sierra College Boulevard and in the Woodbridge Ranch and Castle Creek subdivisions south of Old Auburn Road; smaller lots along Annabelle Avenue; and vacant, undeveloped parcels and open space with native and non-native trees and natural drainage areas.

The project site is undeveloped and characterized by annual grassland, weedy, ruderal vegetation with some riparian habitat along the tributary that runs east to west along the southern portion of the project site. The surrounding lands include residential development to the south, rural residences to the west and north, and a mixture of high- and low-density residential development to the east. Table 1 identifies the existing land uses, land use designations, and zoning in the surrounding area.

The project site itself is bordered by Sierra College Boulevard to the east, Old Auburn Road to the south, and undeveloped parcels and Haskell Way to the north. The project site consists of approximately 9 acres and is zoned Residential Single Family, combining Agriculture, minimum Building Site of 100,000 square feet. The project site is located within the City of Roseville sphere of influence (SOI), and consists of one parcel.

The majority of the site drains to the southeast toward Old Auburn Road. The site slopes from north to south. The elevation at northern border ranges from 215 feet to 220 feet above mean sea level (MSL), while the southern portion of the site ranges from an elevation of 195 to 200 feet MSL.

Table 1: Existing Land Uses, Land Use Designations, and Zoning

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Project Site	RS-AG-B-100	Granite Bay Community Plan, Rural Low Density Residential (RLDR)	Undeveloped, agricultural
North	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 09.-2.3 Ac Min.	Single-family residences
South	RS-B-X-20 Min PD=0.93	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 09.-2.3 Ac Min.	Single-family residences
East	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 09.-2.3 Ac Min.	Single-family residences
West	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 09.-2.3 Ac Min.	Single-family residences

3.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR prepared for the proposed project will provide a project-level analysis of the impacts pertaining to the resource areas identified below. Although detailed analysis has not been conducted at this time, preliminary analysis of the proposed project has identified impacts likely to result from the project. At this time, the County has determined that an EIR is the appropriate environmental document for the proposed project. The EIR will be prepared in accordance with the CEQA Statutes, CEQA Guidelines, and Placer County’s Environmental Review Ordinance. The proposed EIR will incorporate by reference the Granite Bay Community Plan, the Placer County General Plan, and the Placer County General Plan EIR. The following topic areas will be further evaluated in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Energy Conservation
- Geology and Soils/Mineral Resources
- Greenhouse Gas Emissions
- Land Use and Planning
- Hydrology and Water Quality
- Public Services
- Noise
- Utilities and Service Systems
- Traffic and Circulation
- Alternatives
- Cumulative Impacts

The impact analysis will consider impacts resulting directly from the proposed project as well as the proposed project's contribution to cumulative impacts in the project area. The EIR will identify feasible mitigation measures to reduce or avoid project-specific and cumulative impacts. The EIR will also evaluate a range of reasonable alternatives to the proposed project and describe the comparative merits of the alternatives, including the No-Project alternative. The alternatives will be determined, in part, by public input received during the NOP comment period. To ensure that the EIR adequately addresses the full range of issues and alternatives to the proposed project and that all significant issues are identified; comments and suggestions are invited from all interested parties.

The attached initial study provides a discussion of the anticipated analyses that will be included in the EIR and provides an analysis and rationale for the topic areas for which potential impacts are considered less than significant or less than significant with mitigation incorporated and for which no further analysis is required.

Attachments

- Exhibit A: Initial Study Checklist
- Figure 1: Regional Map
- Figure 2: Vicinity Map
- Figure 3: Conceptual Site Plan
- Figure 4: Frontage Improvement Alternatives
- Figure 5: Conceptual Building Elevation at Residence Entry
- Figure 6: Conceptual Building Elevation at Corner of Old Auburn Road and Sierra College Blvd
- Figure 7: Conceptual Building Elevation at Old Auburn Road Entry

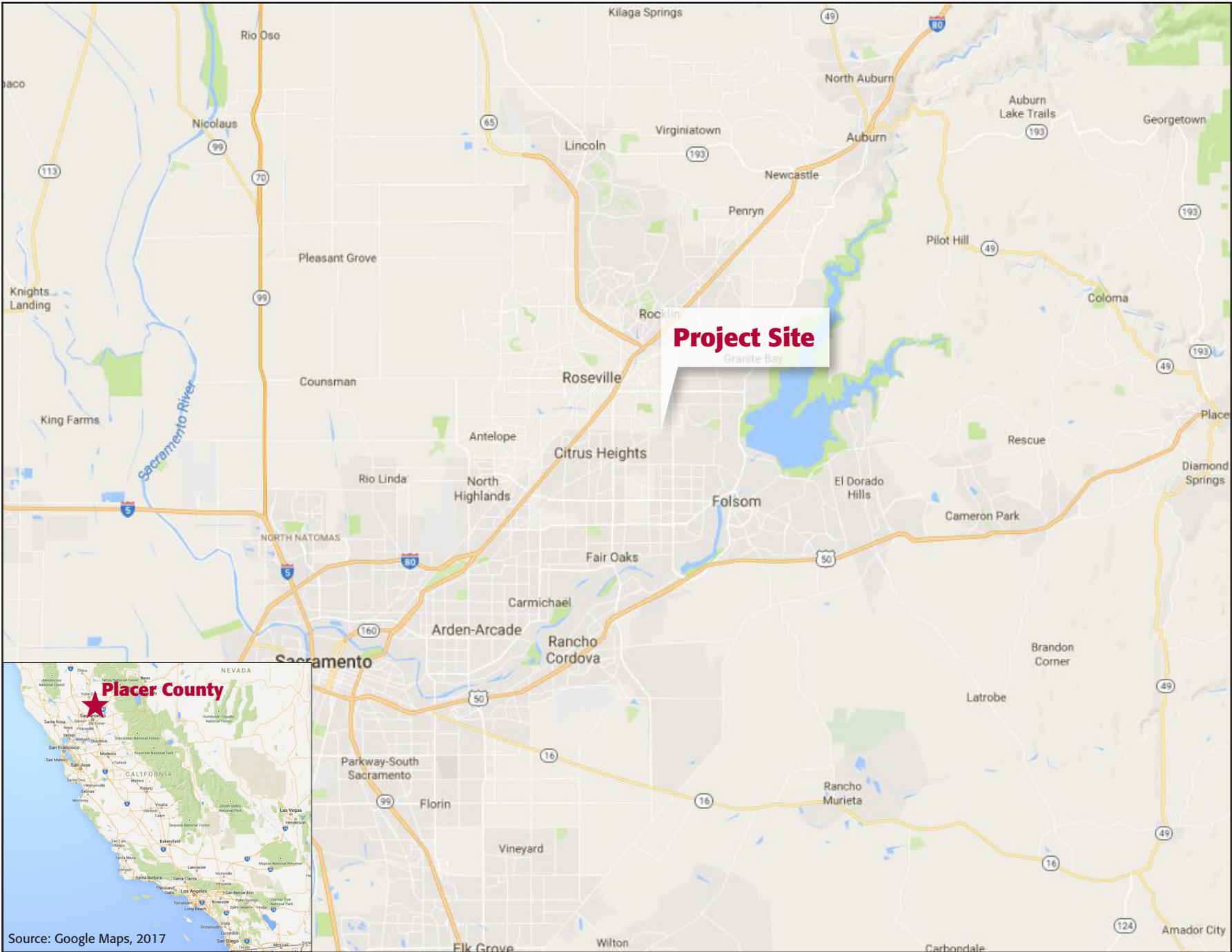
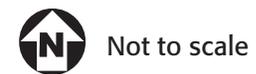


FIGURE 1: Regional Location Map
 Placer Retirement Residence
 Placer County

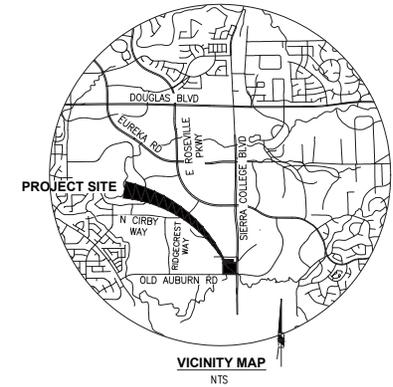
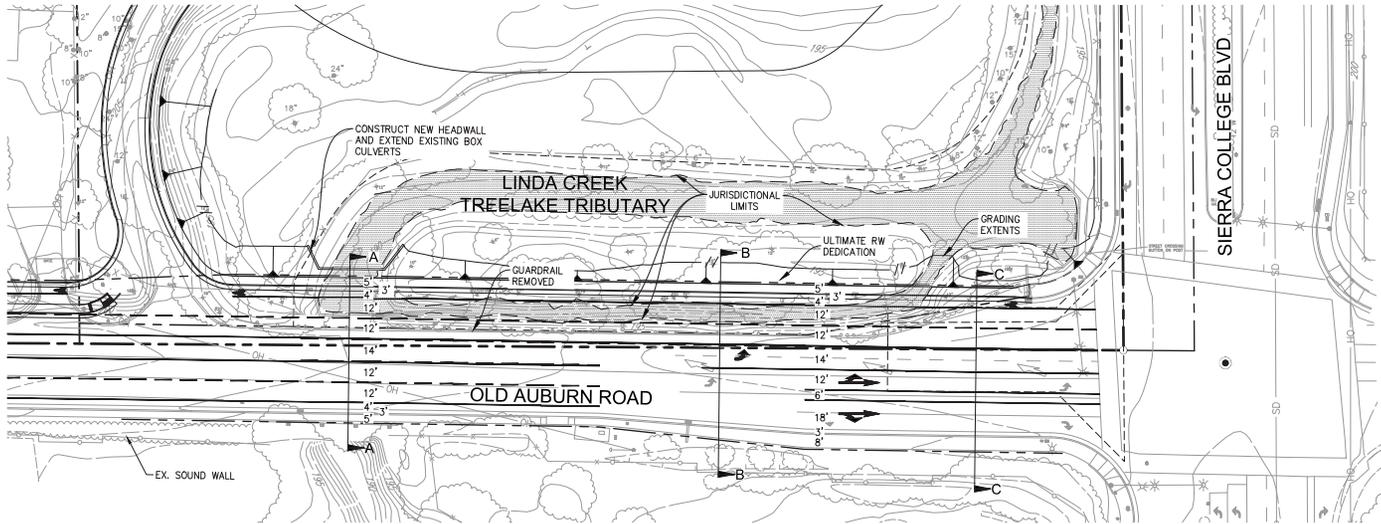


Source: Google Earth, 2017

FIGURE 2: Vicinity Map
 Placer Retirement Residence
 Placer County

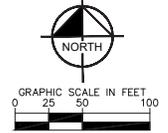


FULL FRONTAGE IMPROVEMENTS ALTERNATIVE

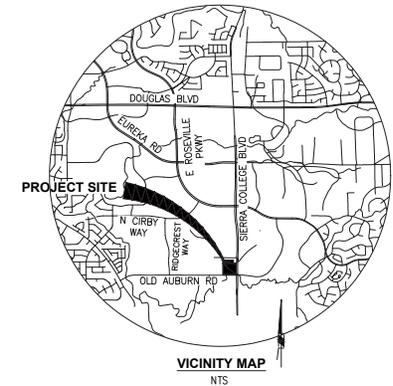
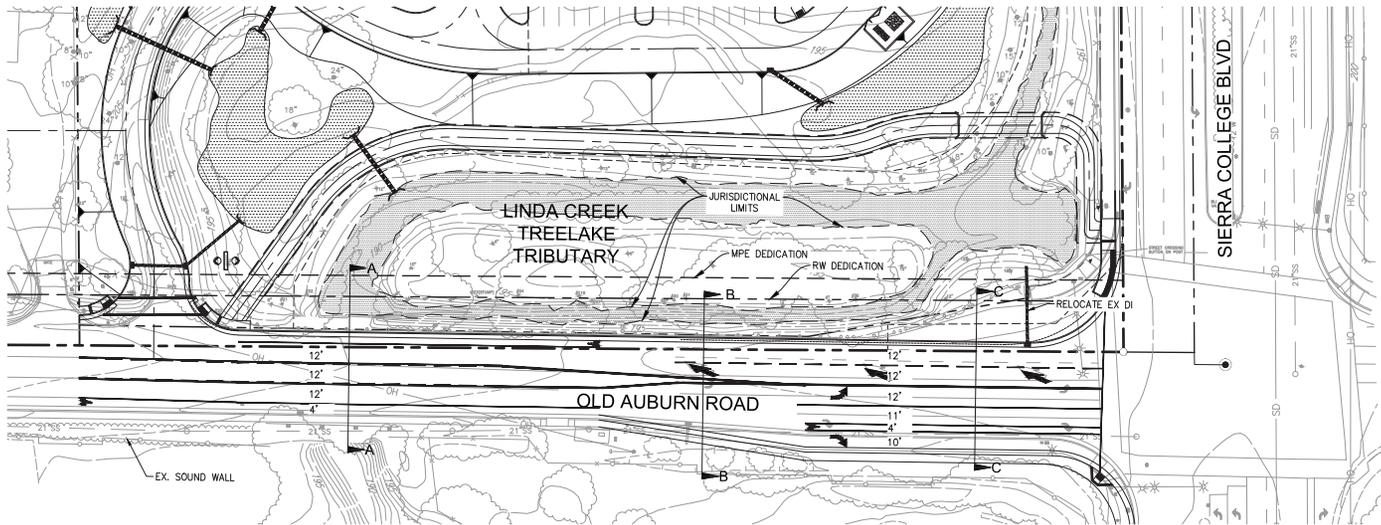


LEGEND

- RIGHT OF WAY
- GRADING LIMITS
- FILL SLOPE
- SIDEWALK
- CURB & GUTTER



MODIFIED FRONTAGE IMPROVEMENTS ALTERNATIVE



LEGEND

- RIGHT OF WAY
- GRADING LIMITS
- FILL SLOPE
- SIDEWALK
- CURB & GUTTER

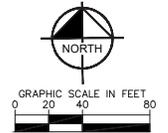


FIGURE 4: Alternative Frontage Improvement Plans
Placer Retirement Residence
Placer County



Source: Lenity Architecture, Inc., 2017

FIGURE 5: Conceptual Building Elevation at Residence Entry
Placer Retirement Residence
Placer County

 Not to scale

Kimley»Horn



Source: Lenity Architecture, Inc., 2017

FIGURE 6: Conceptual Building Elevation at Corner of Old Auburn Road and Sierra College Blvd
Placer Retirement Residence
Placer County



Source: Lenity Architecture, Inc., 2017

FIGURE 7: Conceptual Building Elevation at Old Auburn Road Entry
Placer Retirement Residence
Placer County

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City Manager
311 Vernon Street
Roseville, California 95678-2649

November 15, 2017

Shirlee Herrington
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Subject: Placer Retirement Residence Project – Response to Notice of Preparation

The City appreciates the opportunity to review and comment on the CEQA Notice of Preparation (NOP) for the proposed Placer Retirement Residence project.

Traffic Generation: The City concurs that senior care facilities have low trip generation and the traffic generation from this project will be far below the 50 PM peak hour trip generation that the City would consider significant enough to warrant a “long-term” traffic study. Therefore, from a CEQA perspective the City has no concerns regarding traffic generation from the project.

Traffic Safety: City requests the CEQA document review the Sierra College Boulevard downhill grade and proposed driveway for deceleration safety concerns and suggest that appropriate mitigation, potentially in the form of a decal/turn lane, be considered.

Electric: Roseville Electric requests the CEQA document include evaluation of the following utility improvement: Installation of 4-4” conduits along the north side of Old Auburn for the length of the property. Roseville Electric currently has 4-4” C’s stubbed at the northwest corner of Sierra College Boulevard and Old Auburn Road and also has 4-4”C’s across the box culvert on Old Auburn Road (See Attachment 1). The goal is to ultimately extend these conduits westerly along Old Auburn Road and tying to conduits stubbed at Ridgecrest Way creating an electrical loop (or back feed) for reliability. Should there be any questions regarding this request, contact Rick Corral with Roseville Electric (774-5616).

Wastewater: The CEQA document should evaluate wastewater transmission capacity for the project site. The existing Old Auburn sewer line is at capacity based on the original project site land use. Therefore any development intensification and resulting sewer flows should be addressed in the project’s CEQA document. This analysis may reveal that an alternative sewer design is required. The environmental impacts of any required sewer upgrades should also be evaluated in the project’s CEQA document. Should there be any questions regarding wastewater comments, contact Dale Olson with the Roseville Environmental Utilities Department (774-5543).

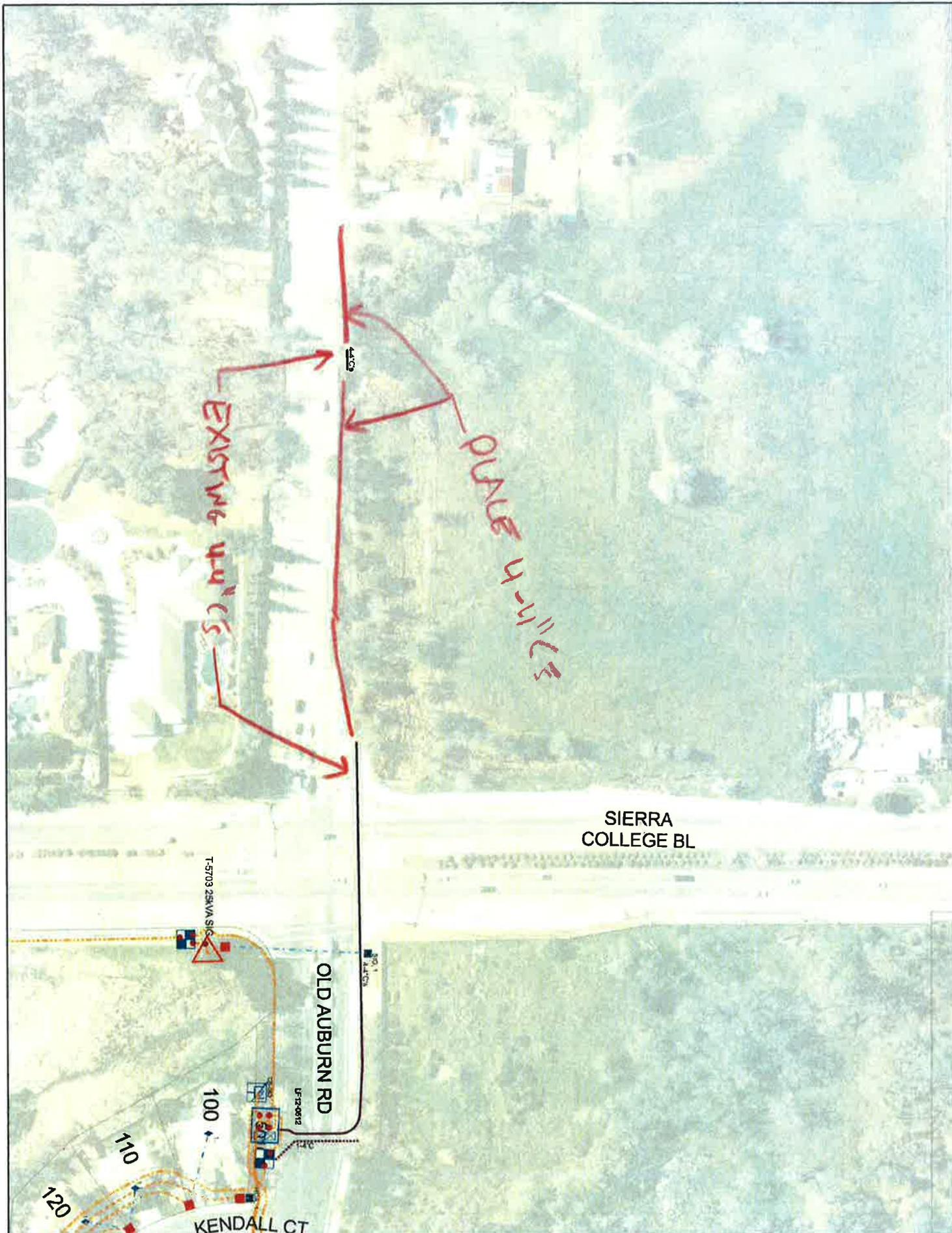
Fire: The City of Roseville Fire Department operates under a mutual aid agreement with the South Placer Fire District (SPFD). As a retirement community and due to the size of the facility, there is potential for higher than normal emergency medical service calls and/or Roseville Fire Department mutual aid response requests. Therefore the EIR scope should include analysis of the SPFD's ability to provide adequate emergency medical and fire protection services to the project and mitigation measures should be identified ensure the potential for excessive mutual aid calls is minimized. Should there be any questions regarding Fire comments, contact Jason Rizzi, Fire Division Chief, with the Roseville Fire Department 774 5802.

Thank you for the opportunity to review and comment on the NOP. Should you have any questions, please don't hesitate to contact those staff listed above.

Sincerely,

A handwritten signature in blue ink that reads "Mark Morse".

Mark Morse
Environmental Coordinator



NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
 1550 Harbor Blvd., Suite 100
 West Sacramento, CA 95691
 Phone (916) 373-3710
 Email: nahc@nahc.ca.gov
 Website: <http://www.nahc.ca.gov>
 Twitter: @CA_NAHC



RECEIVED

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CDRA

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CDRA

October 31, 2017

Shirlee Herrington
 Placer County
 3091 County Center Drive
 Auburn, CA 95603

RE: SCH#2017102049, Placer Retirement Residence, Placer County

Dear Ms. Herrington:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.

- b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
 3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
 4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
 7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources

Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions, please contact me at my email address: sharaya.souza@nahc.ca.gov.

Sincerely,



Sharaya Souza
Staff Services Analyst
(916) 573-0168

cc: State Clearinghouse



GRANITE BAY COMMUNITY ASSOCIATION

P.O. BOX 2704 GRANITE BAY, CALIFORNIA 95746 (916) 791-7427

WWW.GRANITEBAY.COM

Shirlee Herrington, Environmental Coordination services
Community Development Resource Agency
3091 County Center Drive
Suite 190
Auburn, CA 95603

VIA EMAIL – cdraecs@placer.ca.gov

Re: Notice of Preparation of EIR for Proposed Placer Retirement Residence Project

The following comments are in response to the above:

Zoning - The project seeks a rezone from the allowed 3 residential units to senior residential congregate care facility providing no medical services for 160 clients. The proposed location is zoned single family residential on all surrounding sides. Applicant notes it is within the SOI of the City of Roseville. Because of the size of the facility and its use, Roseville would consider this a commercial use allowed only in RE and RMU (commercial uses) zoning.

Aesthetics – Visual impacts of 43+ foot high building totaling 129,505 sf on surrounding homes and motorists going north and should be included in the EIR analysis.

There are no 3 story buildings in Granite Bay and is a complete departure from the aesthetic makeup of Granite Bay.

In addition, given the large footprint and heights of this commercial facility, indoor and outdoor lighting could impact the surrounding residential communities even if it meets County standards and should be included in the EIR analysis.

Air Quality – Agree this is important and needs further discussion in EIR.

Biological Resources – Numerous potentially significant impacts are noted in this section. Even if the habitat isn't removed during nesting season, which generally takes place from February to August according to information provided, analyze where the impacts to inhabitants after the habitat is removed.

Hydrology and Water Quality – There are many water run off issues in Granite Bay due to the number of streams and swales and the drainage patterns in this area should be further addressed in the EIR.

Land Use Planning – Do not agree that this commercial facility will not divide or disrupt an established single family residential community. Agree that the use is incompatible. Alternative uses should include a smaller facility.

Noise – Another issue to consider is the noise of emergency vehicles responding to the site where there is a concentration of elderly clients.

Population – Bases the impact of project growth on entire area. The EIR should consider the impact of the project on the area surrounding it which is low density and not the incremental increase in the units and population of the entire GBCP. This needs further analysis in the EIR.

Public Services – Because there is no medical provided, the facility will depend on the SPFD to respond to calls. This is an impact on the rest of the Granite Bay Community residents. The EIR should analyze this impact.

Utilities – A project this large should consider installing solar and a way to channel rain water (and maybe gray water) into a holding area to be used for irrigation.

Thank you for considering our comments.

Granite Bay Community Association


Sandra H. Harris

November 14, 2017

Comments: Notice of Preparation of an Environmental Impact Report for the Proposed Placer Retirement Residence Project

To whom it may concern:

Please accept the following comments on the Placer Retirement Residence Project,

1. The project is located in a residential pocket of Roseville comprised of single family residential homes. The projects mass cannot be considered comparable to any structure “immediately adjacent and contiguous”
2. The project due to its transient neighborhood, will generate an unknown number of vehicles cumulatively with “monthly” moves.
3. An Emergency Response study needs to be completed cumulatively with Ovation.
4. 18 Ft Light Poles could create a light annoyance for the adjacent single-family residences
5. The population number of 22,387 is low. The Sac Bee reported numbers from Placer County in 2016 as being in the range of 24,000 with a target population of 26,000. The increase of 160 residents + 144 from Ovation in a point location represents more than 10% of the projected growth through 2035
 - i. An increase from a single-family residence or a facility of 7 full-time residents to 160 part-time residents represents an increase of well over 0.7% at that location and intersection.
6. A 3-D rendering from the vantage points of adjacent parcels should be included to determine the negative visual aesthetics of a 3 story 100,000+ sq ft facility next to single family homes in a rural setting. Vantage points are from street view only.
7. Soil Screening for pesticides including but not exclusive of DDT, DDD, DDE and other organic toxic breakdown products should be completed since the area was identified as/or adjacent to a former commercial orchard. (1938 aerials) Testing should be completed to depths below grade as per OSHA and CDC requirements of 100-year testing for toxic residuals and sequestered pockets of active component common in arid climates such as Granite Bay. This was recommended by PC Health and Safety for The Park at Granite Bay project and never completed.

Thank you

Larissa Berry

President Defend Granite Bay
Community Advocate

9 Nov 2017

Shirlee Herrington
Environmental Coordination Services, Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

RE: Placer County Retirement Residences

The CDRA must stop this massive expansion of housing density in our rural area. We write to protest in the strongest terms the construction of a senior citizen's apartment complex on the corner of Sierra College and Old Auburn Blvd. We live in Ashley Woods West, directly across Sierra College Blvd from the proposed construction.

When we first arrived in the area in 1987 we chose to buy a home in Orangevale, primarily because of its then rural nature. When I retired from the USAF in 1990 we chose to stay here for the same reason, that is, the quality of life in a rural area but still fairly close to commercial, retail and medical facilities. However, the encroachment of population, significantly increased traffic, and increased frequency of emergency response vehicles along greenback lane caused us to relocate to Ashley Woods West in 1998.

Since we moved here in 1998 we have already seen a significant increase in traffic and related traffic noise along Sierra College, and even without this project we expect that it will continue to increase. However, if this project is approved it will significantly increase not only the already increasing area traffic on a daily basis, but will result in a substantial increase in very noise-invasive emergency vehicle traffic along Sierra College to support the first of two senior retirement apartment complexes.

This area is zoned for residential, and we relied on that zoning when we chose to located here. Your own documents say the existing footprint is zoned for three residential units with 8 people, while the proposed complex will support 160 people, all seniors, plus the attendant employees and family member visitors. That is in addition to the 115 residents, along with attendant employees, visitors, and emergency response vehicles, associated with the other senior development on Sierra College Blvd, only literally yards away from this project. We have had family members who lived in similar senior complexes and they are terrific, but the resulting emergency response vehicle traffic is hugely increased over a normal residential unit. These units should not be constructed in rural, residential areas that causes substantial environmental impact to the residents who moved into this area primarily because of its rural nature.

For these reasons we respectfully request you do not approve the zoning variance that would allow this project to continue.

Respectfully,


Phillip A. Meserve, Col (ret) USAF
5900 Silkwood Way
Granite Bay, CA 95746


Susan L. Meserve

November 15, 2017

Environmental Coordination Services, Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Re: PLN16-00298 Placer Retirement Residences

In considering this application detailed analysis and strong consideration of a "No-Project" alternative must be given the most weight by the County for the following reasons:

- 1) This application is inconsistent with the Granite Bay Community Plan. There are no 3 story, multifamily apartment buildings within the Granite Bay Community Plan nor in close proximity to the proposed site nor was zoning for such buildings allowed in the Plan.
- 2) Applicant has described the Project site inaccurately. The project site borders unincorporated Placer Co to the South, not Sacramento County as the applicant states. This is important as homes to the Southern border are within a community of large parcel, single family homes that are part of the so called "island community" and rezoning of the subject property will result in a substantial alteration to the present or planned land uses of the area in that there are no multi-story, multi-family residential properties adjacent or in close proximity to the subject property.
- 3) Placing this 129,000 sq ft, multi-story, multi-family apartment building in midst of the established large lot, single family residential and rural community known as "the island" will divide and disrupt this established community to its detriment by creating significantly higher housing density than is common in the island community. Moving this application forward will result in a substantial alteration of the present or planned land use for the island area which is zoned for rural, single family residential development at low densities.
- 3a) Approving this project will create a new source of substantial light or glare which would adversely affect the nighttime views in the area. For example, the large parking area foot print requiring all night lighting on 18 foot poles and exterior security lighting is uncharacteristic of the established "island" community in which street lights are limited or non-existent and cannot be mitigated without jeopardizing the safety of the potential project residents.
- 4) The size and scope of the proposed project will result in changes in erosion or changes in siltation that will modify the channel of the creek on the proposed project site. The creek is an identified "Salmon Habitat" and the large impervious parking lot surface and resulting run off will impact the stream to a far greater extent than a build out utilizing existing zoning.
- 5) Installation of a new crosswalk on the westerly side of Old Auburn and Sierra College could lead to further impairment of traffic on the already congested Sierra College Blvd.
- 6) The proposed project would construct a multi-family building at at a far greater height and intensity than the surrounding single family homes and density in the area. This 3 story height of the building will dominate the surrounding homes and landscape and be wholly uncharacteristic of the

neighborhood. Approving such a project will only induce additional future developers to seek the same or greater variances that will greatly impact the large lot, rural character of the surrounding single family home community. Moving forward with this project will result in the further development of incompatible uses and increase the creation of land use conflicts as has been demonstrated with The Park at Granite Bay and Ovation Senior Living and the resultant CEQA lawsuits.

7) Moving this project forward will directly induce substantial population growth in the area of the island. The county standard for informing property owners of who will be impacted by a proposed project is those properties within 300 ft. As such, the area to be looked at for "substantial population growth" should also be within 300 ft of the project. If the proposed property were developed as zoned perhaps 3 to 4 homes with an impact of perhaps 20 new residents would result. The proposed project will have an impact of up to 200 residents and 30 daily employees. Such an impact cannot be mitigated by simply enlarging the evaluation area for the population count.

By:

Jeff Keith

3621 Petite Creek Court
Granite Bay, CA 95661

Public Comment Form

for the Notice of Preparation for **Placer Retirement Residence**
(PLN16-00298, State Clearinghouse# 2017102049)

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/placerretirementresidences>

Scoping Meeting Date: November 7, 2017

Public Review Period: 10/17/17 to 11/15/17

Your comments must be postmarked by November 15, 2017

- ✓ Comments must be written legibly with complete contact information in order to be considered.
- ✓ Comments are preferred by email to cdraecs@placer.ca.gov, or
 - By Fax 530-745-3080
 - By Mail Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn CA 95603
- ✓ Please attach additional pages if more space is needed.

* THIS PROPOSAL FOR A 145 UNIT SENIOR APARTMENTS DOES NOT CONFORM TO ALL SURROUNDING ZONINGS WHICH LIMIT US TO ONLY TWO STORY DWELLINGS, NOT A THREE STORY 42 HIGH STRUCTURE ON THE HIGH SIDE OF THE PROPERTY THAT SLOPES 5% TO THE SOUTH.

* THIS PROPOSAL CALLS FOR 145 UNITS OF STUDIO, ONE BEDROOM AND TWO BEDROOM UNITS. THE PROPOSAL DOES NOT DEFINE THE NUMBER OF EACH TYPE OF UNIT. HOW ARE WE TO KNOW HOW TO ASSIGN THE NUMBER OF ADEQUATE PARKING SPACES OF THIS PROPOSAL. ON PAGE 32 IT INDICATES 145 UNITS WITH A TOTAL POPULATION OF 160 OCCUPANTS. SO AM I TO BELIEVE WITH 145 UNITS ONLY 15 WILL BE OCCUPIED BY A COUPLE?

Your Name

ROBERT A. COBSON SR

Mailing Address

8831 OLD COUNTRY ROAD

City

ROSGVILLE

State

CA

Zip

95661

Email

RACOBSON@COMCAST.NET

SEE PAGE TWO

PUBLIC COMMENT FOR PLACER RETIREMENT RESIDENCE

* THIS PROPOSAL WITH 160 POPULATION, IF WE ASSUME THAT ONLY $\frac{1}{2}$ OF THE POPULATION OWNS A VEHICLE (80) AND THE DAY TIME STAFF AS INDICATED IS TEN THAT LEAVES ELEVEN SPACES FOR GUESTS, DELIVERY VEHICLES, AND THE OCCASIONAL EMERGENCY VEHICLES. NOW THERE IS NO AND WILL NOT BE ANY ON STREET PARKING ON EITHER SIERRA COLLEGE BLVD. OR OLD AUBURN ROAD. I QUESTION WOULD THERE EVER BE A CHRISTMAS PARTY, SUMMER BARBECUE, BIRTHDAY OR ANNIVERSARY PARTIES, WHERE IN THE WORLD WOULD THEY PARK ALL THOSE VEHICLES? I BELIEVE PARKING NEEDS TO BE INCREASED DRAMATICALLY WITH NO ON STREET PARKING AVAILABLE.

* THE FULL FRONTAGE IMPROVEMENT ALONG OLD AUBURN ROAD IS THE ONLY SENSIBLE OPTION TO IMPROVE EXISTING TRAFFIC SAFETY ON W/B OLD AUBURN ROAD AND PREPARE FOR THE FUTURE BUILD OUT OF OTHER REMAINING PROPERTIES, WHICH LIKE THIS PARCEL INSTEAD OF 4 RESIDENTIAL UNITS ON 8.9 ACRES THERE WILL BE 145 UNITS, DO THE MATH HIGHER DENSITIES SEEM TO BE THE NORM. IMPROVE THIS PORTION FOR THE PRESENT AND FORSEENABLE FUTURE.

TO: Shirlee Herrington, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov.

SUBJECT: Citizen response to Notice of Preparation of an Environmental Impact Report for the Proposed Placer Retirement Residence Project

Nov. 15, 2017

Dear Shirlee,

Thank you for accepting my comments regarding the proposed Placer Retirement Residence Project. Please include my comments on public record. The proposed project has several areas for concern as it is being proposed:

1. This project is not consistent with the Granite Bay Community Plan. The Granite Bay Community Plan is the guiding document for development in Granite Bay. The size of the building, the height of the building, the population density being proposed on the site, the building placement with respect to neighboring properties, and the general character of what is being proposed does not fit within our design guidelines. The additional noise, light, and significant sized building in the proposal do not respect the character of our community. Granite Bay already has strip type malls that are decaying because such projects that were out of keeping with our Community Plan were approved. Our community needs creative thinking to revamp and develop according to our Community Plan not piecemeal development by the highest bidder.
2. This project proposes the same entitlements as other retirement projects have been granted by Placer Planning and the Placer Board of Supervisors in District 4. The same entitlements should not be repeatedly be granted as the argument that these retirement projects are needed keeps watering down with each development. Granite Bay has enough retirement residences per capita. Bringing additional retirees into Granite Bay with high density projects such as Placer Retirement Residence Project is taxing to our infrastructure and a danger to our public safety. We have been told repeatedly that we do not have emergency services to handle ambulances, fire, and water for the additional density. The citizens of Granite Bay do not benefit from this project proposal. The project should not be granted the entitlements.
3. Citizens of Granite Bay have presented traffic data to the County invalidating the current traffic study. The County should not be adding impact to our roads without a comprehensive traffic study. The proposed project area is already inundated with traffic. Several projects have already been pushed through without the benefit of a valid traffic study adding negative impacts to residents.
4. The District 4 Supervisor and Planning department have been repeatedly for the build out numbers for population in Granite Bay. A project such as this should not be considered based upon the assumption that we are already at capacity. It would not be responsible to grant this project density as proposed without publishing the build out data. The project should be granted the build out as proposed by the Granite Bay Community Plan.
5. Granite Bay residents have publically stated in many public forums that they are not in favor of these mega projects. The citizens of Granite Bay want our leadership to keep our community rural, protect the

land and our natural resources. This project is Draconian as they come in destroying our environment, natural resources and way of life.

Respectfully,

Cheryl Berkema
8803 Quartzite Circle
Granite Bay, CA. 95746

Shirlee Herrington

From: Marianna Dare Bekhet <mariannadare@hotmail.com>
Sent: Wednesday, November 15, 2017 5:01 PM
To: Placer County Environmental Coordination Services
Subject: 468-060-038, 3905 Old Auburn Rd

To Whom it May Concern,

Regarding this planned retirement residence, please consider these primary concerns.

- Traffic congestion and safety of ingress and egress at Old Auburn and Sierra College.
- Ability of emergency responders to maintain quality of service to all residents in the area.
- Inconsistency with the neighborhood. It is surrounded on all sides by large lot residential homes. Consider a smaller, less obtrusive design.
- Drainage concerns, primarily as it relates to storm drainage and water quality impacts to the existing wetlands.
- Impact to wildlife, knowing that turkeys, turkey vultures, and large hawks frequent the area regularly.

Thank you,
Marianna & Victor Bekhet



EXHIBIT A

COMMUNITY DEVELOPMENT/RESOURCE AGENCY ENVIRONMENTAL COORDINATION SERVICES 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: Placer Retirement Residence	Project # PLN16-00298
Entitlement(s): Zone Reclassification, Minor Use Permit	
Site Area: 8.93 acres	APN: 468-060-052-000
Location: 3905 Old Auburn Road, at the northwest corner of Sierra College Boulevard and Old Auburn Road. The project is located within the Granite Bay Community Plan area of Placer County	

A. BACKGROUND:

Project Description:

The project is located at 3905 Old Auburn Road, in the northwest corner of the intersection of Sierra College Boulevard and Old Auburn Road. The project is located within the Granite Bay community in the unincorporated area of Placer County; APN: 468-060-038. Please see Figure 1, Regional Map, and Figure 2, Vicinity Map.

Project Components

The project proposes the development of a residential care home for seniors. The facility would consist of a single, three-story building, containing 145 residential suites, 42 feet in height as measured from pad grade, with a building footprint of 50,855 square feet and a total building area of approximately 129,505 square feet. One hundred and one parking spaces are proposed: 28 covered spaces, 68 open spaces, and five handicapped spaces. The covered spaces include twelve spaces within two detached garage buildings, and 16 spaces within two carport areas. Please see Figure 3, Conceptual Site Plan, and Figure 4, Frontage Improvements Alternatives. Conceptual building elevations are shown in Figures 5 through 7.

Additionally, the project proposes to change the existing zoning from RS-AG-B-100 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 100,000 square feet) to RA-B-100 (Residential-Agricultural, combining minimum Building Site of 100,000 square feet).

Individual suites include studio, one, and two bedroom options. The proposed suite design includes a small refrigerator, sink and microwave in the unit. No cooking appliances are provided or allowed to be installed in individual suites, including hot plates. The square footage of suites varies from a minimum of 380 square feet for smaller studios to over 1,000 square feet for larger two bedrooms. The facility would be age-restricted to persons who are at least 55 years or older. The monthly rent payment covers the private room, all services and utilities. Residency would be month-to-month tenancy and does not include a "buy in" that requires a large deposit or ownership.

Onsite amenities supporting the project would be provided. These include: a multi-purpose trail, gardens, putting green and patio areas. A library, game rooms and theater facilities would be provided within the building. The proposed facility does not include medical services, only personal care services as specified in the project description. Staff will be on the premises 24 hours a day. Weekday staffing is anticipated as follows:

- *Four managers permanently reside on-site*
- *Chef- Starts at 6 am- 2:30 pm*
- *Kitchen Helper- Starts at 7 am and goes to 3:30 pm*
- *Housekeepers (three average)- Start at 8 am and go to 4:30 pm*
- *Maintenance Person- Starts at 8 am and goes to 4:30 pm*
- *Activity Coordinator- Starts at 8:30 am and goes to 5 pm*
- *Bus Driver- Starts at 9 am and goes to 3 pm*
- *Evening Chef- Starts at 10:30 am and goes to 7 pm*
- *Kitchen Helper- Starts at 11:30 am and goes to 8 pm*
- *Evening servers (average three)- Start at 5:30 pm and goes to 7:30 pm*

Weekends would have the same kitchen help but no housekeepers, maintenance, bus driver or activity staff. Weekend staff includes:

- *Three servers from 8 am to 10 am*
- *Three servers from 12:30 pm to 2:30 pm*
- *Three servers from 5:30 pm to 7:30 pm*

The total number of employees is anticipated to average approximately 30 consisting of 17 full-time and 13 part-time positions. The two on-site manager suites are considered full-time residences and contain full kitchens.

Landscaping

Proposed landscaping includes patios, walkways and undeveloped open space areas. Trees and other ornamental vegetation will be planted throughout the project site. The project proposes landscaped buffer areas including depressed landscaped swales to collect and treat low flow surface runoff.

Access and Parking

Access to the project site will be off of Old Auburn Road. A secondary emergency vehicle access (EVA) is proposed to Sierra College Boulevard near the northeastern most corner of the project site. This secondary emergency access point would be gated and for the exclusive use of emergency vehicles. The project includes 101 parking spaces, including five handicapped accessible spaces, 28 covered spaces and 68 open spaces that are located around the perimeter of the proposed building. In addition, two detached garage buildings, each with parking for six vehicles, plus 16 carport spaces are proposed.

Phasing and Construction

The project would be constructed in one phase. Grading activities are anticipated to occur over a three to four-month timeframe. Grading would consist of approximately 50,700 cubic yards of cut and 13,600 cubic yards of fill. Approximately 37,100 cubic yards of soil would be required to be exported offsite to a location that can legally accept the exported soil. Overall, project construction is expected to occur over a 12 month timeframe.

Roadways and Public Services and Utilities

The proposed project includes two roadway frontage improvement alternatives to Old Auburn Road. The alternatives differ in proposed frontage improvements to Old Auburn Road and are discussed individually below.

Modified Frontage Improvements Alternative - The Modified Frontage Improvements Alternative is proposed to avoid encroachment into the Linda Creek Treelake Tributary area located along the project frontage of Old Auburn Road. The Modified Frontage Improvements Alternative would widen the eastbound lanes of Old Auburn Road, and make roadway improvements to accommodate a new southbound right turn-lane at the intersection with Sierra College Boulevard. The turn lane would begin approximately 360 feet west of the Sierra College Boulevard intersection and would require approximately 18 feet of right-of-way to accommodate a ten-foot turn lane, four-foot bike-lane, 3-foot curb and gutter, and five-foot sidewalk. This alternative would require relocation of an existing drain inlet, and would install a new crosswalk on the westerly side of the intersection.

Full Frontage Improvements Alternative - The Full Frontage Improvements Alternative is proposed to implement the Old Auburn frontage improvements as required by the Granite Bay Community Plan. This alternative would widen the westbound lanes of Old Auburn Boulevard and make roadway improvements to accommodate a new westbound through-lane just west of the intersection with Sierra College Boulevard. The Full Frontage Improvements Alternative includes a new twelve-foot lane, four-foot bike-lane, three-foot curb and gutter, five-foot sidewalk, and other benches and retaining wall infrastructure adjacent to and within the existing Linda Creek Treelake Tributary area along the project frontage.

The project site is serviced by South Placer Fire District for its fire protection services, with the nearest station, Station 15, located at 4650 East Roseville Parkway. Sheriff protection needs for the project site are provided by Placer County Sheriff's Office.

Potable water would be supplied from existing water mains in Old Auburn Road, with water supplied by the San Juan Water District (SJWD). Wastewater generated by the project would be conveyed in existing sanitary sewer mains in Old Auburn Road and treated at the Dry Creek Wastewater Treatment Plant (DCWWTP), operated by the City of Roseville.

The proposed project would require the following County actions:

- Certification of the EIR, reflecting a determination that the EIR was completed in compliance with the requirements of the California Environmental Quality Act (CEQA), that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of Placer County;
- Adoption of a Mitigation Monitoring and Reporting Program (MMRP), specifying the methods for monitoring mitigation measures required to eliminate or reduce the project's significant effects on the environment;
- Adoption of Findings of Fact, and if any impacts determined to be significant and unavoidable, a Statement of Overriding Considerations;
- Approval of a Rezone from RS-AG-B-100 to RA-B-100; and
- Approval of a Minor Use Permit to allow a Residential Care Home with seven or more clients in the Residential-Agricultural zone district.

The proposed project would also require the following actions by entities other than the County:

- Granting of a permit to connect to the San Juan Water District's water infrastructure and provision of water supply;
- Granting of a permit to connect to the City of Roseville's wastewater infrastructure;
- Granting of a construction activity stormwater permit from the Central Valley Regional Water Quality Control Board (CVRWQCB); and

- Approval of a Dust Control Plan from the Placer County Air Pollution Control District (PCAPCD).
- Annexation of project site to the Placer County Sewer Maintenance District No. 2
- Section 404 Individual Permit (USACE)
- Section 7 Consultation (United States Fish and Wildlife Service and National Marine Fisheries Service.
- Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region);
- Section 402 National Pollutant Discharge Elimination System Permit Approval (Regional Water Quality Control Board – Central Valley Region); and
- Streambed Alternation Agreement (California Department of Fish and Wildlife).

Project Site (Background/Existing Setting):

The project site is undeveloped and characterized by annual grassland, weedy, ruderal vegetation with some riparian habitat. The surrounding lands include residential development to the south, rural residences to the west and north, and a mixture of high- and low-density residential development to the east. Table 1 identifies the land uses, land use designations, and existing zoning in the surrounding area.

The project site itself is bordered by Sierra College Boulevard to the east, Old Auburn Road to the south, and undeveloped parcels and Haskell Way to the north. The project site consists of approximately 9 acres and is zoned Residential Single Family, combining Agriculture, combining minimum Building Site of 100,000 square feet (RS-AG-B-100). The project site is located within the City of Roseville sphere of influence (SOI), and consists of one parcel.

The majority of the site drains to the southeast toward Old Auburn Road. The site slopes from north to south. The elevation at northern border ranges from 215 feet to 220 feet above mean sea level (MSL), while the southern portion of the site ranges from an elevation of 195 to 200 feet MSL.

Table 1: Existing Land Uses, Land Use Designations, and Zoning

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Project Site	RS-AG-B-100	Granite Bay Community Plan, Rural Low Density Residential (RLDR)	Undeveloped, agricultural
North	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 09.-2.3 Ac Min.	Single-family residences
South	RS-B-X-20 Min PD=0.93	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 09.-2.3 Ac Min.	Single-family residences
East	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 09.-2.3 Ac Min.	Single-family residences
West	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 09.-2.3 Ac Min.	Single-family residences

C. NATIVE AMERICAN TRIBES:

In accordance with Assembly Bill (AB) 52, and the California Tribal Consultation guidelines, the appropriate native groups that are understood to be traditionally and culturally affiliated with the project area were notified by mail on October 11, 2016 regarding the proposed project. Four AB 52 letters were sent to tribal contacts including the Single Springs Band of Miwok Indians, T’Si-Akim Maidu, and United Auburn Indian Community of the Auburn Rancheria. No comments have been received with respect to the proposed project’s potential impacts on Native American places, features, and objects.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable 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.

E. 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.

ENVIRONMENTAL CHECKLIST ANALYSIS

The following analysis evaluates the proposed project as described above. Additionally, this analysis includes the two proposed frontage improvement alternatives: The Modified Frontage Alternative, and the Full Frontage Improvement Alternative. These alternatives are proposed to be evaluated in the EIR as “co-equal” alternatives, meaning that they will be evaluated at the same level of detail as the overall project. The ultimate decision on the preferred frontage improvement is a matter for the Planning Commission and Board of Supervisors, if necessary.

I. AESTHETICS – Would the project:

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

Discussion Item I-1:

The proposed project will be located along two roadway corridors: Sierra College Boulevard to the east and Old Auburn Road to the south. While the corridor features scenic vistas in various locations, the portion of the corridor in the vicinity of the project site does not appear visually distinct or sensitive and is not designated a scenic corridor. This impact would be considered less than significant for both the Modified Frontage Improvements Alternative and the Full Frontage Improvements Alternative, and no further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to impacting a scenic vista are substantially the same.

MODIFIED FRONTAGE Improvements Alternative – Less Than Significant Impact

FULL FRONTAGE Improvements Alternative – Less Than Significant Impact

Discussion Item I-2:

The Arborist’s Report (ECORP, March 2017) prepared for the proposed project indicated a total of 64 of the 167 trees onsite would be impacted under the *Modified Frontage Improvements Alternative*. Under this Alternative a total of 29 trees would be removed from the project site. The majority of the trees that would be removed are located in the southwestern area of the project site. Of the 167 trees onsite, 164 are native/scenic. The trees to be removed are typical for the surrounding area, would be within the interior and isolated to the southwest corner of the proposed project. However, mitigation for the loss of trees onsite is required under the County’s Tree Preservation Ordinance. Mitigation measures to address the loss of trees are discussed in items IV-7A and IV-7B.

The project site does not contain any significant rock outcroppings. Additionally, the project site does not contain any historic resources. There are no other potentially scenic resources on the project site. Furthermore, while there are four eligible state scenic highways within Placer County, there are no officially-designated state scenic highways near the project site or within Placer County. Therefore, because there are no scenic resources within or in close proximity to the project site, the project would have a less than significant impact on scenic resources. No further analysis of this issue is required in the EIR.

The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be potentially significant. These impacts will be further addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

Impacts to trees would be significantly increased under this alternative as a result of expanding the roadway into the creek. Impacts would be potentially significant. These impacts will be further addressed in the EIR.

Discussion Item I-3:

The project site is located within the Granite Bay community, in an island of unincorporated Placer County, surrounded by the City of Roseville to the north, east, and west, and Sacramento County to the south. The island is roughly bound by Sierra College Boulevard to the east, Sacramento County to the south, Emerson Drive to the north, and Spahn Ranch Road to the west. Uses within the island include houses on large lots, mostly along Sierra College Boulevard and in the Woodbridge Ranch and Castle Creek subdivisions south of Old Auburn Road; smaller lots along Annabelle Avenue; and vacant, undeveloped parcels and open space with trees and natural drainage areas.

The existing terrain of the project site consists of gently rolling topography, with non-native grasses and some isolated native and non-native trees. The majority of the site drains to the south toward Old Auburn Road. Views across the site from Sierra College Boulevard are generally open to the site. Views from Old Auburn Road are more obstructed from the existing trees.

The proposed project would predominantly feature a three-story building 43.5 feet in height, that could alter short-distance scenic views or the general visual character of the area. The potential aesthetic impact of a larger building and conversion of the site from a vacant grassland to developed uses will be discussed in detail in the EIR.

In addition, the proposed project would construct a multi-family building at an intensity that is greater than surrounding uses, though surrounding single family development already varies in density. While views of the higher structures would be reduced by inclusion of landscape buffers along the perimeter of the proposed project, the density of development in the proposed project could affect the visual character of the site. Given the variation in building intensity and size between the existing surrounding development and the proposed project, this impact could be potentially significant and will be analyzed in the EIR.

Impacts associated with both frontage improvement alternatives in relation to degrading the existing visual character and quality of the site and its surroundings are substantially the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be potentially significant. These impacts will be further addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potential Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

Discussion Item I-4:

Under existing conditions, there is no artificial light or glare generated from the project site. There is light created by adjacent residences, and light from vehicles on Sierra College Boulevard and Old Auburn Road.

The Community Design Element of the Granite Bay Community Plan identifies five lighting principles that guide development within Granite Bay (Placer County, 2012), which include:

- Lighting on-site should be designed to promote pedestrian comfort and safety.
- Lighting for individual buildings should be integrated into the architecture.
- Lighting shall be designed to minimize projection into adjacent properties and onto adjacent roads and not provide a source of glare.
- The height of light standards in parking areas shall not exceed eighteen (18) feet.
- Energy-efficient technology should be used wherever possible.

The proposed project would introduce increased light sources to the project site, including building lighting, pole-mounted parking lot lights, and other exterior or pathway lights. Exterior lighting would utilize fully-shielded, fully cut-off style lighting fixtures in order to direct light downward. The proposed project would also include a central entry monument at the entrance to the project site. Lighting that would be included in the entry signs, common areas such as parking lights, and exterior building lighting would be designed to be consistent with the Granite Bay Community Plan Design Guidelines for lighting (Placer County, 2012: p. 48), as well as compliant with Placer County's "Dark Sky" requirements. The addition of light from the proposed retirement residence in an area of low-density, larger lot residential development would generate additional light, and could have a potentially significant impact and will be analyzed in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to light and glare are substantially the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts are the same as discussed above and would be potentially significant. These impacts will be further addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potential Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

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:

According to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP), the project site is not located on land considered prime farmland, unique farmland, or farmland of statewide or local importance (DOC, 2013a). Thus, the proposed project would not convert important farmland and there would be no impact. No mitigation is required and no further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to light and glare are substantially the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – No Impact

Discussion Items II-2, 3:

The Granite Bay Community Plan and Placer County “Right to Farm” Ordinance include policies and regulations to maintain, encourage, and support farm operations. The project site is identified as non-enrolled land and is not subject to a Williamson Act contract. The project site and a portion of the immediately surrounding area is classified as “Other Land” on the California Department of Conservation Farmland Map, published in 2014. “Other Land” includes low density residential developments and vacant and nonagricultural land which is surrounded on all sides by urban development. The other portion of the surrounding area is designated as “Urban and Built-up Land”, which is land occupied by structures with a building density of at least one unit to 1.5 acres. The project site does not include any existing agricultural uses, other than occasional horse grazing. Placer County’s “Right to Farm” Ordinance allows existing agricultural operations to continue in a manner consistent with the underlying zoning. As a result of the “Right to Farm” Ordinance, implementation of the proposed project would not preclude agricultural operations on nearby parcels.

The project site is zoned by Placer County as Residential Single Family, combining Agriculture, minimum Building Site of 100,000 square feet, (RS-AG-B-100). The proposed project is requesting a rezone to Residential-Agricultural, minimum Building Site of 100,000 square feet (RA-B-100). While the proposed project would develop land that could otherwise be used for agricultural operations, there have been no known agricultural operations associated with the project site in recent history. Implementation of Mitigation Measure II-1 would require that the facility managers notify tenants of the “Right-to-Farm” Ordinance, and would result in a less-than-significant impact with regards to agricultural operations in the vicinity. No further analysis of this issue is required in the EIR.

Mitigation Measures Item II-2, 3:

MM II-1

The facility managers shall notify all future tenants of Placer County’s Right-to-Farm Ordinance (Placer County Code Section 5.24.040) by informing them that the policies and regulations are in place to maintain, encourage, and support farm operations and that there may be agricultural activities occurring in the future in the area of the proposed project. This this information shall be included in the lease or rental agreements for the development.

Impacts associated with both proposed frontage improvement alternatives in relation to conflicts with General Plan agriculture policies and Williamson Act are substantially the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant with mitigation.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures.

FULL FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures

Discussion Item II-4:

Neither the proposed project site nor adjacent areas are zoned for timberland, forest land, or timberland production zones. Therefore, development of the project site would not create a conflict for any timberland or forest land. There would be no impact and no mitigation is required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to conversion of timberland or forest land are substantially the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and no impact would occur.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – No Impact

Discussion Item II-5:

While the project site is in an agriculture combining zone, there are no active agricultural uses on the project site. However, other parcels in the area would still retain the agriculture combining designation. Additionally, Placer County has a Right-to-Farm Ordinance (Placer County Code Section 5.24.040). As discussed under Items II-2 and II-3 above, implementation of Mitigation Measure MM II-1 would mitigate impacts on agriculture activities in the area to a less-than-significant level by informing future project tenants of the County’s Right to Farm Ordinance and

the possibility of agricultural activities in the project vicinity. Finally, as noted above under Item II-1, the proposed project would not involve changes that could result in the conversion of Farmland or forest land to a non-agricultural use. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to conversion of timberland or forest land are substantially the same. Both alternatives are discussed as the proposed project above. Impacts would be the same as discussed above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant 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, 4, 5:

The project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The area of Placer County where the project site is located is designated as nonattainment for federal and state ozone (O3) standards, nonattainment for the federal particulate matter standard less than 2.5 micrometers in diameter (PM2.5), and state particulate matter standard less than or equal to 10 micrometers in diameter (PM10). Construction and operation of the proposed project could generate air pollutant emissions associated with the use of motor vehicles from workers and future residents, dust emissions during grading activities, new/increased use of utilities, and use of consumer products and landscaping equipment, which could result in an increase in criteria pollutants in the project area. Additionally, construction could result in exposure of nearby sensitive receptors to diesel particulate matter emissions.

The air quality analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMOD) software program. Vehicle trip generation data from the forthcoming Traffic Study will be utilized as model input data. The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NOX, and PM10). The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level.

The significance of air quality impacts will be determined in comparison to Placer County Air Pollution Control District's significance thresholds adopted October 13, 2016. PCAPCD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified. These issues are considered potentially significant impact and will be discussed in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to conflicting or obstructing an air quality plan would be similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be potentially significant. These impacts will be further addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

IV. BIOLOGICAL RESOURCES – Would the project:

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

A Biological Resources Assessment, dated August 24, 2016 was prepared for the project by ECORP Consulting. The analysis included a field reconnaissance, a review of pertinent literature, and database queries (ECORP, 2016).

Discussion Item IV-1, 2, 6:

The majority of the project site is composed of annual grassland currently used as a horse pasture. A narrow riparian corridor is located along the eastern and southern boundaries along the Linda Creek Treelake Tributary. Linda Creek is located less than one mile west of the project site.

Plant Communities Observed Onsite

Annual Grassland

The vast majority of the project site is comprised of annual grassland. The grassland is currently being used as a pasture for several horses. The grassland has been highly disturbed by overgrazing and soil compaction from the horses. Common nonnative weedy plants found in the grassland include field mustard (*Brassica rapa*), bur clover (*Medicago polymorpha*), filaree (*Erodium botrys*), ripgut brome (*Bromus diandrus*), soft brome (*Bromus hordeaceus*), ryegrass (*Festuca perennis*), and annual bluegrass (*Poa annua*). The dominant plants found within the grassland include a variety of non-native weedy species, such as medusahead grass (*Elymus caput-medusae*), wild oats (*Avena fatua*), soft brome (*Bromus hordeadeus*), ryegrass (*Festuca perennis*), and filaree (*Erodium botrys*). Within the grassland there are a few scattered blue oaks (*Quercus douglasii*) and ornamental trees in the center of the project site and near the rural residence.

Valley Foothill Riparian

The Valley foothill riparian community is limited to a narrow corridor along a perennial creek, which is an unnamed tributary to Linda Creek. The riparian canopy is relatively open with a dominance of Fremont's cottonwood (*Populus fremontii*), Goodding's black willow (*Salix gooddingii*), Valley oak (*Quercus lobata*), and interior live oaks (*Q. wislizenii*). Scattered woody shrubs and vines found within the riparian community include poison oak (*Toxicodendron diversilobum*), Himalayan blackberry (*Rubus armeniacus*), and California wild grape (*Vitis californica*). The herbaceous understory is comprised of native and nonnative plants including many of the species found in the annual grassland, as well as winter vetch (*Vicia villosa*), ripgut brome, ryegrass, cutleaved geranium (*Geranium dissectum*), and creeping wild-rye (*Elymus triticoides*) and other forbs such as goose grass (*Galium aparine*), winter vetch (*Vicia villosa*), Italian thistle (*Carduus pycnocephalus*), rose clover (*Trifolium hirtum*), and prickly lettuce (*Lactuca serriola*). The bed of the creek is vegetated in low-gradient reaches and unvegetated in areas with higher flows or gravel/cobble substrate. Aquatic vegetation found within the perennial creek included soft rush (*Juncus effusus*), cattails (*Typha sp.*), broad-leaf water plantain (*Alisma triviale*), and tall flatsedge (*Cyperus eragrostis*).

Wildlife Observed Onsite

Wildlife species observed within the grassland community included Western kingbird (*Tyrannus verticalis*), mourning dove (*Zenaida macroura*), Western fence lizard (*Sceloporus occidentalis*). Wildlife species encountered in the riparian community included California scrub jay (*Aphelocoma californica*), black phoebe (*Sayornis nigricans*), Bullock's oriole (*Icterus galbula*), western fence lizard, and bullfrog (*Lithobates catesbeianus*).

Potentially Occurring Special Status Species

Plants

According to the California Natural Diversity Database (CNDDDB), there are no known previously documented occurrences of special-status species within the project site. However, several special-status species occurrences have been documented within an approximate five-mile radius of the site. The plant species with the potential for occurring onsite are described below.

Sanford's Arrowhead

Sanford's arrowhead (*Sagittaria sanfordii*) is not listed pursuant to either the California Endangered Species Act (CESA) or the Federal ESA (FESA), but is designated as a California Native Plant Society (CNPS) List 1B.2 species. This species is a perennial rhizomatous herb that occurs in marshes and swamps and assorted shallow freshwater (CNPS 2016). Sanford's arrowhead blooms from May through November and is known to occur from 0 to 2,133 feet above MSL. Sanford's arrowhead is endemic to California; the current range of this species includes Butte, Del Norte, El Dorado, Fresno, Merced, Mariposa, Orange, Placer, Sacramento, San Bernardino, Shasta, San Joaquin, Solano, Tehama, Ventura, and Yuba counties. The vegetated portions of the perennial creek onsite may provide suitable habitat for this species. However, none were observed during site visits, in April and July 2016. The July visit occurred within the middle of the blooming season. Additionally, the project has been designed to avoid the creek area. Nonetheless, potential impacts on Sanford's arrowhead would be considered potentially significant, and additional mitigation is required.

Invertebrates

There were no special-status invertebrate species identified as having potential to occur on the project site. Most of the special-status invertebrates in this region are associated with vernal pools, seasonal wetlands, or elderberry (*Sambucus caerulea*) shrubs; none of these are present onsite. Potential impacts are considered less than significant and no mitigation is required.

Fish

There was no special-status fish species identified as having potential to occur in the project area based on the literature review and habitat present onsite. The Dry Creek Watershed Coordinated Resource Management Plan (ECORP, 2003) determined that anadromous salmonid habitat is limited to the lowest portion of Linda Creek, just upstream with its confluence with Cirby Creek, but is generally non-existent, especially during the low flow period. Due to the degraded state of the perennial creek (e.g. sedimentation) and the heavy influence of urban runoff, special-status fish species were not considered likely to be found onsite. Potential impacts are considered less than significant and no mitigation is required.

Amphibians

No special-status amphibians were identified as having potential to occur in the project area based on the literature review and the lack of appropriate habitat verified by site visits. Potential impacts are considered less than significant and no mitigation is required.

Reptiles

One special-status reptile was identified as having the potential to occur in the project area based on the literature review. The reptile species with the potential for occurring onsite is described below.

Western Pond Turtle

The western pond turtle (*Actinemys marmorata marmorata*) is not listed pursuant to either the California ESA or the Federal ESA; however, it is designated as a California Department of Fish and Wildlife (CDFW) species of special concern. Western pond turtles occur in a variety of fresh and brackish water habitats including marshes, lakes, ponds, and slow moving streams. This species is primarily aquatic; however, they typically leave aquatic habitats in the fall to reproduce and to overwinter. Deep, still water with abundant emergent woody debris, overhanging vegetation, and rock outcrops is optimal for basking and thermoregulation. Although adults are habitat generalists, hatchlings and juveniles require specialized habitat for survival through the first few years. Hatchlings require shallow water habitat with relatively dense submergent or short emergent vegetation in which to forage.

Western pond turtles are typically active between March and November. Mating generally occurs during late April and early May and eggs are deposited between late April and early August. Eggs are deposited within excavated nests in upland areas, with substrates that typically have high clay or silt fractions, usually in the vicinity of aquatic habitats. The majority of nesting sites are located within 650 feet (200 m) of the aquatic habitat; however, sites have been documented as far as 1,310 feet (400 m) from the aquatic habitat. There is potential for western pond turtle to occur within the site along the perennial creek. Impacts on western pond turtles or turtle habitat would be considered significant and additional mitigation is required.

Bird Species with the Potential to Occur Onsite

Twenty special-status bird species were identified as having the potential to occur in the project site and the vicinity based on the literature review, occurrences in the region, and the potential for suitable habitat to potentially occur onsite. However, upon further analysis and after the site visit, fourteen of these species were considered to be absent from the site because it was found that suitable habitat did not exist or it was determined that the project site is outside of the known nesting range of the species. No further discussion on these species is provided in this analysis. Brief descriptions of the remaining six species that have the potential to occur or were seen during the site visit within the project area are presented below.

Cooper's Hawk

The Cooper's hawk (*Accipiter cooperii*) is not listed pursuant to either the California ESA or ESA. However, it is a CDFW "watch list" species and is currently tracked in the CNDDDB. Typical nesting and foraging habitats include riparian woodland, dense oak woodland, and other woodlands near water. Cooper's hawk nest throughout

California from Siskiyou County to San Diego County, and includes the Central Valley. Breeding occurs during March through August, with a peak from May through July. Cooper's hawk was observed on-site during the site visit. Potential impacts on Cooper's Hawk during the nesting season would be considered a significant impact and additional mitigation is required.

White-tailed Kite

White-tailed kite (*Elanus leucurus*) is not listed pursuant to either the California ESA or ESA; however, the species is fully protected pursuant to Section 3511 of the California Fish and Game Code. This species is a common resident in the Central Valley, the entire length of the California coast, and all areas up to the Sierra Nevada foothills and southeastern deserts. In northern California, white-tailed kite nesting occurs from February through early August, with activity peaking from March through June. Nesting occurs in trees within riparian, oak woodland, savannah, and agricultural communities that are near foraging areas such as low elevation grasslands, agricultural, meadows, farmlands, savannahs, and emergent wetlands. The nearest documented white-tailed kite nest is within five miles of the project site. White-tailed kite is considered to have potential to occur on-site. Potential impacts on White-tailed Kite during the nesting season would be considered a significant impact and additional mitigation is required.

Swainson's Hawk

The Swainson's hawk (*Buteo swainsoni*) is listed as a threatened species and is protected pursuant to the California ESA. This species nests in North America (Canada, western United States, and Mexico) and typically winters from South America north to Mexico. However, a small population has been observed wintering in the Sacramento-San Joaquin River Delta. In California, the nesting season for Swainson's hawk ranges from mid-March to late August.

Swainson's hawks nest within tall trees in a variety of wooded communities including riparian, oak woodland, roadside landscape corridors, urban areas, and agricultural areas, among others. Foraging habitat includes open grassland, savannah, low-cover row crop fields, and livestock pastures. In the Central Valley, Swainson's hawks typically feed on a combination of California vole (*Microtus californicus*), California ground squirrel (*Otospermophilus beecheyi*), ring-necked pheasant (*Phasianus colchicus*), many passerine birds, and grasshoppers (*Melanoplus species*). Swainson's hawks are opportunistic foragers and will readily forage in association with agricultural mowing, harvesting, disking, and irrigating. The removal of vegetative cover by such farming activities results in more readily available prey items for this species.

The nearest documented Swainson's hawk nest reported in the CNDDDB is approximately 3.5 miles away in the Folsom area from 1962. The nearest extant nesting record was approximately 7.8 miles away from Pleasant Grove Creek in northwest Roseville. While there is suitable nesting habitat on-site, the project site and the immediate vicinity, which consists largely of urban development, does not support suitable foraging habitat. Therefore, Swainson's hawk is considered to have low potential to occur on-site. Potential impacts on Swainson's hawk during the nesting season would be considered a significant impact and additional mitigation is required.

Nuttall's Woodpecker

The Nuttall's woodpecker (*Picoides nuttallii*) is not listed and protected under either the California ESA or Federal ESA, but is considered a USFWS bird of conservation concern. They are resident from Siskiyou County south to Baja California. Nuttall's woodpeckers nest in tree cavities primarily within oak woodlands, but also can be found in riparian woodlands. Breeding occurs during March through June. Potential impacts on Nuttall's woodpecker during the nesting season would be considered a significant impact and additional mitigation is required.

Yellow-billed Magpie

The yellow-billed magpie (*Pica nuttallii*) is not listed pursuant to either the California ESA or Federal ESA but is considered a USFWS bird of conservation concern. This endemic species is a year-long resident of the Central Valley and Coast Ranges from San Francisco Bay to Santa Barbara County. Yellow-billed magpies build large, bulky nests in trees in a variety of open woodland habitats, typically near grassland, pastures or cropland. Nest building begins in late January to mid-February, and nest building may take up to six to eight weeks to complete. The young leave the nest at about 30 days after hatching. Yellow-billed magpies are highly susceptible to West Nile virus, which may have been the cause of death to thousands of magpies between 2004-2006. Yellow-billed magpie is considered to have potential to occur on-site. Potential impacts on Yellow-billed magpies during the nesting season would be considered a significant impact and additional mitigation is required.

Oak Titmouse

Oak titmice (*Baeolophus inornatus*) are not listed and protected under either the California ESA or Federal ESA, but are considered a USFWS bird of conservation concern. Oak titmice are distributed throughout California, excluding the humid northwestern corner, the Great Basin region in the northeastern corner, and the deserts (Cicero 2000). They are found in arboreal vegetation communities that are dominated by oak (*Quercus* species) trees, but may also occur in coniferous and other woodland habitats. Potential impacts on oak titmice during the nesting season would be considered a significant impact and additional mitigation is required.

Mammal Species with the Potential to Occur Onsite

One special-status mammal species was identified as having the potential to occur within the project area based on the literature review and the site visits. A brief description of the remaining species that have the potential to occur within the project area is presented below.

Pallid Bat

The pallid bat (*Antrozous pallidus*) is a large buff-colored bat, with large ears and broad wings. The pallid bat occurs throughout the southwestern United States, south into Mexico, and along the Pacific states of California, Oregon, and Washington (Hermanson and O'Shea 1983). This species is found in a variety of habitats including grasslands and oak woodlands (Philpott 1996). This species typically roosts in rock crevices, tree hollows, or various man-made structures such as attics, barns, and bridges. Pallid bats are primarily insectivores and feed by gleaning prey items from the ground or off vegetation. Pallid bats are gregarious in the spring and summer months, forming colonies of approximately 30-100 individuals. Females typically give birth in May and June to twins (mean of 1.8 young per female). Colony size decreases during the fall, and by October the bats move to winter locations.

The pallid bat is listed as a state species of special concern (CDFW 2016). In addition, the Western Bat Working Group (WBWG) has classified the pallid bat in California as "imperiled or at high risk of imperilment" (WBWG 2015). The main threats to this species are loss of oak woodland and other forest habitat, along with roost disturbance resulting in roost abandonment. The current state and WBWG status level reflects significant population declines occurring within the north Coast range. The status of the Central Valley pallid populations is not known. The pallid bat is considered to have potential to occur onsite within the trees on the site. Potential impacts on pallid bat during the maternity season would be considered a significant impact and additional mitigation is required.

Wildlife Movement/Corridors

The project site is located on an infill parcel surrounded by mostly residential development. In addition, the project site is situated at a relatively well-traveled intersection, Sierra College Boulevard, and Old Auburn Road. The existing onsite riparian corridor may function as a wildlife corridor along the Linda Creek Treelake Tributary. The project would establish an open space area along the stream corridor and would not implement any features that would prevent wildlife movement through the site. Potential impacts are considered less than significant and no mitigation is required.

Impact Summary

There is suitable habitat within the project area for one special-status plant, one special-status reptile, six special-status birds, and one special-status mammal. These impacts will be further analyzed in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to effects to sensitive habitat, sensitive species, migration corridors, and nesting and breeding sites would be potentially significant. Impacts may be increased under the Full Frontage Improvements Alternative due to construction within the drainage adjacent to Old Auburn Road. Both alternatives are discussed individually below.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

This alternative would have the impacts as described above and will be further analyzed in the EIR.

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

The Full Frontage Improvement Alternative would widen Old Auburn Road to the north and impact the Linda Creek Treelake Tributary. Impacts to plant species such as the Sanford's Arrowhead, and animals including the Western Pond Turtle and Pallid Bat. Impacts to these species could be increased due to encroachment into the tributary and removal of oak woodland. In addition, removal of some of the riparian habitat and tributary channel, could reduce

the potential for the site to be used by wildlife as a movement corridor. Therefore, these impacts are considered potentially significant and the impacts and mitigation measures will be further evaluated in the EIR.

Discussion Item IV-3:

The *Placer County Tree Preservation Ordinance* regulates both the removal of protected trees and the encroachment of construction activities within their driplines. Protected trees include any native tree, excluding foothill pine (*Pinus sabiniana*), with a diameter at breast height (DBH) of 5 inches or greater, or a multiple-trunk tree with an aggregate DBH of 10 inches or greater. In general, all discretionary projects requiring the removal of trees must prepare an arborist report for all onsite trees that meet the DBH thresholds listed in the *Placer County Tree Preservation Ordinance*.

A formal arborist survey was conducted for the project site in March 2017, by ECORP Consulting. A total of 167 trees were inventoried on the project site, including interior live oak (*Quercus wislizeni*), valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), Fremont's cottonwood (*Populus fremontii*), willows (*Salix* sp.), among others. Approximately 164 native oak trees were identified; these trees generally occur along the eastern and southern edges of the project site near Sierra College Boulevard and Old Auburn Road and in the southwest portion of the site. There are also trees in the center median of Sierra College Boulevard. These trees are not native species, and were not included in the arborist report.

The onsite native oaks are interspersed with a few native and many non-native trees. When viewed from the landscape perspective, oak trees within the project site do not exhibit an oak woodland character in terms of the structure and composition that is typical of Blue Oak Woodland, Valley Oak Woodland, or Blue Oak-Foothill Pine habitat. However, some trees within this mixed woodland habitat may be removed as part of the proposed project and impacts could be potentially significant. These impacts and potential mitigation measures, if needed, will be discussed further in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to converting oak woodlands are not similar. Both alternatives are discussed individually below.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

This alternative would have the impacts as described above and will be further analyzed in the EIR.

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

The Full Frontage Improvement Alternative would have similar impacts over most of the project site with the exception of the proposal to widen Old Auburn Road to the north and encroach into the Linda Creek Treelake Tributary and remove additional riparian mixed woodland habitat. Therefore, these impacts are considered potentially significant and the impacts and potential mitigation measures will be further evaluated in the EIR.

Discussion Item IV-4, 5:

A sensitive natural community is a biological community that is regionally rare, provides important habitat opportunities for wildlife, is structurally complex, or is in other ways of special concern to local, State, or federal agencies. CEQA identifies the elimination of such communities as a significant impact. The CDFW tracks sensitive natural communities in the CNDDDB. Most sensitive natural communities are given special consideration because they perform important ecological functions, such as maintaining water quality and providing essential habitat for plants and wildlife. Some plant communities support a unique or diverse assemblage of plant species and therefore are considered sensitive from a botanical standpoint.

No CNDDDB-identified sensitive natural communities occur on the project site; however, a perennial wetland habitat occurs on the project site which is considered a sensitive natural community by the CDFW. The jurisdictional determination is ultimately the responsibility of the United States Army Corps of Engineers (USACE). A wetland delineation report was prepared for the project by ECORP Consulting in April 2016. The wetland delineation identified a total of 0.47-acre of potential Waters of the U.S. within the project site. These acreages represent a calculated estimation of the jurisdictional area within the survey area and are subject to modification following the USACE verification process. Fill within jurisdictional features would require permitting pursuant to Sections 404 and 401 of the CWA. Fill within jurisdictional areas of the CDFW would require permitting per section 1600 of the California Fish and Game Code. Potential impacts to jurisdictional wetland would be considered a significant impact. Impacts may still occur and will therefore be further discussed in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to effects riparian habitat and wetlands would be potentially significant. Due to different project components, however, impacts may be increased under the Full Frontage Improvements Alternative due to increased site disturbance within the Linda Creek Tributary adjacent to Old Auburn Road. Both alternatives are discussed below.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

This alternative has been designed to avoid impacts to the wetland area and riparian habitats. Potential impacts to jurisdictional wetland would be considered a significant impact will be further evaluated in the EIR.

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

The Full Frontage Improvements Alternative would widen Old Auburn Road to the north and encroach into the Linda Creek Treelake Tributary and remove riparian habitat and wetlands. Therefore, these impacts are considered potentially significant and the impacts and potential mitigation measures will be further evaluated in the EIR.

Discussion Item IV-7:

As previously discussed, the Placer County Tree Preservation Ordinance regulates both the removal of protected trees and the encroachment of construction activities within their driplines. Protected trees include any native tree, excluding foothill pine (*Pinus sabiniana*), with a diameter at breast height (DBH) of 5 inches or greater, or a multiple-trunk tree with an aggregate DBH of 10 inches or greater. The proposed project would remove a total of 29 trees from the project site, including 28 protected trees (20 native oak trees, 3 native willow trees, and 5 native ash trees). To accommodate the proposed right-in turn movement, 8 trees would be removed from the existing median on Sierra College Boulevard. None of the median trees are native species or of sufficient size to trigger protective measures. For the 28 protected trees on the project site, compliance with the requirements of the Placer County Tree Preservation Ordinance to mitigate for impacts due to tree removal and implementation of additional mitigation to protect retained trees would reduce impacts to a less-than-significant level with incorporation of mitigation. This issue will not be addressed further in the EIR.

Impacts associated with both proposed project alternatives in relation to converting oak woodlands would not be similar. Both alternatives are discussed individually below.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

The Full Frontage Improvements Alternative would widen Old Auburn Road to the north and result in the removal of additional riparian habitat. Therefore, these impacts are considered potentially significant and will be further evaluated in the EIR.

Discussion Item IV-8:

The proposed Placer County Conservation Plan (PCCP) is a Habitat Conservation Plan (HCP) under the federal Endangered Species Act (ESA) and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The proposed PCCP is a County-proposed plan to coordinate and streamline the permitting process by establishing an approved process under which local entities would issue state and federal permits. An agency-reviewed draft PCCP was produced on February 1, 2011 and presented to the Placer County Board of Supervisors. To date, a final draft has not been published or adopted. Although Placer County is a PCCP participating entity, the project site is within the non-participating city influence area ("CIA") (Placer County, 2011). Nonetheless, the proposed project would meet the overarching goals of the PCCP by concentrating development in a "transitional" area of the County instead of in more pristine areas of the County that may have higher ecological value and higher occurrences of protected species and habitats. Thus, the proposed project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan. This issue will be discussed further in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to conflicts with a habitat conservation plan, natural community conservation plan, or other approved plan would be substantially the same for both alternatives. The analysis below is discussed in terms of the proposed project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less Than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant 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	

Discussion Item V-1, 2, 3, 4, and 5:

A Cultural Resources Investigation was prepared by ECORP Consulting Inc., and is documented in a report dated August 2016. This investigation included a records search at the North Central Information Center (15 July 2016, NCIC search #PLA-16-71), NAHC contact (July 18, 2016), and field survey (July 15, 2016). The investigation concluded that there was no evidence of prehistoric or historic sites on the project site. Potential historical resources of a former building onsite were considered and determined to be less than significant (March 2017). The archival and field studies did not indicate any evidence of human burials or burial grounds within the project site. As such, it is highly unlikely that the proposed project would disturb any known human remains. Nevertheless, the potential exists that despite the lack of current evidence, there could be a discovery of unknown remains that could be buried on the project site, thus this impact would be considered potentially significant. Implementation of Mitigation Measure V-1 would reduce this impact to a less-than-significant level.

While the report indicated that there is no evidence of cultural resources on the project site, construction activities could uncover previously unknown resources. Mitigation Measures V-1 through V-2 are standard measures applied by Placer County for the purpose of reducing potential impacts from previously unknown archaeological resources and human remains. No further analysis of this issue is required in the EIR.

Mitigation Measures Item V-1, 2, 3:

MM V.1

The improvement plans shall include a statement that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work shall be stopped immediately within a 100-foot radius of the find and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums shall also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

MM V.2

Prior to the start of ground disturbance, all construction personnel involved with earth-moving activities should be informed that artifacts protected by law could be discovered during excavating. The training should include the appearance of common artifacts and proper notification procedures should artifacts be discovered. This worker training should be prepared and presented by a qualified archaeological professional.

MMV-3

Prior to the start of ground disturbance, develop a standard operating procedure, points of contact, timeline and schedule for the project so all possible damages can be avoided or alternatives and cumulative impacts properly accessed.

If potential archaeological resources cultural resources, articulated, or disarticulated human remains are discovered by Native American Representatives or Monitors from interested Native American Tribes, qualified cultural resources specialists or other project personnel during construction activities, work will cease in the immediate vicinity of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from an interested Native American Tribe is present. A qualified cultural resources specialist and Native American Representatives and Monitors from culturally affiliated Native American Tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. These recommendations will be documented in the project record. For any recommendations made by interested Native American Tribes which are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

Impacts associated with both proposed frontage improvement alternatives in relation to cultural resources are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant with mitigation.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures

FULL FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures

Impacts under this alternative have the potential to be incrementally greater because of the proposed construction within the Linda Creek Treelake Tributary. However, the same mitigation measures as described would be required and potential impacts would be reduced to less than significant with mitigation measures. No further analysis is required in the EIR.

Discussion Item V-5:

There is no known evidence of existing religious or sacred uses on the project site or the surrounding areas. Therefore, the proposed project would not restrict existing religious or sacred uses within the potential impact area and no mitigation is required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to cultural resources are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant 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, 2, 3, 5, 6, 7, 8, 9:

A Preliminary Geotechnical Report was prepared for the project site in March 2015, which indicated that the project site is located on potentially expansive soils (GEOCON, 2015). The majority of the approximately 9-acre project site would be graded to construct the proposed project. Approximately 64,300 cubic yards of earthwork would be necessary to construct the proposed project. Cut quantities would be approximately 50,700 cubic yards (cu yd) and fill quantities would be approximately 13,600 cu yd, with approximately 37,100 cu yd being exported off-site. Some select backfill material and aggregate base rock would be used for roadways. Development of the project could have potentially significant impacts associated with seismic hazards, topography, and soil erosion. The project site is underlain by undocumented fill and alluvium (Turlock Lake Formation) (GEOCON, 2015). Potentially expansive soils based on the current building code seismic parameters were found within the project site. Additionally, groundwater was observed in the low-lying areas of the project site near the elevation of the creek. These issues may have potentially significant impacts and will be further addressed within the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to effects resulting from geotechnical conditions would be potentially significant. Impacts of both alternatives are expected to be substantially the same. The analysis above is discussed in terms of the proposed overall and is applicable to both alternatives.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

Impacts would be consistent with those discussed above and would be potentially significant. These impacts will be further addressed in the EIR.

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

Impacts would be incrementally greater than those discussed above due to construction within the Linda Creek Tributary area adjacent to Old Auburn Road and would be potentially significant. These impacts will be further addressed in the EIR.

Discussion Item VI-4:

The Preliminary Geotechnical Report (GEOCON, 2015) described the project site and its geology. Nothing in the report indicates the existence of any unique geologic or physical features. Therefore, there would be no impact and no mitigation is required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation the destruction, covering or modification of any unique geologic or physical features would be potentially significant. Impacts of both alternatives are expected to be substantially the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – No Impact

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:

Construction-related emissions of greenhouse gas (GHG) would result 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 residents and on-site fuel combustion typical of residential uses, including space and water heating, landscape maintenance equipment, and fireplaces/stoves. In addition, increases in stationary-source emissions could occur by off-site utility providers in order to generate electricity to supply power to the proposed uses within the project site or for the transport of water and wastewater.

Construction and equipment use associated with the proposed project as well as operational emissions could result in potentially significant impacts associated with GHG emissions. The greenhouse gas analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMOD) software program. The analysis will include a quantitative estimate of operational carbon dioxide emissions from both stationary and mobile sources attributable to the project. Mobile source emissions from passenger cars and light trucks will be based on estimated vehicle miles traveled, as derived from the project Traffic Impact Analysis, and as quantified through the CalEEMOD computer program. Construction emissions from the proposed project will also be quantified via CalEEMOD. The significance of greenhouse gas emissions will be determined in comparison to Placer County Air Pollution Control District’s significance thresholds adopted October 13, 2016. PCAPCD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Impacts associated with both proposed project alternatives in relation to greenhouse gasses and greenhouse gas emission plan consistency would be potentially significant. Impacts of both alternatives are expected to be similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts

would be the same as above and would be potentially significant. These impacts will be further addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

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:

Construction of the proposed project could involve the limited use of hazardous chemicals, including fuel for construction equipment, oil, and lubricants. Operation of the proposed project could include the use of common household chemicals, including common cleaning products housekeeping, medications, paint, and solvents, oils, and fuels for use in lawn and grounds keeping machinery and tools, and other common equipment that would be needed to operate and maintain the facility. The transportation, use, and disposal of these materials would be subject to local, state, and federal laws, as well as Placer County General Plan Safety Element policies intended to minimize the risk of exposure to hazardous materials. Consistency with these laws and policies would limit hazards to the public from the transportation, use, and disposal of these materials. As discussed above, the use of these hazardous materials would be incidental to the operation of the proposed residential care facility, and would be similar to uses found in most residential areas. As such, the risks associated with the use of these materials would

be similarly small. While the proposed project would involve the transportation, use, and disposal of limited small amounts of hazardous materials, compliance with local, state, and federal regulations and County policies would ensure that the proposed project would result in less than significant impacts and no mitigation is required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives regarding the handling, transport use, and release of hazardous materials are substantially the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as above and would be less than significant. No further analysis of this issue is required in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

Discussion Item VIII-3:

The closest school to the project site is the Granite Bay Montessori School, located approximately 0.25-mile north of the project site. As discussed in Items VIII-1,2 above, construction and operation of the proposed project would include the limited use of household chemicals, including common cleaning products housekeeping, medications, paint, solvents, oil, and fuel. Use of such chemicals would be incidental to the proposed residential uses. The proposed project would include residential uses and would not include any use that would be expected to emit hazardous emissions, substances, or waste (e.g., industrial). Additionally, the use of any potentially hazardous materials would be subject to local, state, and federal laws, as well as Placer County General Plan Safety Element policies intended to minimize the risk of exposure to hazardous materials. Because the use of hazardous materials would be incidental to the residential uses in the proposed project, the amount of hazardous materials that would be used would be very small. While the proposed project would involve the transportation, use, and disposal of very small amounts of hazardous materials, compliance with local, state, and federal regulations and County policies would ensure that the proposed project would result in less-than-significant impacts and no mitigation is required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives regarding being located near a school are the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant. No further analysis of this issue is required in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

Discussion Item VIII-4:

The project site is not on any list compiled pursuant to Government Code Section 65962.5 (the "Cortese List") (DTSC, 2014). The nearest listed site is the Roseville Railyards site located approximately 3.5 miles northwest of the project site. Additionally, a review of aerial imagery dating from 1938 was performed for the purpose of determining whether the site was ever used for crop production. The review of these images found no evidence of land manipulation, rows of crops or orchard trees, or drastic changes in the vegetation structure that are typically discernible on aerial photographs when crop production has occurred over a significant period of time. Because the project site is not listed on any list of hazardous material sites and there is no evidence of previous uses that would have contaminated the project site, the proposed project would have no impact related to hazardous materials sites. Impacts associated with both proposed frontage improvement alternatives regarding being located on a listed hazardous materials site are the same. The analysis above is discussed in terms of the proposed project and is applicable to both alternatives. Impacts would be the same as above and no impact would occur. No further analysis of this issue is required in the EIR.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – No Impact

Discussion Item VIII-5, 6:

The closest public airport or private airstrip is Pruet private airfield located approximately 5.6 miles west of the

project site, now inactive. McClellan Airfield is located approximately 9.7 miles southwest of the project site, on the site of the former McClellan Air Force Base, and is currently owned and operated by Sacramento County Economic Development (Sacramento County, 2014). Because the proposed project is not within an airport land use area or within two miles of any airstrip, the proposed project would have no impact related to safety risks associated with public airports or private airstrips and no mitigation is required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives regarding being located near an airport or in the area controlled by an airport land use plan are the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as above and no impact would occur.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – No Impact

Discussion Item VIII-7:

The project site is within an area characterized by low-density residential development. Furthermore, the project site is not in a Very High Fire Hazard Severity Zone as determined by California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (CalFire, 2008). Because the project site is in a developed area and not within a high fire hazard zone, the proposed project would not expose people or structures to a significant risk of loss, injury, or death due to wildland fire. Development of the site for residential uses will further reduce the risk of wildland fire because site improvements, such as roadways, driveways and irrigated landscaping, would reduce readily combustible vegetation. In addition, the newly-constructed structure would be required by Building Code to include interior fire suppression sprinkler systems. The proposed project has been reviewed by the South Placer Fire District and has been designed with adequate emergency vehicle access and hydrants for use by the District. Therefore, there would be no impact related to wildland fire and no mitigation is required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed project alternatives regarding the being effected by wildland fires are substantially the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

Discussion Items VIII-8, 9:

There are no existing onsite septic systems that would require removal and the project does not propose to use onsite septic systems. No potential health hazards have been identified as a result of the proposed project. Potential impacts are considered less than significant. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives regarding creating or exposing people to a health hazard from septic systems are the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as above and no impact would occur.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – No Impact

IX. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion Item IX-1, 2, 7, 11, 12

The project will receive potable water from treated at the Sidney N. Peterson Water Treatment Plant and conveyed to the site by the San Juan Water District. This public water meets federal, state or county potable water quality standards and potential impacts on potable water quality are considered less than significant. The project is not groundwater dependent and does not propose any groundwater wells. Water from the San Juan Water District comes from the American River watershed via Folsom Lake and therefore would not substantially deplete groundwater supplies or, interfere substantially with groundwater recharge. Further, the project will not alter the direction or rate of flow of groundwater because the project will not be involved in any removal or use of groundwater. Therefore, potential impacts on groundwater are considered less than significant. Stormwater discharged from the project site would not flow into an important water resource such as Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, or Rollins Lake. Therefore potential impacts are less than significant.

Discussion Item IX-3, 4, 5, 6, 8, 9, 10:

Hydrologic features onsite include an unnamed tributary along the east side of the proposed project site adjacent to Sierra College Boulevard and the Linda Creek Treelake Tributary which flows along the southern project site adjacent to Old Auburn Road. Both flow to Linda Creek west of the proposed project site. Construction activities and operation of the proposed project would create the potential to impact water quality onsite and development would alter existing drainage patterns onsite and increase flows downstream, as well as introduce urban pollutants to surface water in the area. While no housing is proposed within the a 100-year flood hazard area, portions of the project area are within the 100-year floodplain. Additionally, the project would increase demands for surface water supplies. Potential Impacts associated with hydrology and water quality will be further addressed within the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to effects on hydrology and water quality would be potentially significant. Impacts would be increased under the Full Frontage Improvements Alternative due to the construction of roadway improvements within the Linda Creek Treelake Tributary.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

Impacts would be consistent with those discussed above and would be potentially significant. These impacts will be further addressed in the EIR.

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

The Full Frontage Improvements Alternative would result in the construction of roadway frontage improvements within the Linda Creek Treelake Tributary on the northern side of Old Auburn Road. This would alter the course of an established drainage, and could affect water quality and cause other hydrologic issues, including development within the 100-year floodplain. Impacts are considered potentially significant and will be discussed further in the EIR.

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				X

as urban decay or deterioration? (PLN)				
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Discussion Item X-1, 6:

The proposed project would not divide or disrupt an established community. The project site is undeveloped and would not displace any existing residences or businesses. The proposed project would not result in changes to access, transportation, or development infrastructure that would divide and established community. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives regarding physically dividing an established community or disrupting a community are the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and no impact would occur.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – No Impact

Discussion Item X-2, 4, 7:

The proposed project would amend the existing zoning classification of the project site from RS-AG-B-100 to RA-B-100. The EIR will evaluate the consistency of the proposed project with the adopted plans and policies, including but not limited to the Placer County General Plan, Granite Bay Community Plan, Zoning Ordinance, Placer County Landscape Design Guidelines including water efficient landscape requirements, Placer County Design Guidelines, and SACOG’s Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), and identify any physical environmental impacts that could result from inconsistencies with adopted plans and policies. The physical change from an undeveloped parcel with natural scenic qualities to a retirement residence could alter the character of the project site and introduce potential land use compatibility conflicts with nearby residential uses. As such, the EIR will also analyze the project’s compatibility with surrounding land uses.

Impacts associated with both proposed frontage improvement alternatives in relation to conflicting with an applicable land use plan or resulting in an incompatible use would be substantially the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as above and would be potentially significant. These impacts will be further addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

Discussion Item X-3:

The draft Placer County Conservation Plan (PCCP) identifies conservation goals and describes covered development activities. The proposed project site is within an area designated in the draft PCCP as a non-participating city influence area (“CIA”) (Placer County, 2011). The PCCP has not been adopted by Placer County. The Placer County General Plan and Granite Bay Community Plan outline goals and policies to guide development in the County. Development of the proposed project could be inconsistent with the Placer County General Plan or Granite Bay Community Plan, resulting in a potentially significant impact. The proposed project’s consistency with the Placer County General Plan and Granite Bay Community Plan will be addressed further in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to conflicting with an applicable habitat conservation plan would be similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be potentially significant. These impacts will be further addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

Discussion Items X-5:

The project site is used for animal grazing and is considered an agricultural use in the County’s zoning ordinance. However as discussed in Section II-2 and II-3, conversion of the project site to suburban uses would result in a less than significant impact with mitigation measures incorporated. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives regarding use of the site for agriculture or timber operation are the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and no impact would occur.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – No Impact

Discussion Item X-8:

The proposed project would not draw a substantial number of residents away from other residential areas resulting in abandonment and urban decay. The proposed project would include 145 residential suites as part of the development of a senior residential care facility. According to the California Department of Finance, Placer County has a total population, as of January 2017, of 382,837 (DOF, 2017). Of this total, assuming 200 future residents of the proposed project (accounting for two-bedroom suites), would represent approximately 0.052 percent of the County population. According to the US Census, the 2016 population of the community of Granite Bay was 22,387 (2015 American Community Survey 5-Year Population Estimate). Of this total, the population of the proposed project assuming 200 residents, would be approximately 0.9 percent of the total population of the community. Therefore, the rate at which the project would draw people from their existing homes, assuming they came from only the surrounding areas, is considered minor.

The proposed project would not include the development of new retail commercial space. Retail and commercial spaces are the typical uses associated with causing urban decay in older, more established areas because they may experience a shift in revenue as business in older commercial centers is shifted towards newer commercial centers. The proposed project is a residential care facility and does not propose any commercial uses that would induce urban blight and decay. Therefore, this impact was determined to be less than significant and this issue will not be analyzed further in the Draft EIR.

Impacts associated with both proposed frontage improvement alternatives regarding causing urban decay or deterioration of a community are the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and no impact would occur.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – 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 Items XI-1, 2:

The Placer County General Plan and Granite Bay Community Plan do not feature any mapping of mineral resources but discuss that mineral deposits are widespread throughout Placer County. However, no mineral resources that would be of value are known to occur on the project site or in its vicinity. The Granite

Bay Community Plan mentions that no quarries or mining sites currently remain active in the Granite Bay Community Plan area. According to California Department of Conservation (DOC) maps, much of western Placer County, including the project site, is within a mineral resource zone (MRZ-4) of no known mineral resources (DOC, 1995). As a result, the proposed project would not result in the loss of a locally-important mineral resource recovery site. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives regarding the loss of availability of a mineral resource are the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and no impact would occur.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – No Impact

XII. NOISE – Would the project result in:

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

Discussion Items XII-1, 2, 3:

Development of the proposed project would result in a short-term increase in noise during the construction phase and would result in incremental long-term noise increases related to traffic, residential occupancy activities, and use of proposed recreational facilities that may impact sensitive receptors. Additionally, the proposed project would introduce noise sensitive receptors on the project site. These impacts will be addressed in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to exposing people to noise beyond the established standards or increasing ambient noise above existing levels would be potentially significant. Impacts of both alternatives are expected to be similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be potentially significant. These impacts will be addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

Discussion Items XII-4, 5:

The project site is not located in the vicinity of a public airport, within the boundaries of an airport land use plan,

or the vicinity of a private airstrip (Placer County, 2014). Temporary noise resulting from construction and permanent noise increases resulting from operation would not expose people residing or working in the vicinity of a public or private airport to excessive noise levels. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives regarding noise levels associated with operation of a public or private use airport are the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and no impact would occur.

MODIFIED FRONTAGE Improvements Alternative – No Impact

FULL FRONTAGE Improvements Alternative – 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:

The project site is underlain by formation that could contain significant paleontological resources, specifically Pleistocene vertebrate, invertebrate, and plant macrofossils; microfossils, and ichnofossils in the Turlock Lake Formation. Site clearing, grading, and deeper excavation at the site that disturbs these formations could result in significant adverse impacts to paleontological resources.

Implementation of Mitigation Measure MM XIII-1 would reduce the potentially significant adverse environmental impact of project-related ground disturbance and earth-moving on paleontological resources to a less than significant level by allowing for the salvage of fossil remains and associated specimen data and corresponding geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to paleontological resources are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures
 Impacts would be the same as discussed above and would be less than significant with mitigation.

FULL FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures
 Impacts have the potential to be incrementally increased due to the proposed construction within the Linda Creek Treelake Tributary; however, the proposed mitigation is the same.

Mitigation Measures Item XIII-1:

MM XIII-1

Prior to improvement plan submittal, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.

The paleontologist shall determine appropriate protocols which ensure proper exploration and/or salvage of all

fossils. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.

These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division, which shall include the period of inspections, an analysis of the fossils found, and present repository of fossils.

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:

Under the existing land use designation, the project site would be expected to accommodate three residential units, resulting in approximately eight residents. The proposed project would consist of the development of 145 residential care units and a population of approximately 160 residents at full occupancy. The population of Granite Bay is approximately 22,387 people (2015 American Community Survey 5-Year Population Estimate).¹ Therefore, the anticipated increase in population to the Granite Bay community as a result of the proposed project would be approximately 0.7 percent, compared to an increase of 0.035 percent under the existing land use designation.

Infrastructure that would be constructed as part of the project would be sized to accommodate only the proposed project and would not support additional development on surrounding properties or otherwise remove an obstacle to growth.

As described above, although the density of development in the proposed project would be greater than in surrounding development, the incremental increase in the number of residential units and population in the proposed project compared to the units and population that could be accommodated under the existing land use designation would not be substantial in light of the overall population of the project area, including the Granite Bay community and the nearby City of Roseville. Therefore, the proposed project would not induce substantial population growth for the area, directly or indirectly, and the impact would be less than significant and no mitigation is required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to inducing substantial population growth are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

Discussion Item XIV-2:

There are no existing residences or buildings onsite, and there would not be a substantial number of residents that

¹ https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml?src=bkml

face displacement as a consequence of the proposed project. As a result, the proposed project would not displace substantial numbers of existing housing to cause a need for replacement housing to be constructed elsewhere. Therefore, this impact would be less than significant and no mitigation is required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to displacing existing housing are the similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant 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, 2, 3, 4, 5:

The proposed project includes the development of 145 residential suites in the Granite Bay community. As the proposed project would result in a 0.7 percent increase in the population, it would result in an increased demand for public services, including, libraries, parks, law enforcement, and fire protection, and although not expected, potentially increasing demand for public schools. The EIR will evaluate whether the proposed project would result in the need for new or expanded public service facilities in order to maintain performance objectives, the construction of which could cause environmental impacts.

Impacts associated with both proposed frontage improvement alternatives in relation to the provision of public services and potential impacts associated with that service would be potentially significant. Impacts of both alternatives are expected to be similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be potentially significant. These impacts will be further addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

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		

Discussion Item XVI-1, 2:

As a senior assisted living facility, the project would provide for onsite recreational areas and amenities. These include: a multi-use trail, gardens, putting green, and patio areas. Library, game rooms, and theater facilities will be provided within the building.

Although onsite recreational areas and amenities will be provided on the project site, it is undetermined whether that dedication will meet the requirements of the General Plan recreation standards. The County's standard is five acres of parkland and active recreational facilities and five acres of passive recreational facilities for every 1,000 residents. The project would result in approximately 160 new residents, which would result in an incremental increase in demand for public recreation facilities. Implementation of Mitigation Measure XVI-1 would reduce the impact to less than significant by requiring either the onsite dedication of parkland that meets the standards set forth in the General Plan or the payment of in-lieu fees. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to the provision of recreational resources and potential associated impacts to the environment are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant with mitigation.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures

FULL FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures

Mitigation Measure Item XVI-1, 2

MMXVI-1

The project applicant shall provide onsite active and passive recreational land that meets the requirement set forth in the Placer County General Plan. If onsite provision of sufficient active and passive parkland cannot be provided, the project applicant shall pay in-lieu fees consistent with the Placer County Park Dedication Fee Program (PDF Program) when a building permit is applied for. This fee will be used for the acquisition, improvement, and/or expansion of parks and recreational facilities within the community.

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, 3, 4, 5, 6, 7, 8:

The proposed project would construct 145 residential suites and associated recreational and open space areas. Both construction and operation of the proposed project could affect transportation and circulation in the project vicinity. The potential environmental effects of the proposed project include disruption of existing traffic and circulation patterns during construction, and increased long-term congestion due to additional traffic volumes on area roadways when the project is completed. The County and the nearby City of Roseville maintain criteria for the operation of roads and intersections, based largely on assessment of volume-to-capacity and measured in terms of levels of service and seconds of delay. Construction and operational traffic could increase traffic sufficient to exceed the established thresholds, which could result in significant impacts. An analysis of project-specific and cumulative effects on the transportation and circulation system near the project, including any necessary and feasible mitigation measures will be considered in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation transportation and traffic would be potentially significant. Impacts of both alternatives are expected to be similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be potentially significant. These impacts will be addressed in the EIR.

MODIFIED FRONTAGE Improvements Alternative – Potentially Significant Impact

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code, Section 21074? (PLN)		X		

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		
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Discussion Item XVIII-1:

Effective July 1, 2015, AB 52 amended CEQA to mandate consultation with California Native American tribes during the CEQA process to determine whether or not the proposed project may have a significant impact on a Tribal Cultural Resource, and that this consideration be made separately from cultural and paleontological resources.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies carry out consultation with tribes at the commencement of the CEQA process to identify Tribal Cultural Resources. Furthermore, because a significant effect on a Tribal Cultural Resource is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

On October 11, 2016, Placer County contacted four Native American tribes requesting any information regarding sacred lands or other heritage sites that might be impacted by the proposed project. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of cultural resource reports prepared for the project. No other tribes have contacted the County.

On July 25, 2017, United Auburn Indian Community of the Auburn Rancheria closed consultation for the project. The UAIC requested mitigation measures V-3 to address inadvertent discoveries. Implementation of Mitigation Measure V-2, listed above in Section V. Cultural Resources measure would reduce impacts to tribal cultural resources to a less than significant level. No additional mitigation is needed and no further analysis in the EIR is required.

Impacts associated with both proposed frontage improvement alternatives in relation to the provision of recreational resources and potential associated impacts to the environment are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives.

Impacts associated with both proposed project alternatives in relation to cultural resources are similar. The analysis below is discussed in terms of the proposed project and is applicable to both alternatives.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures

FULL FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures

Impacts under this alternative have the potential to be incrementally greater because of the proposed construction within the Linda Creek Treelake Tributary. However, the same mitigation measures as described would be required and potential impacts would be reduced to less than significant with mitigation measures. No further analysis is required in the EIR.

Discussion Item XVIII-2

Testing and evaluation at the site including records searches, site visits, and subsurface evaluation were conducted for the proposed project site. The archival record showed the proposed project site was used for ranching and farming through the historic period but the site is not associated with events that have made a significant contribution to the broad patterns of our history, no people lived on the site who were of historical significance, and the site does not contain any architectural or engineering significance. The project site is not eligible for the NRHP or CRHR under any criteria and is not a Historic Property or a Historical Resource, and it does not have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

As discussed above in V. Cultural Resources, Mitigation Measures V-1, V-2, and V-3, would ensure that impacts to cultural resources that may be located on the site and that are unearthed during grading and construction activities

would be reduced to less than significant levels. No additional mitigation is required and further analysis in the EIR is not required.

Impacts associated with both proposed frontage improvement alternatives in relation to the provision of recreational resources and potential associated impacts to the environment are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant with mitigation.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact with Mitigation Measures

FULL FRONTAGE Improvements Alternative – Less than Significant with Mitigation Measures

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1:

Project construction is not anticipated to result in the treatment of wastewater on site. On site portable toilets for construction workers would be used during construction. Water used for dust control and other construction-related uses (e.g., onsite cement mixing, wheel washing, etc.) would be procured by the construction contractors on an as-needed basis to control dust emissions to meet the air quality standards. Potential impacts would be less than significant for project construction.

The project would introduce additional residential development into the area, which would increase the amount of wastewater produced within the area. Wastewater generated by the project would be treated at the Dry Creek Wastewater Treatment Plant (DCWWTP), operated by the City of Roseville. The City of Roseville has been issued its own National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R5-2008-0077-01) by the Central Valley Regional Water Quality Control Board (CVRWQCB). Wastewater treatment requirements for the project would be based on all applicable state and federal regulations and policies including the NPDES Permit, and include limitations on effluent discharge and receiving water. In general, effluent discharge requirements include specifications for adequate disinfection treatment and limitations on radioactivity, pollutant concentrations, sediments, pH, temperature, and toxicity to meet current tertiary treatment standards prior to discharge.

The residential care home proposed by the project would not discharge wastewater that contains harmful levels of toxins that are regulated by the CVRWQCB (such as large quantities of pesticides, herbicides, oil, grease, and other chemicals that are typical and require separate permitting for agricultural and industrial uses) and all effluent would comply with the wastewater treatment standards of the CVRWQCB. Therefore, the project would result in less than significant impacts related to the wastewater treatment requirements of the CVRWQCB. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to wastewater treatment requirements are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

Impacts would be the same as discussed above and would be less than significant with mitigation.

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

Discussion Item XIX-2:

As discussed in items XVIII-1 and XVIII-5 the project would not exceed existing the capacities of existing water infrastructure and treatment capacities, and no expansion of existing facilities or new facilities would be required. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to the need for new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

Discussion Item XIX-3:

The proposed project would not include the installation or use of an on-site sewage or septic system. No impact would occur and no further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to on-site sewage systems are the same. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

Discussion Item XIX-4:

The project site generally drains from north to south at an average slope of approximately 5 percent. A high point at the north property line divides onsite flows generally toward the southwest and southeast corners of the site where they drain into the tributary, enters the site from the southeast corner of the property, flowing beneath Sierra College Boulevard in a large box culvert. A smaller tributary adds additional flow under Sierra College near the northeast corner of the property. This drainage flows south, adjacent to Sierra College, combining with the main creek flows. The main creek flows directly west, immediately north of and adjacent to Old Auburn Road, and exits the property to the south in dual box culverts which pass beneath Old Auburn Road. The main Linda Creek Treelake Tributary channel will remain undisturbed by onsite development to preserve the natural character of the site and maintain the buffer that the creek provides as well as to provide a generous setback from the adjacent roadways to the new building.

Following the recommendations presented in the *Update to the Dry Creek Watershed Flood Control Plan*, no onsite detention is proposed for this project. Onsite flows will be directed to the Linda Creek Treelake Tributary prior to the peak flows from upstream areas reaching the Linda Creek Treelake Tributary at the same time. This

will ensure that the peak flows from the site enter the creek and pass downstream prior to the peak flows from the upper reaches of the Linda Creek watershed arriving at the site. This will help equalize flows within the drainage system during rain events and reduce the overall peak flows. Implementing this balanced storm water drainage methodology, will minimize further flooding within areas of the Dry Creek watershed located downstream, and ensure the project does not increase the Linda Creek peak flow.

Therefore, the project will not result in the construction of new storm water drainage facilities or expansion of existing facilities. The project will be designed such that the post-construction volume and flow rate of surface water will match the existing conditions and no new storm drain facilities or an expansion of existing facilities offsite are proposed or required. As such, potential impacts are less than significant and no further analysis in the EIR is required.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact
Impacts would be the same as discussed above and would be less than significant.

FULL FRONTAGE Improvements Alternative – Potentially Significant Impact

Under the Full Frontage Improvements Alternative roadway construction would occur within and modify the Linda Creek Treelake Tributary to enable the improvements to northerly side of Old Auburn Road. These improvements would encroach into the tributary and would require additional onsite drainage facilities to accommodate the change to the tributary. Similar to the Modified Frontage Alternative, this alternative will be designed such that the post-construction volume and flow rate of surface water will match the existing conditions and no new storm drain facilities or an expansion of existing facilities offsite are proposed or required. For this reason, this impact is considered less than significant and will be further evaluated in the EIR.

Discussion Item XIX-5:

Project construction would require water for dust suppression, grading, and general demolition and construction activities. Water would be supplied by the construction contractor and delivered to the project site in construction watering trucks. Water could be supplied from existing water mains in the vicinity of the project site, from raw water supplied by the San Juan Water District (SJWD), or from other sources.

In accordance with the requirements of SB 610, a water supply assessment is not required for the proposed project, because it would not result in the construction of 500 residential units or more. Water use associated with the 145 residential suites was estimated at 15,950 gallons per day (gpd) (145 suites x 110 gpd/unit) for domestic use or approximately 18 acre feet per year (AFY). Water demand for irrigation of landscaping was estimated at 6,000 gallons per day or approximately 7 AFY. Landscape irrigation rates would be determined by the latest Department of Water Recourse (DWR) Model Water Efficient Landscape Ordinance (MWELO) requirements and would be approved by both SJWD and the County prior to approval of the applicant's water demand factor. Using these demand factors, the proposed project would result in total water demand of 25 AFY for the entire project. On April 29, 2015, the SJWD Board of Directors voted to adopt a Stage 4 water warning, which mandated a 36-percent reduction in water use. The 36-percent reduction applies to the SJWD as a whole, not individual customers. In addition, the adopted Stage 4 water restrictions include no potable water use of ornamental turf on public street medians and irrigation on residential properties limited to two days per week. Further, the Governor's Executive Order (EO) B-29-15 prohibits all new development from irrigation with potable water of landscape that is not delivered by drip or micro-spray systems, and from irrigation with potable water of ornamental turf on public street medians. The requirements of the Governor's EO B-29-15 are only slated to be in effect until February 28, 2016. In response to the Executive Order, however, the California Building Standards Commission (CBSC) and the Department of Housing and Community Development (HCD) adopted new emergency regulations that apply to landscape areas for new nonresidential and residential construction, respectively. These emergency standards went into effect on June 1, 2015, but expired in late November 2015. (See Gov. Code, § 11346.1 [emergency regulations expire after 180 days unless extended, or replaced with a final adoption of standards].) Because sufficient water supplies are available to serve the proposed project, it would result in a less-than-significant impact on water supply. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to wastewater treatment requirements are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

Discussion Item XIX-6:

All wastewater produced by the project would be treated by the Dry Creek Wastewater Treatment Plant (DCWWTP). The DCWWTP currently has an 18 mgd treatment capacity, with a current demand of 10.5 mgd, and a future demand of 16.34 mgd on buildout within the DCWWTP sewer service area, including the project site.² The additional demand from the proposed project of 16,000 gpd would not exceed existing or future planned capacity of the DCWWTP and would not require expansion of the treatment facilities. Furthermore, the proposed project would pay its fair share of fees for the conveyance and treatment of wastewater, as calculated by the County. Therefore, the proposed project would result in less-than-significant impacts on wastewater conveyance and treatment system capacities. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to wastewater treatment requirements are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

Discussion Item XIX-7:

Solid waste generated during construction activities would be disposed of at the Western Regional Landfill located at 3195 Athens Avenue in Lincoln. Recyclable construction debris would be disposed of at an appropriate construction and debris processing facility. As of 2014, the year for which the most recent information is available, the remaining capacity of this landfill was 25,386,466 cubic yards with an estimated closure date of 2058.³ Solid waste disposed of during construction activities for the new residential development would represent a small fraction of the remaining capacity. Considering the small percentage of remaining capacity that project solid waste would use and that the landfill has enough remaining capacity to stay open until 2058, the existing landfill would have adequate capacity to accept all project construction waste. Impacts relating to solid waste as a result of project construction would be less than significant.

The increased intensity of the project site and introduction of a residential care home to the site would result in increased generation of solid waste. There would be an estimated residential population increase of 160 residents (at full occupancy) in the project area as a result of the project. According to California's 2013 per capita disposal rate, the average California resident produces 4.7 pounds of solid waste per day.⁴ Therefore, the project would be expected to generate approximately 137 tons of solid waste per year upon full buildout. The existing capacity of the Western Regional Landfill would be sufficient to accommodate solid waste generation from project implementation. The County would be required to maintain the 50-percent diversion rate required by the State via the California Integrated Waste Management Act for all solid waste generated by the proposed project. Since the landfill would have sufficient permitted capacity (through 2058), the project is not anticipated to cause an adverse impact to either solid waste collection service or the landfill disposal system. Therefore, impacts relating to solid waste production during project operation would be less than significant. No further analysis of this issue is required in the EIR.

Impacts associated with both proposed frontage improvement alternatives in relation to wastewater treatment requirements are similar. The analysis above is discussed in terms of the overall project and is applicable to both alternatives. Impacts would be the same as discussed above and would be less than significant.

MODIFIED FRONTAGE Improvements Alternative – Less than Significant Impact

FULL FRONTAGE Improvements Alternative – Less than Significant Impact

² RMC, 2009. South Placer Regional Wastewater and Recycled Water Systems Evaluation, Updated Final Report.

³ <http://www.wpwma.com/about-wpwma/>

⁴ <http://www.calrecycle.ca.gov/lgcentral/goalmeasure/disposalrate/MostRecent/default.htm>

F. 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	

The analysis in this Initial Study demonstrates there would be no project-specific impacts for either Modified Frontage Improvements Alternative or the Full Frontage Improvements Alternative, or cumulative significant and unavoidable effects to Agricultural and Forestry Resources; Cultural Resources; Hazards and Hazardous Materials; Mineral Resources; Population and Housing; or Recreation, or Utilities. Therefore, these topics will not be further discussed in the EIR.

The EIR will include further project-specific and cumulative analysis of the following sections: Aesthetics including Light and Glare; Air Quality; Biological Resources, Geology and Soils; Greenhouse Gas Emissions; Hydrology and Water Quality; Land Use and Planning; Noise; Transportation and Traffic; Public Services.

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

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

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required (i.e. Project, Program, Subsequent, or Master EIR).
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Christopher Schmidt, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Sarah Gillmore
 Environmental Engineering Division, Huey Nham

Department of Public Works-Transportation, Stephanie Holloway
 Environmental Health Services, Joey Scarbrough
 Flood Control Districts, Brad Brewer
 Facility Services-Parks, Ted Rel
 Placer County Fire/CDF, Mike DiMaggio

Signature  Date October 13, 2017
 Leigh Chavez Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree 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 type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input 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 Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input 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"/> _____		

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