



COUNTY OF PLACER
Community Development/Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

DATE: July 29, 2015
TO: Interested Parties
SUBJECT: **Notice of Preparation of an Environmental Impact Report for the proposed Hawk Homestead Project**

REVIEW PERIOD: **July 29, 2015 – August 27, 2015**

Placer County is the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the proposed Hawk Homestead project in accordance with the California Environmental Quality Act (CEQA), and State CEQA Guidelines section 15050. The purpose of this Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to make meaningful responses as to the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Description: GBD Communities (Applicant) is requesting the County's approval of a General Plan/Community Plan Amendment (Granite Bay Community Plan), Rezone, Conditional Use Permit, and Vesting Tentative Subdivision Map to develop 108 residential housing units, associated infrastructure, and recreational facilities, with approximately 50 percent of the project site preserved as open space areas (Proposed Project or Project) within a 245.2-acre site currently zoned RA-B-X 4.6 acre minimum and F-B-X 20 acre minimum (project site).

Project Location: The project site is located in the northwest portion of the Granite Bay Community Plan area, south of the Town of Loomis at the northwest corner of Barton Road and Cavitt-Stallman Road. The project site comprises the northeastern quarter of Section 33, of the USGS Rocklin quadrangle and consists of APNs 046-050-002-510 and 046-101-006-000.

For more information regarding the project, please contact Chris Schmid, Senior Planner, Placer County Planning Services Division, (530) 745-3076, crschmid@placer.ca.gov.

A copy of the NOP is available for review at the Granite Bay, Loomis, Penryn, Rocklin, and Roseville libraries; Placer County Community Development Resource Agency/Auburn front counter, and County website:

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

Scoping Meeting: The Lead Agency will hold a public Scoping Meeting to receive oral comments on August 12, 2015, at 10:00 AM, in the Planning Commission Hearing Room, located at 3091 County Center Drive, Dewitt Center, Auburn.

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on August 27, 2015 to Maywan Krach, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530)745-3132, fax (530)745-3080, or mkrach@placer.ca.gov.

published in Sacramento Bee, July 30, 2015

1.0 PROJECT DESCRIPTION

1.1 PROJECT LOCATION

The 245.2-acre project site is located in Placer County at the northwest corner of Barton Road and Cavitt-Stallman Road in the Granite Bay community (**Figures 1 and 2**). The project site is in the northwesternmost portion of the Granite Bay Community Plan (GBCP), located immediately south of the Town of Loomis, southeast of the City of Rocklin and east of the City of Roseville. The project site is comprised of two parcels, Placer County Assessor's Parcel Numbers (APNs) 046-050-002-510 and 046-101-006-000, and is located in the northeastern quarter of Section 33, of the USGS Rocklin quadrangle. The project site address is 5575 Cavitt-Stallman Road. An aerial photograph of the project site is shown on **Figure 3**.

1.2 EXISTING SETTING

Site Characteristics

The project site is mostly undeveloped and is characterized by areas of flat and rolling terrain. Site topography is generally characterized by a high ridge that slopes down steeply toward the southeast, transitioning to rolling hills and fairly level areas with gentle drainages towards the southwest. Elevation on the project site ranges from approximately 540 feet above sea level (asl) to 300 feet asl with the highest elevation at the ridge near Sierra College Boulevard and the lowest elevation at the southwest corner of the project site.

The project site consists of non-native grasslands in large open areas with concentrated bands of wooded areas, mostly in the northern portion of the project site. Wooded areas consist of oak woodlands (blue oak, interior live oak, and valley oak) and non-native trees including fruit and ornamental species. Rock outcroppings are intermittently scattered throughout the project site.

An unnamed intermittent tributary to Miners Ravine flows into the project site from the east, generally flowing west toward an 8.5-acre man-made pond located in the central-eastern portion of the project site near Barton Road, continuing southwest through the project site and eventually flowing offsite at the southern boundary just inside the western boundary of the project site. Linear soil berms are located adjacent to Barton Road. Spillways controlling outflows are located at the southwest and west edges of the pond. Northeast and southwest trending natural drainage channels in the eastern central portions of the project site drain from the northern boundary of the project site toward the pond and tributary. Riparian areas are located adjacent to the tributary. Approximately 17 acres of wetlands (seasonal wetland, swale, riparian wetland) and other waters (ditch, pond, roadside ditch) are located on the project site.

Two residential units are located on the project site. The primary residential unit (Andrews home) was constructed in approximately 1958 in the western-central portion of the project site and includes a detached garage, swimming pool, and tennis court. An older ranch house and mobile home covered by a joint roof structure is located in the central portion of the project site. A large metal storage structure is located near the southeastern corner of the project site, and a wholesale plant nursery operates on approximately 16 acres of land leased on the central-southern portion of the project site, north of Cavitt-

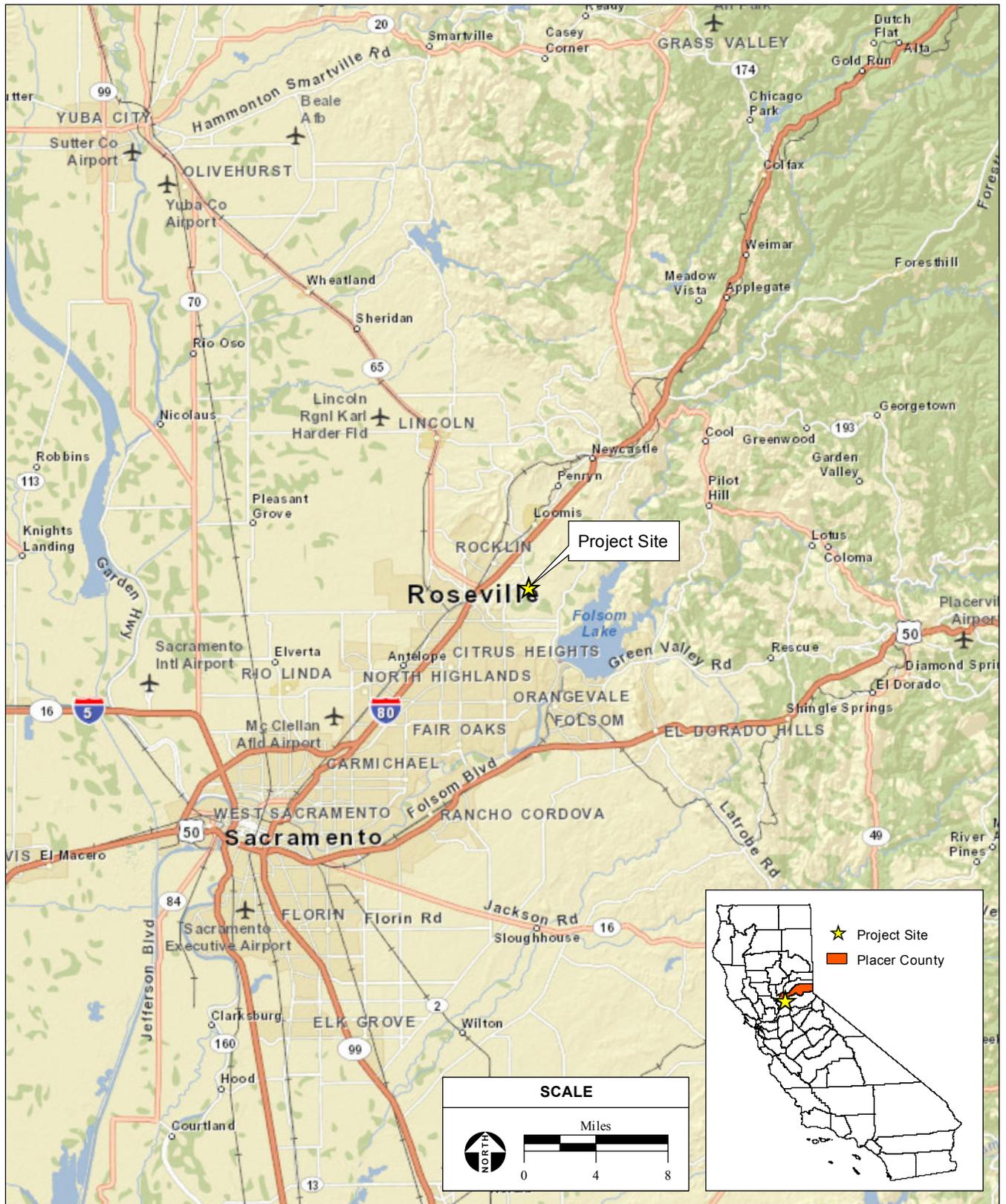
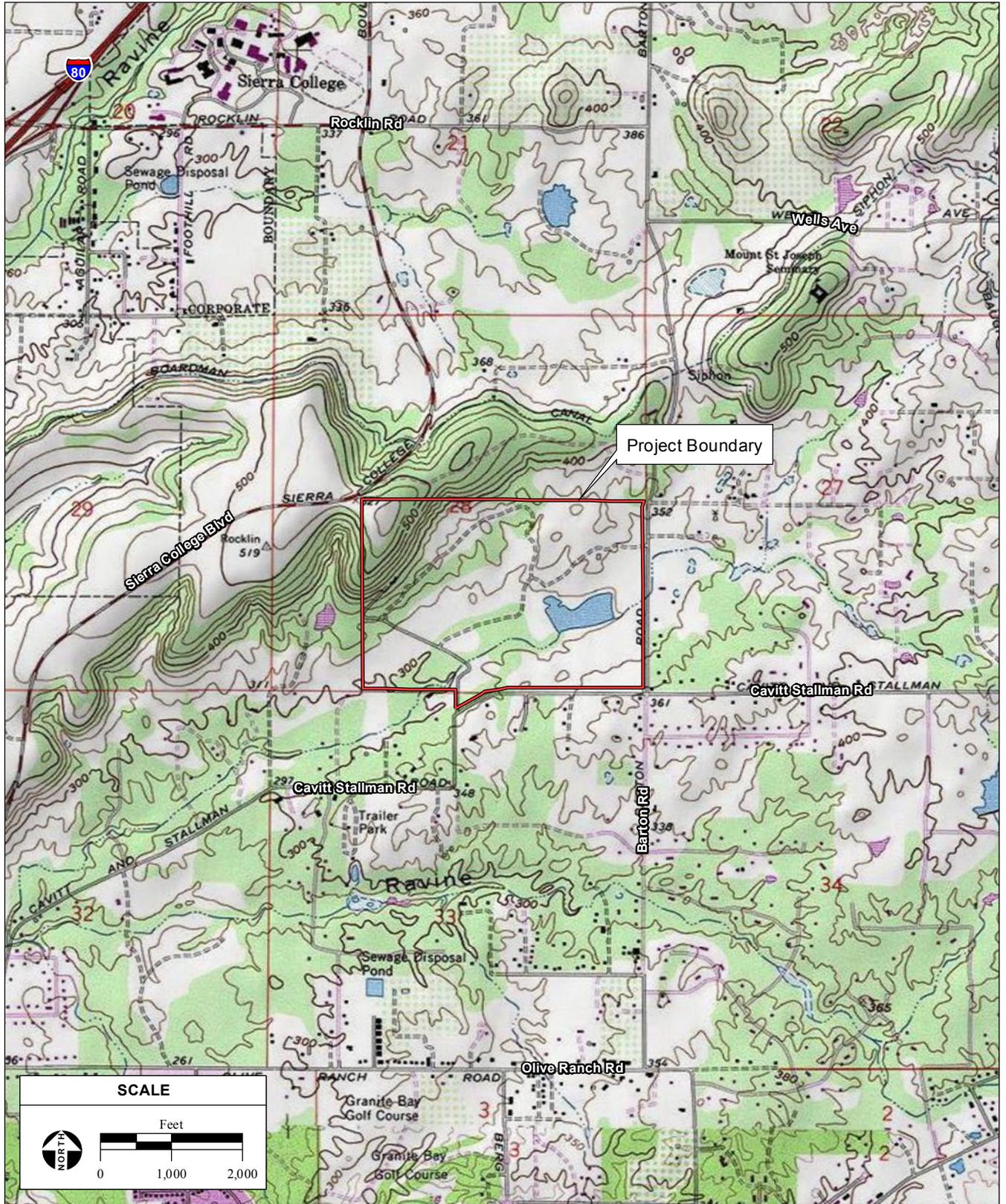


Figure 1
Regional Location



SOURCE: "Rocklin, CA" USGS 7.5 Minute Topographic Quadrangle, T11N, R7E, Sections 28 & 33, Mt. Diablo Baseline & Meridian; ESRI Data, 2015; AES, 6/29/2015

Hawk Homestead Notice of Preparation/Initial Study / 215535 ■

Figure 2
Site and Vicinity



SOURCE: Microsoft aerial photograph, 8/15/2011; ESRI Data, 2015; AES, 6/29/2015

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Figure 3
Aerial Photograph

Stallman Road. The commercial nursery will not continue to operate from the project site once development activities commence. A paved driveway from Cavitt Stallman provides access to the primary residential unit, and several unpaved travelways traverse the project site. Two small vehicular bridges cross the creek, one on the paved driveway and the other connects the two commercial nursery storage areas via an unpaved travelway. The remainder of the project site is cattle pasture and vacant ranchland.

The project site includes two domestic water wells, an electric-powered water pump used to transfer water from the on-site pond to the plant nursery, an above-ground water storage tank, and three septic tanks and leach fields. The septic tanks and leach fields are located south of the Andrews (primary) home site, adjacent to the mobile home and near the shop building/office. The project site includes five pole-mounted electrical transformers owned by Pacific Gas & Electric. Metro PCS owns a cellular communications tower and associated equipment on the top of the ridge in the northwestern portion of the project site that will remain under a ground lease.

Surrounding Land Uses

Eleven 5-acre lots with single-family residential units as part of a larger neighborhood border the northern boundary of the project site in the Town of Loomis. The eastern boundary of the project site is Barton Road. Cavitt-Stallman Road forms the southern boundary of the eastern portion of the project site and turns south midway along the project's southern boundary. Rural ranchettes and vacant parcels ranging in size from 0.61 to 9.9 acres are located on the east side of Barton Road and south side of Cavitt-Stallman Road and south of the project site. There is one large parcel located at the southeast corner of Barton and Indian Springs roads that is 52 acres in size. These properties are on septic systems and are located in the San Juan Water District on the south side of Cavitt-Stallman Road and the southerly portion of the eastern side of Barton Road. The northern portion of the eastern side of Barton Road is located within the service area of the Placer County Water Agency.

Sierra College Boulevard is north and west of the project site. An existing water reservoir, owned by the San Juan Suburban Water District, is located adjacent to the northwestern corner of the project site, just south of Sierra College Boulevard. Immediately west of the project site and east of Sierra College Boulevard is a 74.2-acre vacant parcel with a pond. A 17-acre church campus for Amazing Facts Ministries was approved in 2012 for development on the northern portion of the site, adjacent to Sierra College Boulevard. The Amazing Facts Ministries project consists of two multi-use buildings with a combined 120,100 sq.ft. of space containing worship facilities, classrooms, a chapel, supporting office facilities, and parking. No development plans have been proposed for the southern portion of the adjacent site, which is currently planned for open space parcels and the western extension of a planned County multi-purpose trail.

1.3 PROJECT ELEMENTS

The Hawk Homestead project (Proposed Project) consists of development of 108 home sites, associated infrastructure, public and private recreational facilities, and extensive open space preserve areas. Development would occur on approximately 125 acres of the 245-acre project site. The site plan is shown in **Figure 4**.



The project site is designated Rural Estate 4.6 to 20 acre minimum parcel sizes under the Placer County General Plan and GBCP. The Placer County zoning designations for the project site are Residential-Agricultural with a combining minimum building site of 4.6 acre minimum (RA-B-X 4.6 acre minimum) on the eastern portion of the project site, and Farm with a combining minimum building site of 20 acre minimum (F-B-X 20 acre minimum) on the western portion of the project site. Under current zoning, the project site could be developed with a maximum of 39 residences.

Requested entitlements include certification of an Environmental Impact Report (EIR) and adoption of a Mitigation Monitoring and Reporting Plan (MMRP) for the Proposed Project, a General Plan Amendment/Community Plan Amendment (GBCP), Rezone, Conditional Use Permit, and Vesting Tentative Subdivision Map. The proposed General Plan Amendment would change the project site's General Plan designation from Rural Estate Residential (4.6 to 20 acre minimum parcel size) to Low Density Residential (0.4 to 0.9 acre minimum parcel sizes are allowed; 0.5 to 3.6 acre parcel sizes are proposed), and the proposed Rezone would change the zoning from RA-B-X 4.6 acre minimum and F-B-X 20 acre minimum to RA-B-100 PD = 0.44 (Residential Agriculture, combining minimum building site of 2.3 acres combining Planned Residential Development of 0.44 units per acre). Two non-gated entryways to the project are proposed, including one on the east side of the project site from Barton Road and the other on the south side from Cavitt-Stallman Road.

Community and Building Design

The project is proposed as a Planned Residential Development (PD) with a density of 0.44 units/acre. Planned Residential Developments permit greater flexibility than generally is possible under conventional subdivision regulations. PDs allow for the preservation of open space, the protection of environmentally sensitive lands, the provision of opportunities for active and passive recreation, the reduction of the impact of stormwater runoff and erosion, the achievement of high quality design, and the provision of efficient development.

The proposed 108 home sites would be arranged along a U-shaped roadway created by Hawk Lane off Barton Road and Homestead Trail off Cavitt-Stallman Road and around shorter residential roadways extending off each of the primary roads. The Proposed Project integrates the natural features of the land with locations for home sites. Preserved open space accounts for 49 percent of the project site. A 100-foot (minimum) buffer and trail corridor is proposed along the north, east, and southern perimeters of the project site. Open space buffers would provide development setbacks and reduce or eliminate the visual profile of the proposed homes from adjacent roadways and surrounding residential areas, and would be located along the north side of the project site adjacent to the rear edge of existing lots on Ridge Park Drive, and along Barton Road and Cavitt-Stallman Road.

The Proposed Project's neighborhood would feature enhanced, non-gated entries, high-quality traditional, rural home designs, lots landscaped with native and drought-tolerant plants, low-level exterior lighting, and ornamental and decorative hardscape features. The Hawk Homestead Homeowners Association (HOA) is proposed to manage and maintain private facilities. The HOA will enforce conditions, covenants, and restrictions (CC&Rs) for the Proposed Project.

The 108 residential units are proposed for development on lots ranging from 0.5 acre to 3.64 acres and averaging approximately one-acre. The overall density of the project is 2.3 acres per residence. Residential units would be a mixture of one- and two-story units, ranging in size from approximately 3,000 to 10,000 square feet. Each lot will contain a building envelope that defines the portion of a lot where building construction will be permitted. Home site locations are designed with respect to the topographic constraints of individual lots and strategically placed to minimize impacts to trees and other natural areas such as wetlands and swales. Home site layout aims to create privacy and minimize impacts to views from adjacent roads and residential areas. Except for nine lots (Lots 32-38 and 100-101), each residential lot would have views into the open space preserve and/or open space buffers along Barton and Cavitt-Stallman Roads. The rear of each residential lot would be fenced with 5-foot tall black metal open fencing to retain views into the open space areas. Similar metal fencing with screen planting may also be used for side yard fencing on residential lots, although stained solid wood fencing may also be an acceptable material subject to design and placement details to be included in the Project's Design Guidelines. Lots backing up to proposed the multi-purpose trails along Cavitt-Stallman and Barton roads, lots 12 through 30, would be permitted to own and raise horses for private use.

Natural materials, as well as other materials found in ranching and farming structures, will be used in the design and construction of the residences. The Hawk Homestead Architectural and Design Guidelines will address architectural styles and design, building materials, colors, streetscape design, setbacks, massing, entry features, lighting, landscaping, fencing, and hardscapes. The landscaping theme will emphasize drought-tolerant and native plantings with a maximum of 25 percent of the landscape area being turf.

Parks and Open Space

The Placer County General Plan requires new development to provide a minimum of 5 acres of active parkland for each population of 1,000 and 5 acres of passive recreation area or open space for each population of 1,000. Park requirements would be met through a combination of proposed on-site facilities as described below as well as payment of an in-lieu park fee for improvements to off-site facilities.

Recreation Center

The existing 2.56-acre Andrews home site (Lot 106) may be converted into a recreation center to serve Hawk Homestead residents, and could include indoor activity areas, social areas, meeting space, outdoor seating areas, swimming pool, and a tennis court. The recreation center would be privately owned and maintained by the HOA. The recreation center would provide park amenities to residents. However, if it proves infeasible for the Andrews home to function as a recreation center, the home will be renovated and sold or torn down and a new home would be constructed on this lot, and consequently not be counted among the park amenities of the Proposed Project. An alternative location for a recreation center would also be evaluated.

Open Space Preserve

The Proposed Project includes 120.0 acres of open space, including open space buffers and fencing corridors where roads and open space interface, as shown in **Figure 4**. Open space accounts for approximately 50 percent of the project site. Open space preserves would be retained as natural open

spaces that would only be accessible by multi-purpose trails. The proposed open space preserves would include oak woodland areas, wetlands, cultural resources, highly visible slope areas, the tributary, and the proposed trail system. Open space lots would preserve or create vistas and open space amenities for residents and adjacent neighbors. The existing on-site pond will be included within an open space preserve lot and is planned to include recreation opportunities for picnicking, canoeing, and fishing. Where the open space preserves are adjacent to internal roadways, 10-foot landscaping corridors would be located between the open space preserve and the roadways, with fencing separating the landscaping and open space lot.

The open space preserve lots would be protected by recordation of conservation easement(s) and a funding mechanism would be established for long-term maintenance of these preserve areas. The Hawk Homestead Operations & Maintenance Plan (O&M Plan) would be prepared consistent with the provisions of the conservation easement. The O&M Plan will be a comprehensive document with preserve management strategies including fire/fuel modification, maintenance (e.g. mowing or grazing), permitted and prohibited uses, preserve management techniques, trail and preserve maintenance, cultural feature protection, wetland monitoring, storm drainage systems, and utility crossings. The open space preserves will be owned by the HOA or other third party and managed by a third party (e.g. Placer Land Trust).

Trails

Approximately four miles of multi-purpose trails are planned throughout the open space preserves and buffers within the project site. The Proposed Project would construct approximately 0.60 miles of public use multi-purpose trails adjacent to the Barton Road and Cavitt-Stallman Road right of ways and along the southwestern boundary of the project site as shown on the GBCP Trails Map (Placer County, 2012). These multi-purpose trails would be constructed to be consistent with the rural setting and to support use by equestrians, pedestrians, and off-road cyclists. Lots 12 through 30 of the Proposed Project are planned to be designated as equestrian lots as they abut or are within close proximity to this multi-purpose trail along Cavitt-Stallman Road.

Approximately 3.4 miles of multi-purpose trails would be constructed interior to the project site as a private amenity for residents, and would not be accessible to horses. The multi-purpose trails would extend along the northern boundary of the project site and through the central portion of the project site adjacent to the recreation center, pond, and residential units. Access to the private trail system would be made available to neighbors to the north on Ridge Park Drive and to the south and east through alignments that connect from Barton and Cavitt-Stallman Roads to Hawk Lane and Homestead Trail. The private trails will be maintained by the HOA.

Circulation

As described above, the main vehicular access to the project site would be through one entry along Barton Road and one entry along Cavitt-Stallman Road. These entries would not be gated but would include enhanced entry features.

From the entries on Barton Road and Cavitt-Stallman Road, two rural secondary roadways (Hawk Lane and Homestead Trail) would create a U-shaped roadway through the project site. The rural secondary roadways would be narrow, reflecting the rural character of older Granite Bay neighborhoods. Instead of curb and gutters, roadside ditches with vegetated swales would function with the dual purpose of collecting drainage and providing bioretention. Minor roadways would extend north of Hawk Lane and south of Homestead Trail. Internal roadways would be private and feature occasional landscaped medians along the secondary roadways and landscaped islands within the cul-de-sacs.

Consistent with the GBCP, the Project would construct a 4-foot Class II bike lane along or near the Project's Barton Road frontage. Multi-purpose trails would be constructed along the Barton Road and Cavitt-Stallman Road frontages within the project site and open space buffers following the natural grades and avoiding native trees as much as possible. These multi-purpose trails would meander within the project site's open space buffers adjacent to the roadway.

Utilities

Water for the Proposed Project would be supplied by the Placer County Water Agency (PCWA) through connections to the existing 12-inch water main in Barton Road. Proposed water lines would extend west into the project site on both Hawk Lane and Homestead Trail. On-site water lines would range from 8 to 12 inches in diameter and would provide both domestic and fire suppression water. Untreated PCWA water from the Boardman and Baughman canals may be used for landscape irrigation on residential lots and other common landscaped areas. The raw water system would be owned and operated by the HOA. Landscape irrigation may also be supplemented by the two on-site wells. Water facilities are shown on **Figure 5**.

During the first Phase of the Proposed Project, which would consist of construction of Lots 1 through 24 (refer to below discussion of Construction and Phasing), water supply for both potable and irrigation uses could optionally be provided through an interim connection to the existing San Juan Water District water line along Cavitt-Stallman Road. Once subsequent phases of the project commence, any interim connection to SJWD would be disconnected and all water would be supplied through PCWA as described above.

For sewer service, the Proposed Project would be required to annex to Placer County Sewer Maintenance District No. 2 (SMD 2) and connect to the SMD 2 public sewer collection system that flows to the South Placer Municipal Utility District (SPMUD) sewer system and on to the Dry Creek Wastewater Treatment Plant (Dry Creek WWTP) for treatment. The proposed sewer design would utilize gravity lines and sewer force mains. The gravity sewer system would follow project roadways and flows would be conveyed to a centrally-located lift station planned north of Homestead Trail. The project site's topography and need for the sewer system to connect to existing facilities would require the installation of one sewer lift station on a one third-acre parcel south of Homestead Trail. From the lift station, wastewater would be conveyed by a six-inch sanitary sewer force main from Homestead Trail northwest through the project site to parallel Sierra College Boulevard off-site. From the northwest corner of the project site, the sewer force main is planned to connect the Proposed Project to the existing SMD 2 collection system located at Sierra College Boulevard and Scarborough Drive. From Sierra College

Boulevard and Scarborough Drive, flows would be conveyed through SPMUD regional transmission facilities located in Secret Ravine to the Dry Creek WWTP. Sewer facilities are also shown in **Figure 5**.

Onsite drainage facilities would include biofiltration and related drainage facilities sized to avoid increases in peak water flow and surface water elevation both upstream and downstream for the 100-year storm event. The existing drainage pattern and watershed boundaries are proposed to remain essentially the same with no significant areas being diverted to other drainage watersheds. Flatter areas, including roadways, would be directed into the proposed drainage system. The drainage system would consist of roadside ditches that will contain low-impact development (LID) biofiltration and would drain through the on-site unnamed tributary to Miner's Ravine.

Off-site Improvements

Several off-site improvements are necessary to implement the Proposed Project. These may include but are not limited to the following:

- Sewer line from the northwest corner of the project site to Sierra College Boulevard and along the south of Sierra College Boulevard to Scarborough Drive;
- Off-site work at the raw water intake on the Boardman Canal; and,
- Access improvements to Lots 107 and 108 located in the northwest corner of the project site.

Construction and Phasing

The Proposed Project would be constructed in three phases. The first phase would consist of Lots 1 through 24 and would include either an interim connection to the existing San Juan Water District water line along Cavitt-Stallman Road or connection to the existing PCWA water main in Barton Road. The second phase would include the development of all remaining lots except Lots 107 and 108, and all water would be supplied through connection to PCWA. The third phase would include Lots 107 and 108 and require the acquisition of off-site access easement rights from property owners to the west and/or north of these lots.

Approximately 65 acres (or 27 percent) of the project site would be graded to construct the project. Grading would be required to implement the project for construction of streets, home sites, and trenching for installation of infrastructure. Approximately 132,000 cubic yards of earthwork would be necessary to construct the Proposed Project. Cut and fill quantities would balance on-site and the Proposed Project would not require exporting of cut material or importing of fill materials except for select backfill material and aggregate base rock for roadways.

2.0 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 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.

- *Aesthetics* – The existing visual character of the project site can be described as generally undeveloped with distant views of the Granite Bay area and scenic foreground and background views of rolling topography, grasslands, wooded areas, the on-site pond, and rock outcroppings. The Proposed Project would add single-family residential units and infrastructure, including new roadways that would introduce new sources of lighting to a mostly undeveloped site. Adverse light and glare impacts may affect Barton and Cavitt-Stallman roads, as well as surrounding rural residences. The Proposed Project also has the potential to affect the visual character of the project area, as it would result in the transition of the project site from rural, undeveloped land to more suburban uses, and development of the northwestern ridge line. The EIR will address the potential impacts to the visual character of the project site and surrounding public view areas. Potential impacts to ambient lighting conditions and consistency of community design with applicable design guidelines and policies will also be addressed.
- *Agricultural and Forest Resources* – The project site contains land designated as grazing land, farmland of local importance, unique farmland, and farmland of statewide importance by the Farmland Mapping and Monitoring Program (FMMP). Additionally, the project site is zoned for residential-agricultural uses and a wholesale nursery currently operates on the project site. Therefore, the EIR will analyze the Proposed Project's potential impacts to agricultural uses and zoning.
- *Air Quality* – Construction and operation of the Proposed Project would introduce new sources of pollutant emissions to the project area as a result of diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust from workers and future residents, landscape maintenance equipment, and water heater/air conditioning energy use. The CalEEMod program will be used to estimate the pollutant emissions that would be generated by the Proposed Project utilizing trip generation information to be provided in the traffic study to be prepared for the project. The EIR will identify potential construction and operational emissions of the project that exceed Placer County Air Pollution Control District's (PCAPCD) significance thresholds in order to determine short-term, long-term, and cumulative impacts to air quality.
- *Biological Resources* – An Arborist Report and a Wetland Delineation were prepared for the project site in February 2015 and April 2015, respectively (Cardno, 2015a and 2015b). The

Proposed Project has the potential to conflict with existing policies contained in the Placer County General Plan, Granite Bay Community Plan, and draft Placer County Conservation Plan regarding impacts to biological resources. The EIR will analyze the project's short-term (construction) and long-term (operation) impacts on threatened and endangered species, migratory birds, habitats, potentially jurisdictional wetlands, and other biological resources in light of applicable state and federal regulatory frameworks.

The project site contains suitable habitat for numerous special-status wildlife and plant species. Undeveloped habitat types on the project site include oak woodland, annual grassland, wetlands and other waters, and pasture. The EIR will include an independent evaluation of existing data and information from biological resource assessments prepared for the project site and all direct and indirect impacts on biological resources arising from the Proposed Project will be identified and discussed. Mitigation measures for all identified impacts will be developed in consultation with representatives of responsible and trustee agencies.

There are approximately 2,256 trees greater than six inches in diameter at breast height (dbh) or greater than ten inches aggregate on the project site. Of the 2,256 trees, approximately 1,878 are oak trees. The Proposed Project will impact approximately 27 percent of the oak trees greater than six inches dbh on the project site. Of these impacted oak trees, approximately 30 percent will be directly impacted by project improvements. The remainder will not be directly impacted by grading, but are sited within proposed lots and road improvement areas within the project site. Additional impacts to oak trees may occur as a result of project-related road improvements on Cavitt-Stallman Road and Barton Road. The EIR will evaluate the Proposed Project's mitigation strategy.

The project site contains approximately 17 acres of wetlands consisting of seasonal wetlands, swales, riparian wetlands, ditches, roadside ditches, and ponds. Although the majority of wetlands on-site would be avoided and preserved in open space preserve(s), the Proposed Project would impact approximately 0.245 acres of wetland resources. The EIR will include an independent evaluation of existing data and information from the wetlands delineation prepared for the project site. All direct and indirect impacts will be identified and discussed and mitigation measures for all identified impacts will be developed in consultation with representatives of responsible and trustee agencies.

- *Cultural Resources* – A Cultural Resources Inventory was prepared for the project site in March 2015 (Cardno, 2015c) that identified seven cultural resources within the project site. Of these, two are previously unrecorded historic period cultural resources and five are previously unrecorded prehistoric cultural resources. None of the sites has been evaluated for eligibility for the National Register of Historic Places (NRHP). The project design would preserve one prehistoric cultural resource in planned open space areas of the project site. The two historic period resources would likely be demolished as a result of the Proposed Project; however, they do not appear eligible for the listing on the NRHP. Four other potentially eligible resources could be impacted by the Project. Unknown buried archeological resources, paleontological resources and/or human remains could be inadvertently uncovered during earth moving activities associated with the Proposed Project. The EIR will evaluate the potential for impacts to both known and undiscovered cultural

resources based on the Cultural Resources Inventory. The EIR will also address potential impacts to tribal cultural resources in accordance with AB 52.

- *Geology and Soils* – Grading activities for the proposed residential units and infrastructure, as well as trenching and backfill for utilities placement would be required for development of the Proposed Project. Grading, trenching, backfill activities, and construction of retaining walls would alter the topography on the project site and may result in soil erosion impacts. The EIR will assess the project’s potential for soil erosion during construction and the level of geologic and seismic risks. The level of risk to people and property will be determined based on analysis of the project site’s soil properties and seismic hazard potential.
- *Greenhouse Gas Emissions* – 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 greenhouse gas (GHG) emissions would result from motor vehicle trips generated by the residents, on-site fuel combustion typical of residential uses, including space and water heating, landscape maintenance equipment, and fireplaces/stoves, and energy use. The CalEEMod program will be used to estimate GHG emissions from construction and operation of the Proposed Project. The EIR will assess the project’s potential for impacts associated with GHG emissions in relation to applicable adopted plans, policies, and regulations, including the Placer County Air Pollution Control District’s (APCD) recognized threshold of 1,100 metric tons of Carbon Dioxide equivalent per year (1,100 MTCO₂e).
- *Hazards and Hazardous Materials* – A Phase I Environmental Site Assessment (ESA) was prepared for the project site in January 2014 (Krazan, 2014). The Phase I ESA did not find evidence of hazardous materials contamination onsite, though it was determined that the project site had been previously used for orchard operations prior to the 1950s. A Phase II Environmental Assessment is planned. The EIR will evaluate potential impacts from the use of chemicals and practices common to construction of residential areas; impacts related to residual contamination of the project site from past agricultural operations, long-term use of septic system, and presence of soil stockpiles.
- *Hydrology and Water Quality* – Hydrologic features onsite include the large pond and the unnamed tributary to Miners Ravine. Development of the Proposed Project has the potential to alter existing drainage patterns onsite and increase flows downstream, as well as introduce urban pollutants to surface water in the area. Grading associated with the construction of the project could contribute to erosion and water quality degradation. Additionally, the project would increase demands for surface water supplies, and may involve use of groundwater for irrigation. The EIR will analyze the project’s impacts to surface and groundwater hydrology and quality on a local and regional level.
- *Land Use and Planning* – The Proposed Project would amend the zoning designation and General Plan land use designations of the project site. The EIR will evaluate the consistency of the Proposed Project with the adopted plans and policies of Placer County, including but not limited to the General Plan, GBCP, and Zoning Ordinance, and identify any physical environmental impacts that could result from inconsistencies with adopted plans and policies.

The EIR will also analyze the project's compatibility with surrounding land uses. The physical change from an undeveloped parcel with natural scenic qualities to a Planned Residential Development would unavoidably alter the character of the project site and introduce potential land use compatibility conflicts with nearby residential uses. Consistency with the Placer County Conservation Plan will be addressed in the biological resources section of the EIR. Impacts to agricultural operations will be addressed in the agricultural resources section of the EIR.

- *Noise* – Development of the Proposed Project would result in a short-term increase in noise during the construction phase and would result in long-term noise increases related to traffic, residential occupancy activities, and use of recreational facilities that may impact sensitive receptors. Additionally, the Proposed Project would introduce noise sensitive receptors on the project site. The EIR will evaluate the potential impacts on ambient noise levels from construction-related and operation-related noise.
- *Population and Housing* – Development of the Proposed Project would increase the population of the County and GBCP and result in a change in jobs/housing balance. The EIR will discuss the extent to which these changes would occur, evaluate potential impacts from population growth, and evaluate consistency with the County's affordable housing goals.
- *Public Services*– The Proposed Project would lead to an increase in the population of the project area, which would result in increased demand for public services, including public schools, libraries, parks, law enforcement, and fire protection. The EIR will evaluate potential impacts to public services resulting from the Proposed Project.
- *Recreation* - The increase in population as a result of the Proposed Project will result in increased use of County and Granite Bay regional recreational facilities. The EIR will evaluate potential impacts to recreational facilities resulting from the Proposed Project.
- *Transportation and Traffic* – The Proposed Project would introduce additional traffic on roadways and intersections in the project area. The Proposed Project also includes the development of roadways within the project site as well as two new intersections for access to the project site along Barton and Cavitt-Stallman roads. The EIR will address the potential impacts to surrounding roadways resulting from the increase in motor vehicle traffic along roadways during construction (short-term, temporary increase) and operations (long-term increase from residences). A Traffic Impact Analysis (TIA) will be prepared for the Proposed Project to determine the potential for adverse effects on traffic circulation and level of service, and identify appropriate traffic improvements and mitigation measures. The EIR will also evaluate whether construction of the proposed roadways and access intersections would result in any safety impacts based on compliance with County design standards. The EIR will also consider emergency access, pedestrian and bicycle access, and alternative transportation.
- *Utilities and Services Systems* – The Proposed Project would require the extension of utility services to the project site, construction of new utilities onsite, and potential construction of offsite upgrades to existing utility infrastructure. The EIR will evaluate potential impacts related to provision of all utility services to the project site. Utility service providers will be contacted to determine if providers have the capacity to serve the project and to assess

potential impacts to providers associated with development of the Proposed Project. The EIR will evaluate potential impacts associated with construction of any necessary off-site utility improvements.

3.0 PROJECT APPROVALS

Anticipated approvals and permits required prior to construction of the Proposed Project are listed below. All other regulatory framework will be discussed in the applicable sections of the EIR.

Approvals Issued by Placer County

The Proposed Project would require the following Placer County actions:

- Certification of the EIR for the Hawk Homestead project and adoption of the Mitigation Monitoring and Reporting Plan;
- General Plan Amendment/Community Plan Amendment (Granite Bay Community Plan) from Rural Estate Residential (4.6 to 20 acre minimum parcel size) to Low Density Residential (0.5 to 2.3 acre minimum parcel sizes are proposed);
- Rezone from RA-B-X 4.6 minimum and F-B-X 20 acre minimum to RA-B-100 PD = 0.44 (Residential Agriculture, combining minimum building site of 2.3 acres combining Planned Residential Development of 0.44 units per acre);
- Conditional Use Permit for a Planned Residential Development; and
- Vesting Tentative Subdivision Map for the subdivision of 245.2 acres into a 108-lot Planned Residential Development (PD) with multiple open space/common area lots.

Approvals Issued by Other Agencies

The Proposed Project would require the following actions by entities other than Placer County:

- Annexation of project site to the Placer County Sewer Maintenance District No. 2;
- Section 404 Individual Permit (United States Army Corps of Engineers);
- 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 Alteration Agreement (California Department of Fish and Wildlife).
- Air Pollution Control District Permits



INITIAL STUDY & CHECKLIST

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

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

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

A. BACKGROUND

Project Title: Hawk Homestead	PLUS# PLN15-00107
Entitlement(s): General Plan Amendment and Granite Bay Community Plan Amendment, Rezone, Conditional Use Permit, Vesting Tentative Subdivision Map	
Site Area: 245.2 acres	APN: 046-050-002-510 and 046-101-006-000
Location: Adjacent to the west side of Barton Road and the north side of Cavitt-Stallman Road in the Granite Bay Community Plan, Placer County	
Project Description: GBD Communities (Applicant) is requesting the County's approval of a General Plan/Community Plan Amendment (Granite Bay Community Plan), Rezone, Conditional Use Permit, and Vesting Tentative Subdivision Map to develop 108 residential housing units, associated infrastructure, public and private recreational facilities, and extensive open space preserve areas within a 245.2-acre site.	

B. ENVIRONMENTAL SETTING

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-X 4.6 ac. min. F-B-X 20 ac. min.	Rural Estate 4.6-20 ac. min.	Two residential units and a wholesale plant nursery
North	Town of Loomis - Residential Agricultural	Town of Loomis - Residential Agricultural	Large lot residential development
South	RA-B-X 4.6 ac. min.	Rural Estate 4.6-20 ac. min.	Large lot residential development
East	RA-B-X 4.6 ac. min.	Rural Estate 4.6-20 ac. min.	Large lot residential development
West	F-B-X-20 ac. min.	Rural Estate 4.6-20 ac. min.	San Juan Suburban Water District water reservoir, open space, and approved Amazing Facts Ministries church campus

The project site is located in the northern portion of the Granite Bay Community Plan area, south of the Town of Loomis at the northwest corner of Barton Road and Cavitt-Stallman Road. The project site comprises the northeastern quarter of Section 33, of the USGS Rocklin quadrangle and consists of APNs 046-050-002-510 and 046-101-006-000.

Site topography is generally characterized by a high ridge that slopes down steeply toward the southeast transitioning to rolling hills and fairly level areas with gentle drainages. Most of the project site is undeveloped with the exception of two residential units and a wholesale plant nursery that operates on approximately 16 acres on the central-southern portion of the project site, north of Cavitt-Stallman Road.

The project site includes non-native grasslands in large open areas with concentrated bands of wooded areas, mostly in the northern portion of the project site. An unnamed tributary to Miners Ravine flows into the project site from the east, generally flowing west toward an 8.5-acre man-made pond located in the central-eastern portion of the project site near Barton Road, continuing southwest through the project site and eventually flowing offsite at the southern boundary just inside the western boundary of the project site.

C. PREVIOUS ENVIRONMENTAL DOCUMENT

This Initial Study evaluates whether the potential exists for unmitigatable impacts resulting from the Proposed Project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare this 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 project 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

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.

D. EVALUATION OF ENVIRONMENTAL IMPACTS

This Initial Study includes a preliminary analysis of environmental effects resulting from the Proposed Project using the environmental factors outlined in the California Environmental Quality Act (CEQA) *Guidelines* Appendix G Environmental Checklist Form. Pursuant to Section 15063 of the California Environmental Quality Act Guidelines, explanations are provided for answers to checklist 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:
 - o **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - o **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.

- o **Mitigation measures** – for effects that are checked as “Less than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A and C

The Proposed Project would be located near a major travel corridor (Sierra College Boulevard), with some project components are located atop a ridge, although the project site is generally blocked from view on Sierra College Boulevard due to an earth berm located adjacent to the eastern side of the roadway. Views of the project site from Barton and Cavitt-Stallman Roads include generally undeveloped land with rolling topography, grasslands, wooded areas, the on-site pond, and rock outcroppings. Views from the project site include views of tree-covered rolling hills and ridge tops in the distance.

There are no designated scenic roadways in the vicinity of the project site (Placer County, 2012). The GBCP designates certain roadways in the plan area as "Country Roadways" and states that "it is the intent of this plan to retain the character of these roads..." and there are specific design characteristics within the GBCP for development near a designated Country Roadway. Both Barton Road and Cavitt-Stallman Road adjacent to the project site are designated as Country Roadways.

The Proposed Project would result in the development of 108 one- and two-story residential units and associated infrastructure within the project site, which could alter scenic views and vistas, as well as the general visual character of the area. Site layout has been planned to help preserve vistas into the project site from both Cavitt-Stallman and Barton roads. The potential aesthetic impact of the change of the project site from generally undeveloped grassland and wooded areas to developed uses will be discussed in detail in the EIR.

Question B

The project site is not located near any officially-designated or eligible state scenic highways (Caltrans, 2011; Caltrans, 2013). Therefore, the Proposed Project would not substantially damage scenic resources within a state scenic highway as it is not located within a state scenic highway. This issue will not be discussed further in the EIR.

Question D

Under existing conditions, there is very little artificial light or glare generated from the project site. Any light or glare currently generated on the project site originates from the residential units and plant nursery, which encompass a small area of the overall project site. Additionally, there is light created by adjacent residences and roadways.

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

- 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.

Due to its nature, the Proposed Project would introduce new light sources onto the project site, including residential lighting, entranceway lighting, and building lights and other lighting in public spaces such as the community clubhouse. The Architectural and Design Guidelines would detail requirements for residential, street, and public space lighting, though it is anticipated that streetlights and lighting in public places would utilize downcast, shielded style lighting fixtures to direct light downward. The Proposed Project would also include a historical tribute feature describing the history of the project site located at the northwest corner of Barton and Cavitt-Stallman roads. Lighting on residences and lighting in public spaces would be designed consistent with the Granite Bay Community Plan Design Guidelines for lighting and designed to be compliant with Placer County's "Dark-Sky" requirements. However, the Proposed Project would generate additional light or glare, which could result in a potentially significant impact. This issue will be discussed further in the EIR.

II. AGRICULTURAL AND FOREST RESOURCES

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with General Plan or other policies regarding land use buffers for agricultural operations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question A

According to the most recent Placer County Important Farmland Map (2012), the project site contains Grazing Land, Farmland of Local Importance, Unique Farmland, and Farmland of Statewide Importance (DOC, 2014). Development of the Proposed Project could result in potentially significant impacts to Unique Farmland or Farmland of Statewide Importance. This issue will be further discussed in the EIR.

Questions B, C, and E

The project site is not under an existing Williamson Act Contract. The nearest property under Williamson Act Contract is 0.75 miles east of the project site, along Cavitt-Stallman Road (DOC, 2013). The project site is designated Rural Estate 4.6 to 20 acre minimum parcel sizes under the Placer County General Plan and GBCP. The Placer County zoning designations for the project site are Residential-Agricultural with a combining minimum building site of 4.6 acre minimum (RA-B-X 4.6 acre minimum) on the eastern

portion of the project site, and Farm with a combining minimum building site of 20 acre minimum (F-B-X 20 acre minimum) on the western portion of the project site. The Proposed Project is requesting a rezone to Residential Agriculture, minimum building site of 100,000 square feet and a Planned Development of 0.44 dwelling units per acre (RA-B-100 PD = 0.44). The project site is grazed and the wholesale nursery operation is considered an agricultural use in the County's Zoning Ordinance. Conversion of the project site to suburban uses could result in a potentially significant impact to agricultural resources. This issue will be further discussed in the EIR.

Question D

Neither the project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. As there is no forest land on the project site, development of the Proposed Project would not conflict with zoning for forest land or timber production, or convert forest land to non-forest use. This issue will not be discussed further in the EIR.

III. AIR QUALITY

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Questions A-D

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 (PM_{2.5}), and state particulate matter standard less than or equal to 10 micrometers in diameter (PM₁₀). The project area is also designated as unclassified for hydrogen sulfide and visibility reducing particles, under State standards (CARB, 2013) and designated as maintenance for carbon monoxide, under federal standards (EPA, 2015). 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. These issues will be discussed in the EIR.

Question E

As it is a residential development, the Proposed Project would not result in the development of land uses associated with the creation of substantial odors. Additionally, the Proposed Project would not locate sensitive receptors in close proximity to odor-generating land uses. Therefore, this impact would be less than significant and this issue will not be discussed further in the EIR.

IV. BIOLOGICAL RESOURCES

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service (USFWS), or National Oceanic and Atmospheric Administration (NOAA) Fisheries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on the environment by converting oak woodlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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, USFWS, U.S. Army Corps of Engineers, or NOAA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on federally 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Interfere substantially with the movement of any native resident or migratory wildlife species or with established native residents or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources??	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-H

The Proposed Project has the potential to conflict with existing policies contained in the Placer County General Plan, Granite Bay Community Plan, and draft Placer County Conservation Plan regarding impacts to biological resources. The EIR will analyze the project's short-term (construction) and long-term (operation) impacts on threatened and endangered species, migratory birds, habitats, potentially jurisdictional wetlands, and other biological resources in light of applicable state and federal regulatory frameworks.

The project site contains suitable habitat for numerous special-status wildlife and plant species. Undeveloped habitat types on the project site include oak woodland, annual grassland, wetlands and other waters, and pasture. The EIR will include an independent evaluation of existing data and information from biological resource assessments prepared for the project site and all direct and indirect impacts on biological resources arising from the Proposed Project will be identified and discussed. Mitigation measures for all identified impacts will be developed in consultation with representatives of responsible and trustee agencies.

There are approximately 2,256 trees greater than six inches in diameter at breast height (dbh) or greater than ten inches aggregate on the project site. Of the 2,256 trees, approximately 1,878 are oak trees. The Proposed Project will impact approximately 27 percent of the oak trees greater than six inches dbh on the project site. Of these impacted oak trees, approximately 30 percent will be directly impacted by project improvements. The remainder will not be directly impacted by grading, but are sited within proposed lots and road improvement areas within the project site. Additional impacts to oak trees may occur as a result of project-related road improvements on Cavitt-Stallman Road and Barton Road. The EIR will evaluate the Proposed Project's mitigation strategy.

A conservation easement will be placed over the open space preserves and a Hawk Homestead Operations & Maintenance Plan (O&M Plan) will be prepared consistent with the provisions of the conservation easement. The O&M Plan will be a comprehensive document with preserve management strategies including fire/fuel modification, maintenance (e.g. mowing or grazing), permitted and prohibited uses, preserve management techniques, trail and preserve maintenance, wetland monitoring, storm drainage systems, utility crossings, etc.

The project site contains 17 acres of wetlands and other waters of the U.S. consisting of seasonal wetlands, swales, riparian wetlands, ditches, roadside ditches, and ponds. Although the majority of the

wetland areas would remain undisturbed, the Proposed Project would impact 0.245 acres of wetland resources on the project site. The EIR will include an independent evaluation of existing data and information from the wetlands delineation prepared for the project site. All direct and indirect impacts will be identified and discussed and mitigation measures for all identified impacts will be developed in consultation with representatives of responsible and trustee agencies.

V. CULTURAL RESOURCES

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Substantially Cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially cause adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have the potential to cause a physical change, which would affect unique ethnic cultural values?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource pursuant to §21080.3.1 and §21080.3.2?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-E and G

A Cultural Resources Inventory was prepared for the project site in March 2015 (Cardno, 2015c). The records search, background research, Native American coordination, historical society outreach, and pedestrian survey conducted for the inventory resulted in the identification of seven cultural resources within the project site. Of these, two are previously unrecorded historic period cultural resources and five are previously unrecorded prehistoric cultural resources. None of the sites have been evaluated for eligibility for the National Register of Historic Places (NRHP). The project design would preserve one prehistoric cultural resource in planned open space areas of the project site. The two historic period resources would likely be demolished as a result of the Proposed Project; however, they do not appear eligible for the listing on the NRHP. Four other potentially eligible resources could be impacted by the Project. Additionally, unknown buried archeological resources, paleontological resources and/or human remains could be inadvertently uncovered during earth moving activities associated with the Proposed

Project. Development of the Proposed Project could disturb known or unknown cultural resources on the project site, including tribal cultural resources, which could be a potentially significant impact. These issues will be further addressed in the EIR.

QUESTION F

The project site is currently private property and is not currently utilized for religious or sacred use. The Proposed Project would not have the potential to impact existing religious or sacred uses within the potential impact area. Therefore, this issue will not be discussed further in the EIR.

VI. GEOLOGY AND SOILS

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to unstable earth conditions or changes in geologic substructures? :	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in significant disruptions, displacements, compaction or overcrowding of the soil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in substantial change in topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the destruction, covering or modification of any unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in any significant increase in wind or water erosion of soils, either on or off the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Be located on a geologic 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Be located on expansive soil, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Questions A-C and E-H

A Preliminary Geotechnical Report was prepared for the project site in February 2015, which indicated that the project site is located within a seismically active region (ENGEO, 2015). As described in Section 1.3, approximately 65 acres (27 percent) of the project site would be graded to construct the project. Approximately 132,000 cubic yards of earthwork would be necessary to construct the Proposed Project. Cut and fill quantities would balance on-site and the Proposed Project would not require exporting of cut material or importing of fill materials except for select backfill material and aggregate base rock for roadways. Development of the Proposed Project could have potentially significant impacts associated with seismic hazards, topography, and soil erosion. The project site is underlain by Holocene Alluvium, Quaternary Turlock Lake Formation, and Tertiary Mehrten Formation soils, as well as Mesozoic Dioritic Rocks (ENGEO, 2015). Potentially compressible soils and soils that may be susceptible to liquefaction based on the current building code seismic parameters were found within the project site. These soils are limited to the central portion of the project site primarily designated for open space. Additionally, perched groundwater was observed in the low-lying areas of the project site near the elevation of the creek and pond. These issues will be further addressed within the EIR.

Question D

The Preliminary Geotechnical Report (ENGEO, 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. This issue will not be further discussed in the EIR.

Question I

The Preliminary Geotechnical Report states that expansive soil should not affect the Proposed Development. Therefore, development of the project site under the Proposed Project would not create substantial risks to life or property and as such, no impacts are anticipated to occur. This issue will not be further discussed in the EIR.

VII. GREENHOUSE GAS EMISSIONS

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-B

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. Although the PCAPCD has not officially adopted a GHG threshold, they do recognize and accept the 1,100 metric tons of carbon dioxide equivalent (MTCO₂e) threshold adopted in 2014 by the Sacramento Metropolitan Air Quality Management District for both construction and operational emissions. The most recent CalEEMod program will be used to estimate construction and operational GHG emissions from the Proposed Project. Potential impacts associated with GHG emissions will be addressed within the EIR, including potential conflicts with applicable adopted plans, policies, and regulations.

VIII. HAZARDS & HAZARDOUS MATERIALS

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials or acutely hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Create any health hazard or potential health hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people to existing sources of potential health hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question A

Hazardous materials would be stored, used, and transported in varying amounts during construction and long-term operation of the Proposed Project. Construction activities would involve the storage, use, and transport of various household products such as paints, solvents, glues, and cements. Petroleum hydrocarbon products such as gasoline, diesel, and lubricants would be used in heavy equipment and construction vehicles. Operation of the Proposed Project would involve residential uses. Hazardous materials that would be stored, used, and transported to the project site to support long-term uses would include household-type maintenance products such as cleaning agents and degreasers, paints, pesticides and herbicides, and chemicals used for maintaining proper pool conditions. Proper handling and usage of these materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. The Project would have a less-than-significant impact with respect to creating a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials. This issue will not be discussed further within the EIR.

Questions B, H, and I

A Phase I Environmental Site Assessment (ESA) was prepared in January 2014, which identified no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in conjunction with the project site. However, the Phase I ESA determined the potential exists for an adverse impact to surficial/near-surface soils from agricultural chemicals potentially applied to the historical orchard previously located in the central-eastern portion of the project site and/or to the existing nursery located in the central-southern portion of the project site. This potential for an adverse agrichemical impact to surficial/near-surface soils, coupled with the planned development of the project site with single-family homes, represent potential areas of concern (PAOC) in connection with the project site (Krazan, 2014). Additionally, PAOCs were identified in connection with the long-term use of a septic system at an on-site maintenance shop and with the presence of a large mound of imported soil in the northeastern portion of the project site. Therefore, potentially significant impacts relating to hazards and hazardous materials could occur as a result of the development of the Proposed Project. Soil testing will be conducted to further analyze the PAOCs as recommended in the Phase I ESA. The results of the

testing will be described within a Phase II ESA and summarized within the EIR. An analysis of impacts associated with hazards and hazardous materials will be included in the EIR.

Question C

There are no schools located within one-quarter mile of the project site. The nearest school to the project site is located approximately 0.55 miles to the west. Additionally, the Proposed Project does not include the development of a school on the project site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. This issue will not be discussed further within the EIR.

Question D

A Phase I Environmental Site Assessment (ESA) was prepared in January 2014 for the project site, which identified hazardous materials sites within one mile of the project site (Krazan, 2014). The project site is listed as a Regional Water Quality Control Board (RWQCB) Land Disposal Site associated with Broken Arrow Ranch Composting, a composting business that operated on the project site intermittently for a short period of time. The project site was also listed on the Placer County Master List for the Metro PCS cell tower located in the northwestern portion of the project site. Metro PCS maintains a permit for hazardous materials used and stored in the cell tower. The Phase I ESA determined that there was no evidence of a release of hazardous materials associated with the cell tower. The project site was not listed on a hazardous materials sites list compiled pursuant to Government Code Section 65962.5 (Krazan, 2015). This issue will not be further addressed within the EIR.

Questions E-F

The project site is not located in an airport land use plan as it is not located in the vicinity of a public airport. The nearest public airport is located over ten miles northwest of the project site, within the City of Lincoln (Placer County, 2014). Additionally, operation of the Proposed Project would not emit hazardous materials nor result in a safety hazard for people residing or working in the vicinity of a private airstrip. These issues will not be further discussed within the EIR.

Question G

The project site is located in an area characterized by rural residential land uses. The Proposed Project would replace grassland and oak woodland areas with residential units, roads, and landscape areas. Portions of the project site that would remain undeveloped and adjacent undeveloped properties include slopes that are conducive to the spread of wildland fires, which could pose a risk to the proposed residential units. This issue will be further addressed within the EIR.

IX. HYDROLOGY & WATER QUALITY

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any federal, state, or county potable water quality standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Increase the rate or amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would include substantial additional sources of polluted water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade surface water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Place within a 100-year flood hazard area improvements which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Alter the direction or rate of flow of groundwater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
l) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-G, K, and L

Hydrologic features onsite include the large pond and the unnamed tributary to Miners Ravine. 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. Additionally, the Project would increase demands for surface water supplies, and may involve use of groundwater for irrigation. Impacts associated with hydrology and water quality will be further addressed within the EIR.

Questions H-J

The most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) designates the project site as Zone X, areas determined to be outside the 100-, 200- and 500-year flood plain (FEMA, 2001). Therefore, the Proposed Project would not place housing or other structures within a 100-year flood hazard area. The project site is elevated above areas that are subject to flooding. A small dam and spillway associated with the pond is located on the project site. There are no regional levees or dams located within or in close proximity to the project site. Additionally, development of the Proposed Project would not result in disturbance or interference with a levee or dam. Therefore, there would be no impacts associated with exposing people or structures to a significant risk of loss, injury, or death, including flooding as a result of failure of a levee or dam. These issues will not be further discussed within the EIR.

X. LAND USE & PLANNING

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the development of incompatible uses and/or the creation of land use conflicts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Result in a substantial alteration of the present or planned land use of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Questions A and F

The Proposed Project would not divide or disrupt an established community. This issue will not be further addressed in the EIR.

Question B, D, and G

The Proposed Project would amend the zoning designation and General Plan land use designations of the project site. 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, GBCP, Town of Loomis General Plan, zoning ordinances, and SACOG's 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 Planned Residential Development would unavoidably alter the character of the project site and introduce potential land use compatibility conflicts with nearby residential uses. The EIR will also analyze the Project's compatibility with surrounding land uses.

Question C

The project site is located within the coverage area of the draft Placer County Conservation Plan (PCCP). Although the PCCP has not been adopted yet, consistency with the draft recommendations and conservation strategies will be discussed further in the biological resources section of the EIR.

QUESTION E

The project site is grazed and the wholesale nursery operation is considered an agricultural use in the County's zoning ordinance. Conversion of the project site to suburban uses could result in a potentially significant impact. This issue will be further discussed in the agricultural resources section of the EIR.

QUESTION H

The Proposed Project would develop residential housing and associated infrastructure which would not cause economic or social changes that would result in significant adverse physical changes to the environment, such as urban decay or deterioration. This issue will not be further addressed in the EIR.

XI. MINERAL RESOURCES

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Questions A-B

According to the GBCP, Placer County contains widespread mineral deposits, including sand, gravel, clay, gold, quartz, decomposed granite, and crushed quarry rock. Clay, stone, gold, and sand and gravel for construction aggregate are currently extracted within the County (Placer County, 2012). The U.S. Geological Survey (USGS) Mineral Resources Data System (MRDS) identifies one closed mine and one prospect near the central-northern boundary of the project site; both records are part of the Barton Drift Mine, which was opened in 1909 and was a steady producer for some time (USGS, 2013). According to the MRDS record for both records, the commodity produced is gold, but it is not a significant economic deposit or operation (USGS, 2013). Therefore, development of the Proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The GBCP specifies that there are no remaining active quarries or mining sites within the GBCP area (Placer County, 2012). Since the project site is located within the GBCP boundaries and there are no active quarries or mining sites in this area, the Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site. These issues will not be further discussed in the EIR.

XII. NOISE

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Questions A-C

Development of the Proposed Project would result in a short-term increase in noise during the construction phase and would result in long-term noise increases related to traffic, residential occupancy activities, and use of 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.

Questions D-E

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. These issues will not be further discussed in the EIR.

XIII. POPULATION AND HOUSING

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through the extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Question A

Development of the Proposed Project would directly increase the population of the County and GBCP and possibly result in a change in jobs/housing balance through the construction of 108 residential units. The EIR will discuss the extent to which these changes would occur, evaluate potential impacts from population growth, and evaluate consistency with the County’s affordable housing goals and policies.

Questions B

The Proposed Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. These impacts will not be further discussed in the EIR.

XIV. PUBLIC SERVICES

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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:				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Sheriff Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other governmental services? (ESD, PLN)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-E

The Proposed Project includes the development of 108 new residences in the Granite Bay community. As the Proposed Project would result in an increase in the population, it would result in an increased demand for public services, including public schools, libraries, parks, law enforcement, and fire protection. 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.

Additionally, in conformance with General Plan Policy 4.B.6 (noted below), a fiscal impact analysis will be prepared to examine the potential fiscal impact on the County and other service providers resulting from the Proposed Project. The EIR will evaluate whether the Proposed Project would result in impacts on the County's General Fund related to the provision of public services to the new development.

General Plan Policy 4.B.6 states that:

“The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. Major project is a residential project with 100 or more dwelling units or mixed use projects, including specific plans with 100 or more dwelling units and 1 acre or more of non-residential land uses (exclusive of open space/ greenbelt).”

XV. RECREATION

<u>RECREATION</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-B

The Proposed Project would increase the population in the Granite Bay community, resulting in increased use of neighborhood and regional parks and recreational facilities. Since some on-site recreational facilities are proposed, the Proposed Project is not expected to result in a potentially significant impact on neighborhood and regional parks, or result in the need for expansion of existing recreational facilities that might have an adverse physical effect on the environment. These issues will be further discussed in the EIR.

XVI. TRANSPORTATION & TRAFFIC

<u>TRANSPORTATION & TRAFFIC</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (i.e. farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Inadequate emergency access or access to nearby uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Insufficient parking capacity on-side or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Hazards or barriers for pedestrians or bicyclists?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) 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??	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Questions A-G

The Proposed Project would introduce additional traffic on roadways and intersections in the project area, which may result in congestion and decreased levels of service. These effects may result in conflicts with local policies, plans, or programs relating to circulation and alternative transportation. Additionally, since the Project includes the construction of new roads and access points along Barton Road and Cavitt-

Stallman Road, the Proposed Project may result in impacts associated with hazards due to a road design feature or inadequate emergency access. These issues will be further addressed in the EIR.

Question H

The Proposed Project is not located near an airport and would not impact air traffic patterns. This issue will not be discussed further in the EIR.

XVII. UTILITIES & SERVICE SYSTEMS

<u>Environmental Issue</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new on-site sewage systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Require sewer service that may not be available by the area's waste water treatment provider??	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-G

The Proposed Project would require the extension of utility services to the project site, construction of new utilities onsite, and potential construction of offsite upgrades to existing utility infrastructure. The EIR will evaluate potential impacts related to provision of all utility services to the project site. Utility service providers will be contacted to determine if providers have the capacity to serve the Project and to assess potential impacts to providers associated with development of the Proposed Project. The EIR will evaluate potential impacts associated with construction of any necessary off-site utility improvements.

E. MANDATORY FINDINGS OF SIGNIFICANCE

<u>MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 probably future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environment effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-C

The Proposed Project has the potential to significantly degrade the quality of the environment, would generate impacts that may be cumulatively considerable, and may have a substantial effect on human beings. These issues will be addressed within the EIR.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by the Proposed Project and include at least one impact that has been determined to be “Potentially Significant” as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agricultural and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality |
| <input checked="" type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation and Traffic | <input checked="" type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

<input type="checkbox"/>	The Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	Although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	The Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
<input type="checkbox"/>	The Proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An EIR is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

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

Planning Services Division, Christopher Schmidt, Chairperson
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Division, Sarah Gillmore
 Environmental Engineering Division, Heather Knutson
 Department of Public Works, Transportation, Stephanie Holloway
 Environmental Health Services, Laura Rath
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher

Signature  Date January 28, 2015

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8:00 a.m. to 5:00 p.m., at the Placer County Community Development Resource Agency, Environmental coordination Services, 3091 County Center Drive, Auburn, CA 95603.

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 type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Survey
		<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 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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U.S. Geological Survey (USGS), 2013. Mineral Resources Data System for Barton Drift Mine, Deposit ID 10032022 and 10164569. Available online at: <http://mrdata.usgs.gov/mrds/>. Accessed June 2015.