COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: September 13, 2017

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

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed Quarry Ridge Project.**

REVIEW PERIOD: **September 13, 2017 to October 13, 2017**

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

Project Location: The 3.23-acre proposed project site is located at the northeast corner of Douglas Boulevard and Berg Street within the Granite Bay Community Plan area in Placer County, California. The site is identified as Assessor's Parcel Number (APN) 048-084-030.

Project Description: The proposed project consists of subdividing the project site into four parcels to develop four general/medical office buildings, totaling 17,260 square feet (sf), as well as a parking lot and associated infrastructure. Entitlements required for the proposed project would include a General Plan/Community Plan Amendment, Rezone, Tentative Parcel Map, and Design Review.

Contact Information: For more information regarding the project, please refer to the following detailed project description or contact Christopher Schmidt, Senior Planner, (530) 745-3076, or email crschmid@placer.ca.gov.

A copy of the NOP is available for review at the Granite Bay Branch Library, the Placer County Community Development Resource Agency/Auburn front counter, and at the following link on the County's website:

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

NOP Scoping Meeting: In addition to the opportunity to submit written comments, an NOP scoping meeting will be held to inform interested parties about the proposed project and to give State agencies and the public an opportunity to provide comments on the scope and content of the EIR. The NOP scoping meeting will be held at the Granite Bay Branch Library, 6475 Douglas Boulevard, Granite Bay, California, on September 19, 2017, starting at 10:30 AM.

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on October 13, 2017 to Shirlee Herrington, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov.

1.0 PROJECT DESCRIPTION

The following discussion addresses the location, setting, surrounding land uses, and components of the proposed project.

1.1 Location and Setting

The 3.23-acre proposed project site is located at the northeast corner of Douglas Boulevard and Berg Street within the Granite Bay Community Plan area in Placer County, California (see Exhibit 1 and Exhibit 2). The site is identified as APN 048-084-030. The site is currently undeveloped and does not include any existing structures. Existing vegetation consists primarily of weedy growth interspersed with scattered oak trees. While the topography of the eastern portion of the site is relatively level, to the west, the site slopes upwards to a small knoll. Road cuts along Douglas Boulevard are up to 12 feet high along the west portion of the southern site boundary, and have exposed weathered granite along the south-facing slope. A similar cut slope exists on the west-facing slope. The site elevation ranges from approximately 333 feet at the west end to 313 feet to at east end, with a difference of approximately 20 feet of elevation.

1.2 Surrounding Land Uses

The site is bounded on the west by Berg Street and on the south by Douglas Boulevard, a four-lane arterial roadway. Surrounding land uses include a single-family residential neighborhood directly to the north of the site, an existing church (Fellowship Church) to the east, and a retail center (Quarry Ponds) to the south, across Douglas Boulevard. The area west of the site, across Berg Street, is currently undeveloped and covered with dense vegetation; however, the area is planned for future development with the Granite Bay Medical Office Complex project. It should be noted that the Granite Bay Medical Office Complex Project is currently “on hold”.

1.3 Project Components

Generally, the proposed project consists of subdividing the 3.23-acre project site into four parcels to develop four general/medical office buildings, totaling 17,260 sf, and associated improvements (see Exhibit 3). The project components, including requested entitlements, are discussed in detail below.

Proposed Buildings

The proposed office complex would consist of one general office building (Building 1) and three medical office buildings (Buildings 2, 3, and 4). Building 1 would be approximately 3,200 sf, and would be situated at the top of the knoll on the western portion of the site (see Exhibit 4). Buildings 2 and 3 would be approximately 4,020 sf and 4,530 sf, respectively, and would be situated to the east of Building 1. Building 4 would be located in the southeastern portion of the site, and would be separated from Building 3 by a narrow parking lot area. Building 4 would be approximately 5,510 sf. in size. The office buildings would be open during normal business hours. The project has proposed a security gate which would be open during normal business hours and closed with authorized access only during non-business hours.

The closest portion of the proposed buildings to Douglas Boulevard would range from 20 to 28 feet from the future edge of right-of-way of Douglas Boulevard, and 40 to 48 feet from the back of the existing sidewalk. With regard to grading, Building 1 would require up to approximately two feet of cut atop the knoll on the site, while Building 2 would require approximately three feet of cut and approximately three feet of fill in some areas. Building 3 would require between three and six feet of fill. Building 4 would require one to five feet of fill. In total, approximately 3,500 cubic feet of material would be moved on-site during grading activities.

The grade between Building 1 and Douglas Boulevard would be accommodated by a series of four retaining walls spaced six to 10 feet apart. Similar design features would be integrated at the slopes to the east and west of Building 1.

Exhibit 1
Regional Project Location

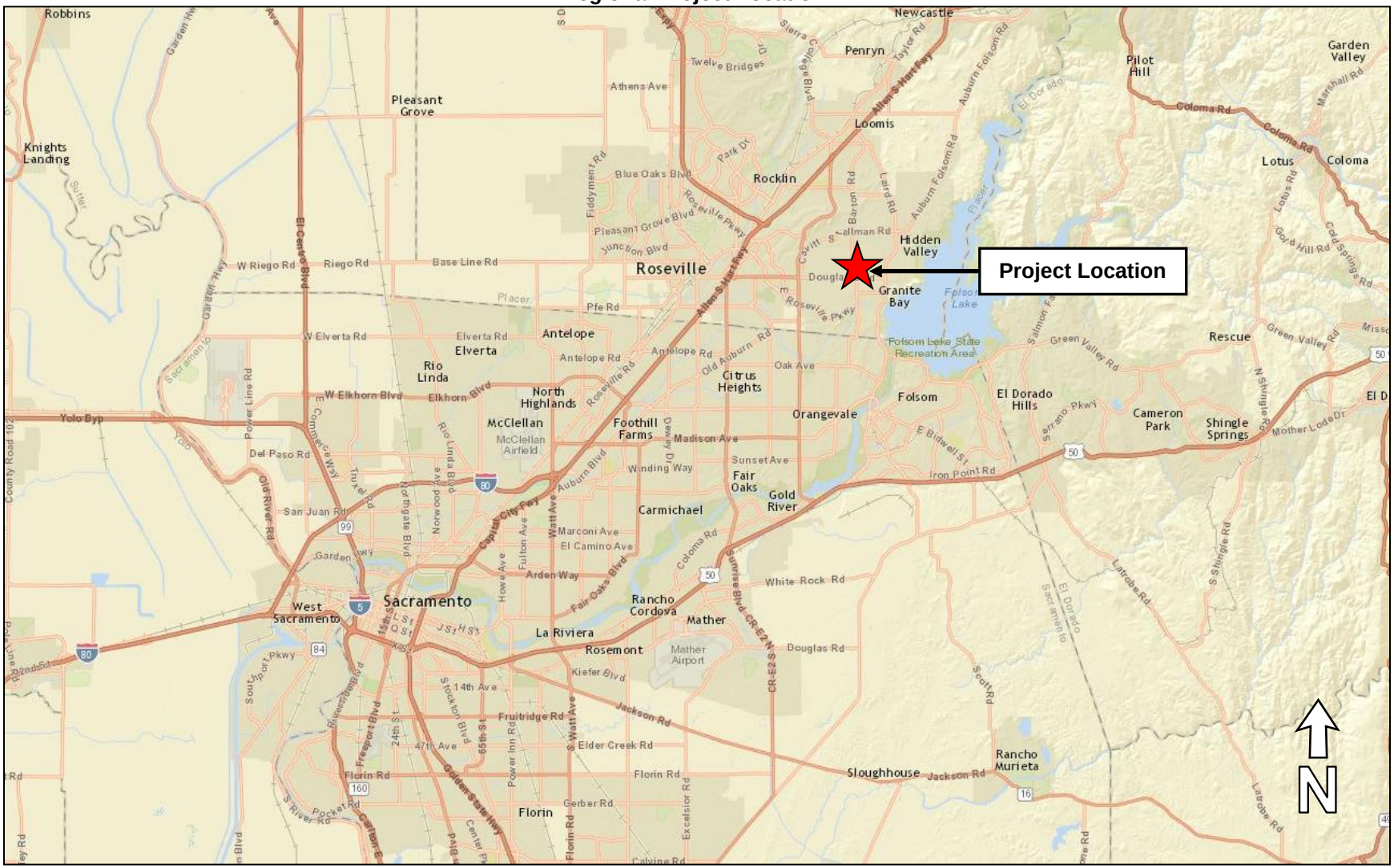
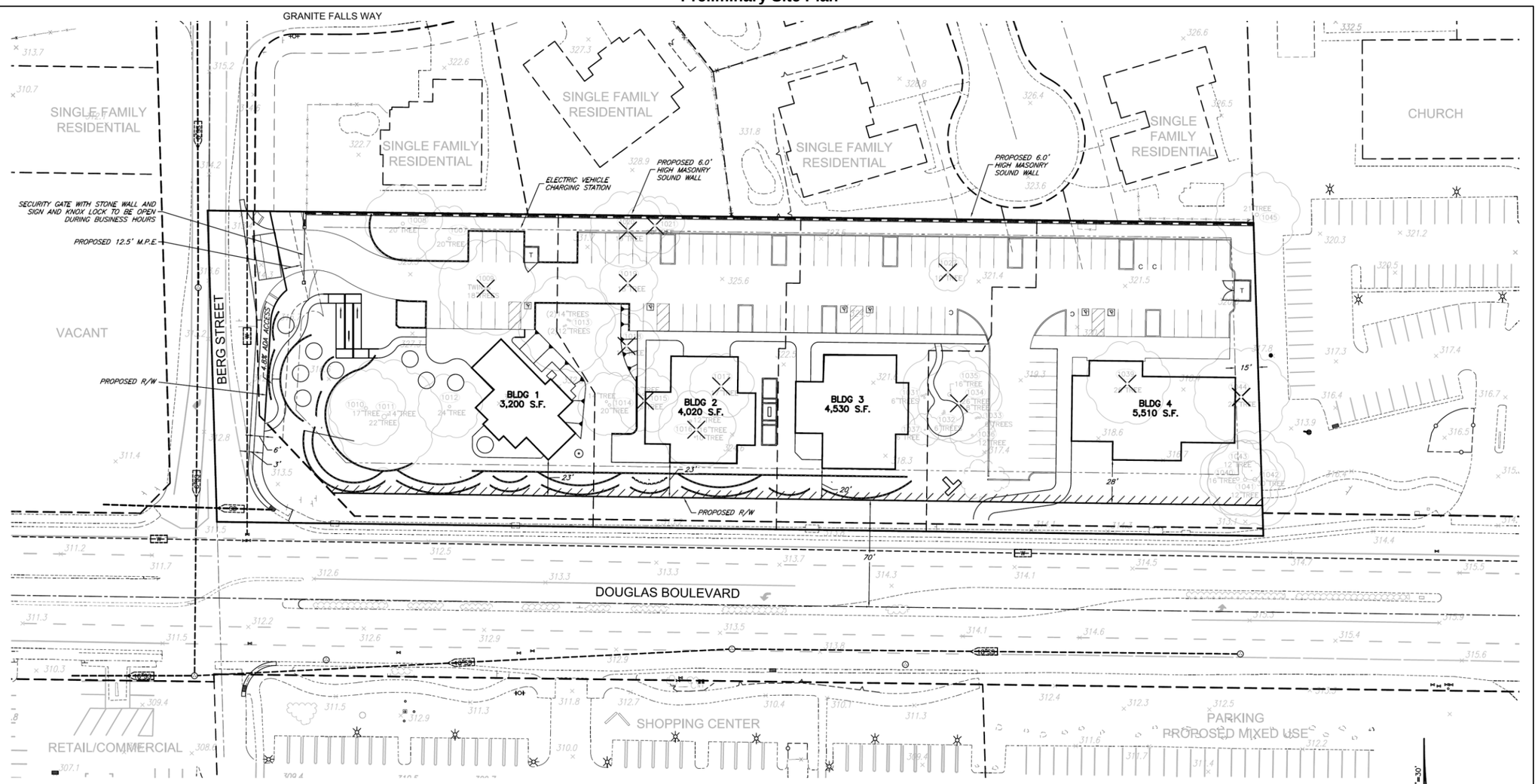


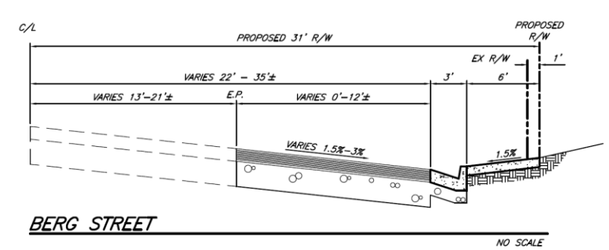
Exhibit 2
Project Vicinity

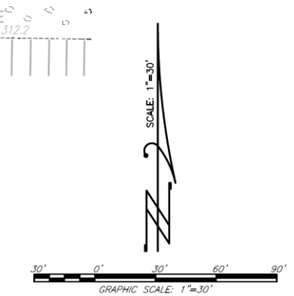
Exhibit 3
Preliminary Site Plan



PARKING

	USE	SQUARE FOOTAGE	PARKING SPACES	CRITERIA
BUILDING A	OFFICE	3,200	11	1 SPACE/300 SF
BUILDING B	MEDICAL OFFICE	4,020	23	1 SPACE/175 SF
BUILDING C	MEDICAL OFFICE	4,530	26	1 SPACE/175 SF
BUILDING D	MEDICAL OFFICE	5,510	32	1 SPACE/175 SF
TOTALS		17,260	92	
	TOTAL MEDICAL	14,060	81	





ASSESSOR'S PARCEL NO.
048–084–030

Exhibit 4
Preliminary Grading, Drainage, and Utility Plan

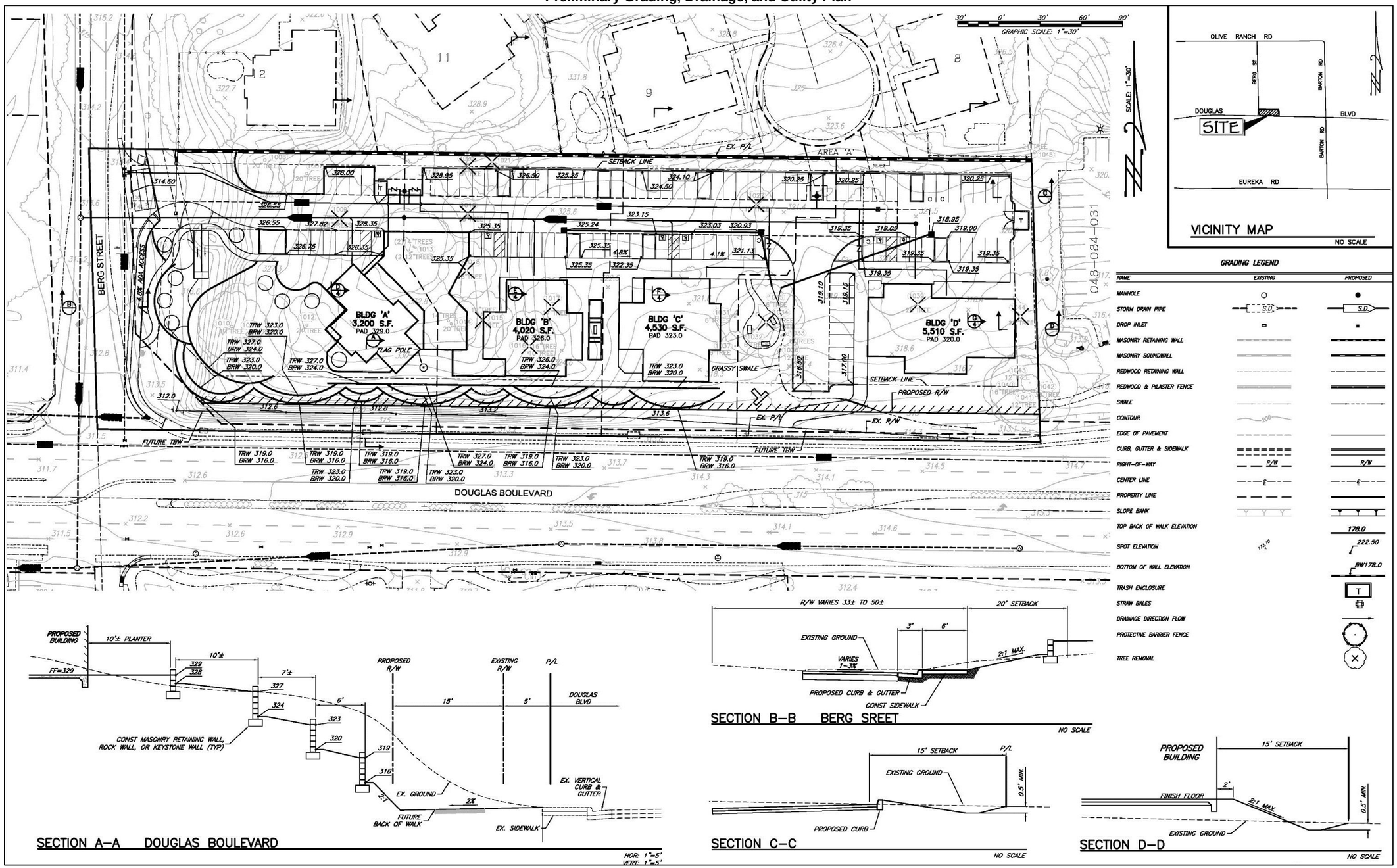
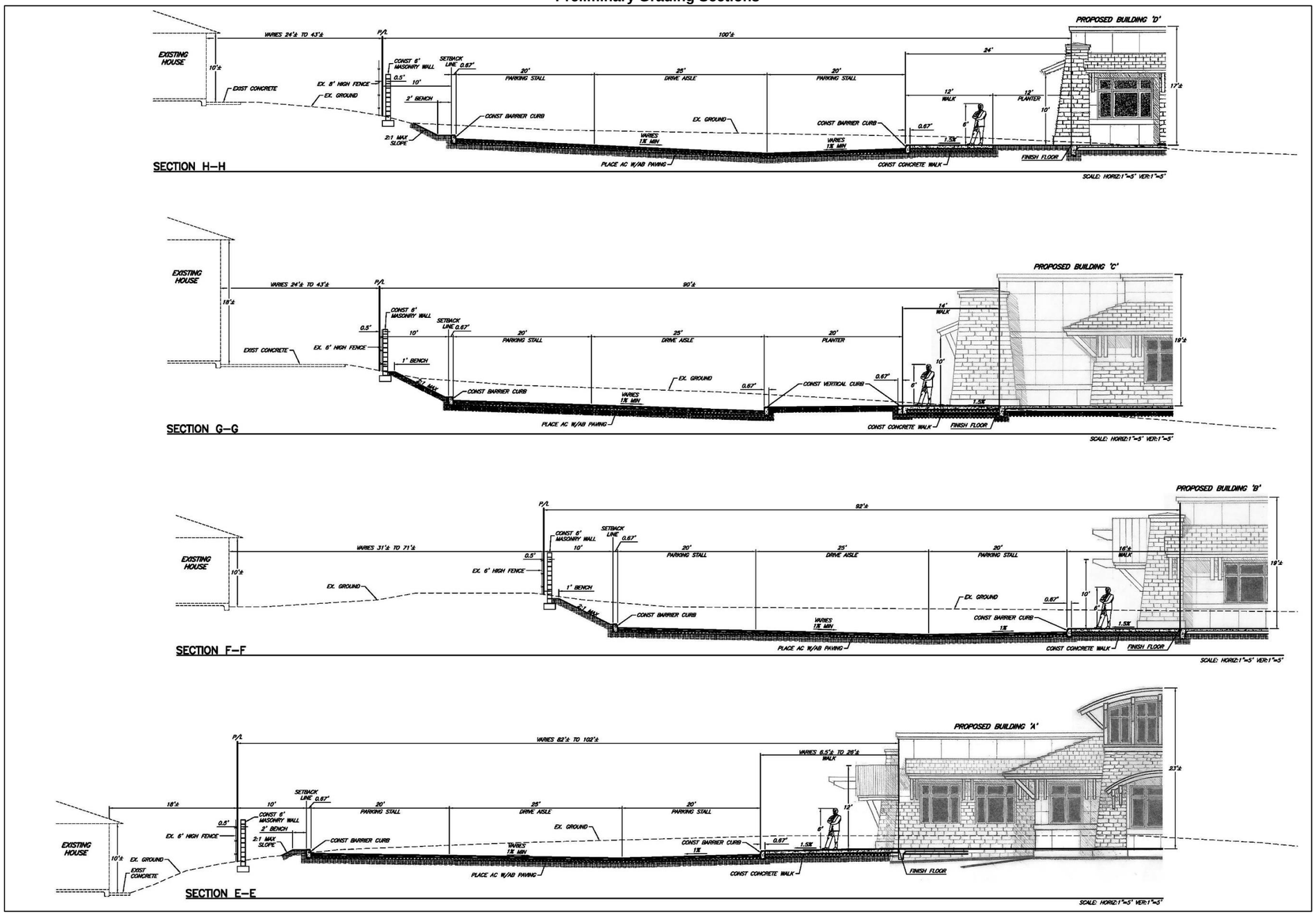


Exhibit 5
Preliminary Grading Sections



Access and Circulation

Parking for the proposed development would be provided by a surface parking lot that would span the northern portion of the proposed project site, and extend southward between Buildings 3 and 4. The parking lot would include a total of 92 parking spaces, including six Americans with Disabilities Act (ADA)-compliant spaces, and would incorporate an electric vehicle (EV) charging station. The parking lot would connect to Berg Street by way of a new driveway with a security gate; the security gate would remain open during business hours. Sidewalks would be provided throughout the project site to provide access to the proposed buildings. Building 1 would also be accessible by way of a meandering paved ADA ramp that would extend from the west side of the building and connect to a new attached sidewalk along the project frontage at Berg Street. On the eastern portion of the project site, a sidewalk would extend southward from the parking lot and connect to the existing sidewalk along Douglas Boulevard.

The proposed project would also include grading improvements along Douglas Boulevard. Specifically, the grading would be approximately 20 feet wide along the project frontage, behind the back of the existing sidewalk, from the approximate location where the new sidewalk would connect to Douglas Boulevard, between Buildings 3 and 4, to the intersection of Douglas Boulevard and Berg Street. This grading would allow for the future construction of a separated right-turn lane along Douglas Boulevard onto Berg Street, a Class II bike lane, and new curb, gutter, and sidewalk. With respect to Berg Street along the project frontage, the project includes widening of the existing roadway, ranging from zero to12 feet, with new curb, gutter, and a 6-foot sidewalk.

The proposed project would incorporate a variety of landscaping and hardscape features throughout the site. Specifically, a six-foot-tall split-face block masonry wall would be constructed along the northern property boundary. Screen trees would be planted along the interior side of the masonry wall. One of two options are proposed: 1) Carolina Cherry Laurel; or 2) California Coastal Live Oak. The masonry wall and the row of trees would span the length of the project site and would provide screening from the adjacent residential area to the north. Trees would also be included in various planters throughout the parking lot to provide shade and additional screening. Furthermore, extensive landscaping would be provided along the project frontage at Berg Street and Douglas Boulevard, as well as throughout much of the knoll on which Building 1 would be located. It should be noted that the exposed weathered granite along the south-facing slope may be incorporated into the final landscaping. While 14 trees would be removed as part of the project, a total of 15 existing native oak trees would be retained throughout the site.

Within the western portion of the proposed project site, the project would provide 10 designated circular concrete pads on which art may be displayed on a rotational basis. The art spaces would likely include recreational amenities (e.g., benches) for the benefit of staff and clients associated with the proposed office facilities.

Public Services and Utilities

Law enforcement services would be provided to the proposed project by the Placer County Sheriff's Department. Fire protection services for the site would be provided by the South Placer Fire District. The closest fire station to the site is Station 16, located at 5300 Olive Ranch Road. Station 16 is situated approximately 0.75 mile northwest of the site. Solid waste would be collected by Recology Auburn Placer, a private collection firm, and transported to the Western Placer Waste Management Authority's Western Regional Sanitary Landfill, located north of the City of Roseville. A trash receptacle would be provided at the eastern site boundary.

Water service to the proposed project site would be provided by San Juan Water District (SJWD) by way of a new water line located under the proposed parking lot area, which would connect to the SJWD's existing water main in Berg Street. The proposed project site is located within the Placer County Sewer Maintenance District 2 (SMD-2). A six-inch sanitary sewer line would extend east to west through the project site and connect to the County's existing eight-inch sewer main in Berg Street.

Generally, the project is subject to the National Pollutant Discharge Elimination System (NPDES) Phase II MS4 Permit and would be designed to meet the requirements of the State Regional Water Quality Control Board permit. The proposed project would include the construction of on-site stormwater drainage and treatment facilities sized to appropriately manage runoff from all impervious and pervious areas, including roofs, sidewalks, and all paved areas. New stormwater inlets throughout the parking lot areas would capture and convey on-site runoff through a series of new stormwater pipes to two proposed grassy swale areas located at the southwestern and southeastern portions of the project site, respectively. Both swales would allow for stormwater to naturally infiltrate underlying soils, while excess runoff would discharge to existing roadside ditches along the western and southern site boundaries.

Construction and Phasing

The proposed project would likely be developed in up to four (4) phases. Phase 1 would include, grading of the entire project site and creation of all 4 building pads, installation of the 6' masonry wall along the northern project boundary, installation of all underground utilities, installation of landscaping along the entire northern project boundary wall, installation of landscaping along the entire Douglas Blvd. frontage, and development of the western portion of the site, including a portion of the parking lot, access to Berg St., all landscape improvements on the western portion of the site, and construction of Building 1 (including necessary infrastructure and landscaping). Phases II-IV would include buildout of the remaining three buildings.

Requested/Required Entitlements

The project applicant is requesting Placer County approval of the following entitlements:

- Amendment of the Granite Bay Community Plan to change land use designation of the project site from Low Density Residential to Commercial;
- Rezone of the project site from Residential Single Family, Building Site 20,000-sf minimum (RS-B-20) to Office and Professional with Design Review combining district (OP-DC);
- Tentative Parcel Map to subdivide the project site into four parcels ranging in size from 24,202 sf to 48,936 sf; and
- Design Review to construct four office buildings and associated improvements within an area zoned OP-DC.

3.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Based upon the Initial Study analysis conducted for the proposed project (Attachment 1), the County anticipates that the EIR will contain the following chapters. Each technical chapter of the EIR will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The proposed EIR will incorporate by reference the Granite Bay Community Plan, the Placer County General Plan, and the Placer County General Plan EIR. In addition to these County documents, project-specific technical studies are being prepared by various technical sub-consultants. The following topic areas will be further evaluated in the EIR:

- Traffic and Circulation; and
- Noise and Vibration.

In addition to these technical chapters, the EIR will include a Cumulative Impacts and Other Statutorily Required Sections chapter, and an Alternatives Chapter.

The following paragraphs discuss the anticipated analyses that will be included in the EIR.

Traffic and Circulation. The Traffic and Circulation chapter will be based on a Traffic Impact Study (TIS) prepared specifically for the proposed project The TIS will determine the potential for adverse project effects on traffic circulation and level of service, and identify appropriate traffic improvements and mitigation measures. The following intersections will be analyzed in the TIS:

1. Douglas Blvd / Granite Estates Drive;
2. Douglas Blvd / Berg Street;
3. Douglas Blvd / Barton Road;
4. Berg Street / site access (with proposed project);
5. Douglas Blvd / Woodgrove Way / Quail Oaks Drive;
6. Douglas Blvd / Seeno Avenue;
7. Douglas Blvd / Sierra College Blvd; and
8. Douglas Blvd / Auburn Folsom Road.
9. Sierra College Boulevard @ Eureka Road
10. Sierra College Boulevard @ East Roseville Parkway
11. Sierra College Boulevard @ Old Auburn Road
12. Barton Road @ Eureka Road
13. Barton Road @ Cavitt Stallman Road
14. Cavitt Stallman Road @ Auburn Folsom Road

In addition, the following roadway segments will be addressed in the TIS:

1. Douglas Blvd from Sierra College Blvd to Woodgrove Way;
2. Douglas Blvd from Woodgrove Way to Berg Street;
3. Douglas Blvd from Berg Street to Barton Road;
4. Douglas Blvd from Barton Road to Auburn Folsom Road; and
5. Berg Street from Olive Ranch Road to Douglas Blvd.
6. Sierra College Boulevard from Douglas Boulevard to Eureka Road
7. Sierra College Boulevard from Eureka Road to East Roseville Parkway
8. Sierra College Boulevard from East Roseville Parkway to Old Auburn Road
9. Barton Road from Cavitt Stallman Road to Olive Ranch Road
10. Barton Road from Olive Ranch Road to Douglas Boulevard
11. Barton Road from Douglas Boulevard to Eureka Road
12. Auburn Folsom from Cavitt Stallman Road to Joe Rodgers Road
13. Auburn Folsom from Joe Rodgers Road to Douglas Boulevard
14. Cavitt Stallman from Barton Road to Auburn Folsom Road

The TIS will evaluate the following scenarios: Existing, Existing Plus Project, Cumulative No Project, and Cumulative Plus Project. The cumulative analysis will address long-term traffic volume forecasts from for study area intersections and roadway segments from the pending Granite Bay Cumulative Circulation Study Update. Resulting Levels of Service will be determined using applicable methodology, and the significance of project impacts will be evaluated at intersections based on the Methodology of Assessment recently adopted by Placer County. The TIS will recommend mitigation measures for any impacts identified as significant.

Noise and Vibration. The Noise and Vibration chapter will be based on a project-specific technical noise report. The noise report will identify all significant noise impacts due to the proposed project on any identified noise-sensitive land uses in the immediate project vicinity. Significant noise impacts will be identified if the project-generated traffic or on-site activities result in a significant increase in noise levels at existing noise-sensitive land uses in the project vicinity, or exceedance of the applicable noise standards. The chapter will also evaluate short-term noise increases resulting from on- and off-site construction activities. The identification of noise mitigation measures will focus on appropriate and practical recommendations for noise control aimed at reducing any identified potential noise impacts to a level of insignificance.

Cumulative Impacts and Other Statutorily Required Sections. In accordance with Section 15130 of the CEQA Guidelines, the EIR will include an analysis of the cumulative impacts for each CEQA topic evaluated at a project-level in the EIR. In addition, pursuant to CEQA Guidelines Section 21100(B)(5), the analysis will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the project. The chapter will also include

a discussion of the project's energy efficiency per Appendix F of the CEQA Guidelines, as well as a discussion of the project's significant irreversible environmental changes and significant environmental effects which cannot be avoided.

Alternatives. In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including the No Project Alternative. The Alternatives will be selected when more information related to project impacts is available, so the alternatives can be designed to reduce significant project impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will also include a section of alternatives considered but dismissed.

Attachment 1

Initial Study

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: **Quarry Ridge Project**	Project # PLN16-00157
Entitlement(s): General Plan/Community Plan Amendment, Rezone, Tentative Parcel Map, and Design Review	
Site Area: 3.23 acres	APN: 048-084-030
Location: Northeast of Berg Street and Douglas Boulevard intersection, Granite Bay, California, 95746	

A. BACKGROUND:

Project Site (Background/Existing Setting):
The 3.23-acre Quarry Ridge Project (proposed project) site is located at the northeast corner of Douglas Boulevard and Berg Street within the Granite Bay Community Plan area in Placer County, California (see Figure 1 and Figure 2). The site is identified as Assessor's Parcel Number (APN) 048-084-030. The site is currently undeveloped and does not include any existing structures. Existing vegetation consists primarily of weedy growth interspersed with scattered oak trees. While the topography of the eastern portion of the site is relatively level, to the west, the site slopes upwards to a small knoll. Road cuts along Douglas Boulevard are up to 12 feet high along the west portion of the southern site boundary, and have exposed weathered granite along the south-facing slope. A similar cut slope exists on the west-facing slope. The site elevation ranges from approximately 333 feet at the west end to 313 feet to at east end, with a difference of approximately 20 feet of elevation.

The site is bounded on the west side by Berg Street and on the south by Douglas Boulevard, a four-lane arterial roadway. Surrounding land uses include a single-family residential neighborhood directly to the north of the site, an existing church (Fellowship Church) to the east, and a retail center (Quarry Ponds) to the south, across Douglas Boulevard. The area west of the site, across Berg Street, is currently undeveloped and covered with dense vegetation; however, the area is planned for future development with the Granite Bay Medical Office Complex project. It should be noted that the Granite Bay Medical Office Complex Project is currently "on hold" pending the completion of the Granite Bay Cumulative Traffic Analysis.

Figure 1
Regional Project Location

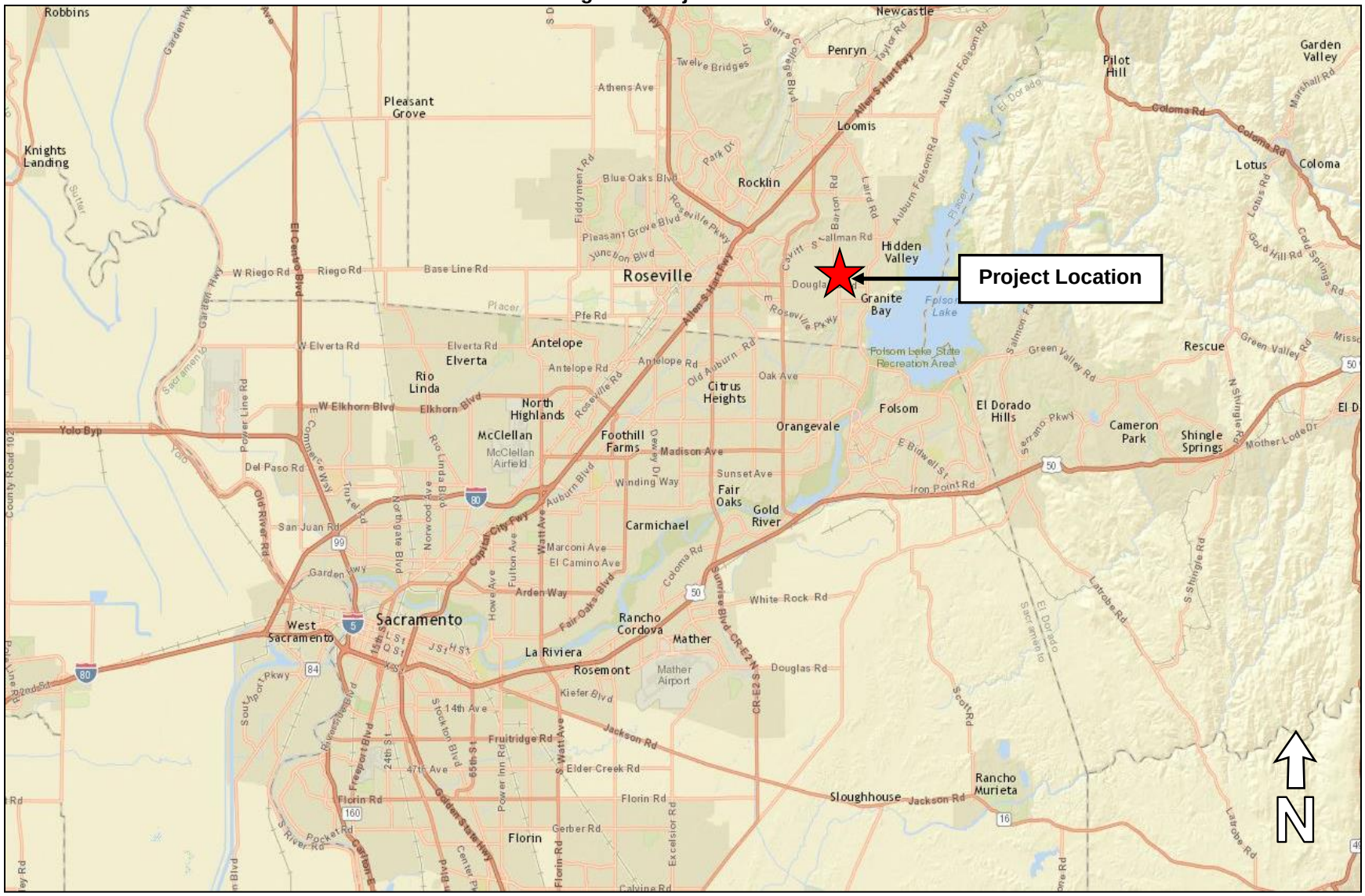


Figure 2
Project Vicinity

Project Description:
Generally, the proposed project consists of subdividing the 3.23-acre project site into four parcels to develop four office buildings, totaling 17,260 square feet (sf), and associated improvements (see Figure 3). The project components, including requested entitlements, are discussed in detail below.

Proposed Buildings
The proposed office complex would consist of one general office building (Building 1) and three office buildings (Buildings 2, 3, and 4) for which medical use is allowed. Building 1 would be approximately 3,200 sf, and would be situated at the top of the knoll on the western portion of the site (see Figure 4 and Figure 5). Buildings 2 and 3 would be approximately 4,020 sf and 4,530 sf, respectively, and would be situated to the east of Building 1. Building 4 would be located in the southeastern portion of the site, and would be separated from Building 3 by a narrow parking lot area. Building 4 would be approximately 5,510 sf in size. The office buildings would be open during normal business hours. The project has proposed a security gate which would be open during normal business hours and closed with authorized access only during non-business hours.

The closest portion of the proposed buildings to Douglas Boulevard would range from 20 to 28 feet from the future edge of right-of-way of Douglas Boulevard, and 40 to 48 feet from the back of the existing sidewalk.

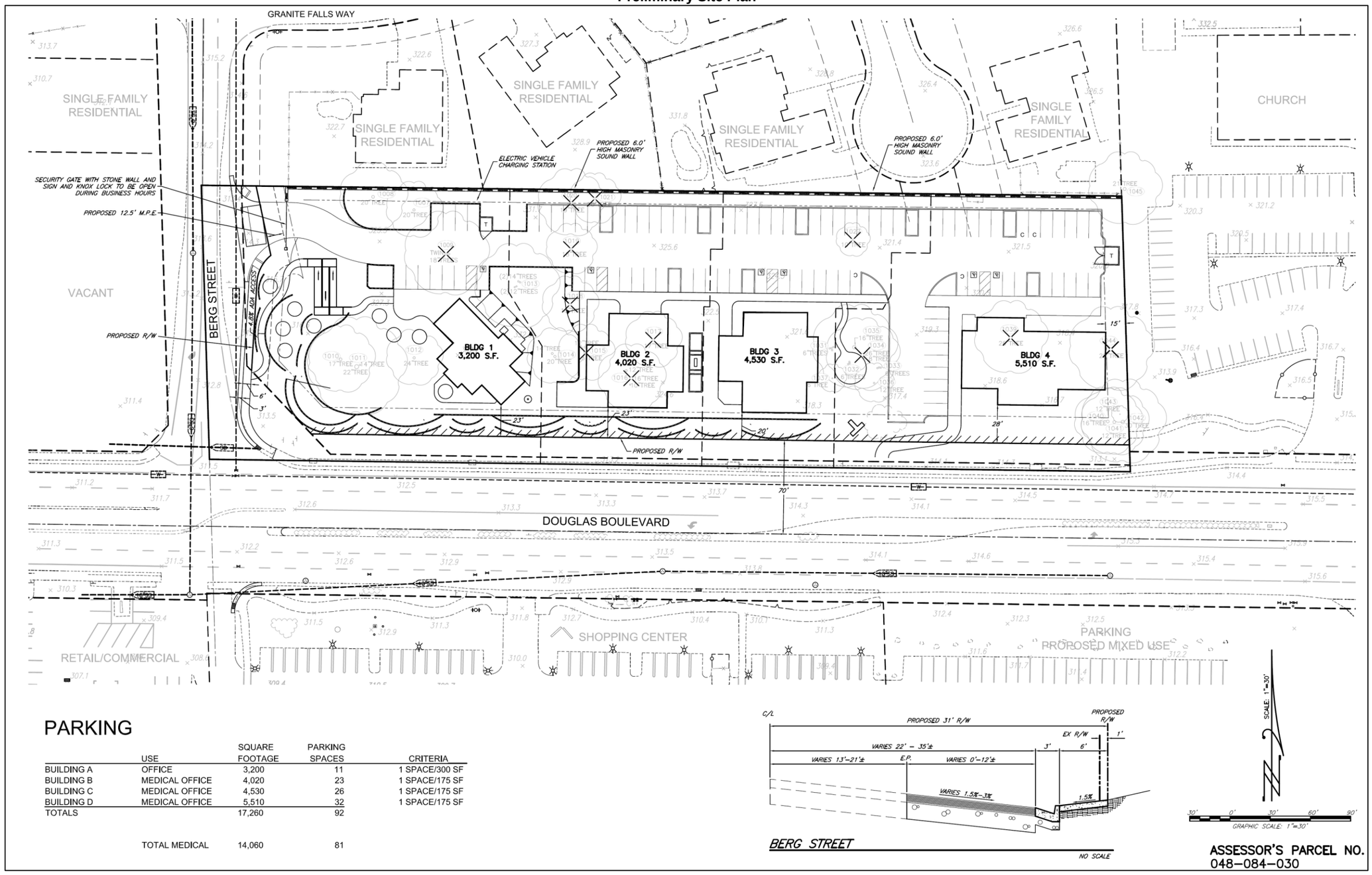
Grading
With regard to grading, Building 1 would require up to approximately two feet of cut atop the knoll on the site, while Building 2 would require approximately three feet of cut and approximately three feet of fill in some areas. Building 3 would require between three and six feet of fill. Building 4 would require one to five feet of fill. In total, approximately 3,500 cubic feet of material would be moved on-site during grading activities (see Figure 5). The moderate grade between Building 1 and Douglas Boulevard would be accommodated by a series of four retaining walls spaced six to 10 feet apart. Similar design features would be integrated at the slopes to the east and west of Building 1.

Access and Circulation
Parking for the proposed development would be provided by a surface parking lot that would span the northern portion of the proposed project site, and extend southward between Buildings 3 and 4. The parking lot would include a total of 92 parking spaces, including six Americans with Disabilities Act (ADA)-compliant spaces, and would incorporate an electric vehicle (EV) charging station. The parking lot would connect to Berg Street by way of a new driveway with a proposed security gate; the proposed security gate would remain open during business hours. Sidewalks would be provided throughout the project site to provide access to the proposed buildings. Building 1 would also be accessible by way of a meandering paved ADA ramp that would extend from the west side of the building and connect to a new attached sidewalk along the project frontage at Berg Street. On the eastern portion of the project site, a sidewalk would extend southward from the parking lot and connect to the existing sidewalk along Douglas Boulevard.

The proposed project would also include grading improvements along Douglas Boulevard. Specifically, the grading would be approximately 20 feet wide along the project frontage, behind the back of the existing sidewalk, from the approximate location where the new sidewalk would connect to Douglas Boulevard, between Buildings 3 and 4, to the intersection of Douglas Boulevard and Berg Street. This grading would allow for the future construction of a separated right-turn lane along Douglas Boulevard onto Berg Street, a Class II bike lane, and new curb, gutter, and sidewalk. With respect to Berg Street along the project frontage, the project includes widening of the existing roadway, ranging from 0 to 12 feet, with new curb, gutter, and a 6-foot sidewalk.

Landscaping and Fencing
The proposed project would incorporate a variety of landscaping and hardscape features throughout the site (see Figure 6). Specifically, a six-foot-tall split-face block masonry wall would be constructed along the northern property boundary. Screen trees would be planted along the interior side of the masonry wall. One of two options is proposed: 1) Carolina Cherry Laurel; or 2) California Coastal Live Oak. The masonry wall and the row of trees would span the length of the project site and would provide screening from the adjacent residential area to the north. Trees would also be included in various planters throughout the parking lot to provide shade and additional screening. Furthermore, extensive landscaping would be provided along the project frontage at Berg Street and Douglas Boulevard, as well as throughout much of the knoll on which Building 1 would be located. It should be noted that the exposed weathered granite along the south-facing slope may be incorporated into the final landscaping. A total of 15 existing native oak trees would be retained throughout the site.

Figure 3
Preliminary Site Plan



PARKING

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Figure 4
Preliminary Grading, Drainage, and Utility Plan

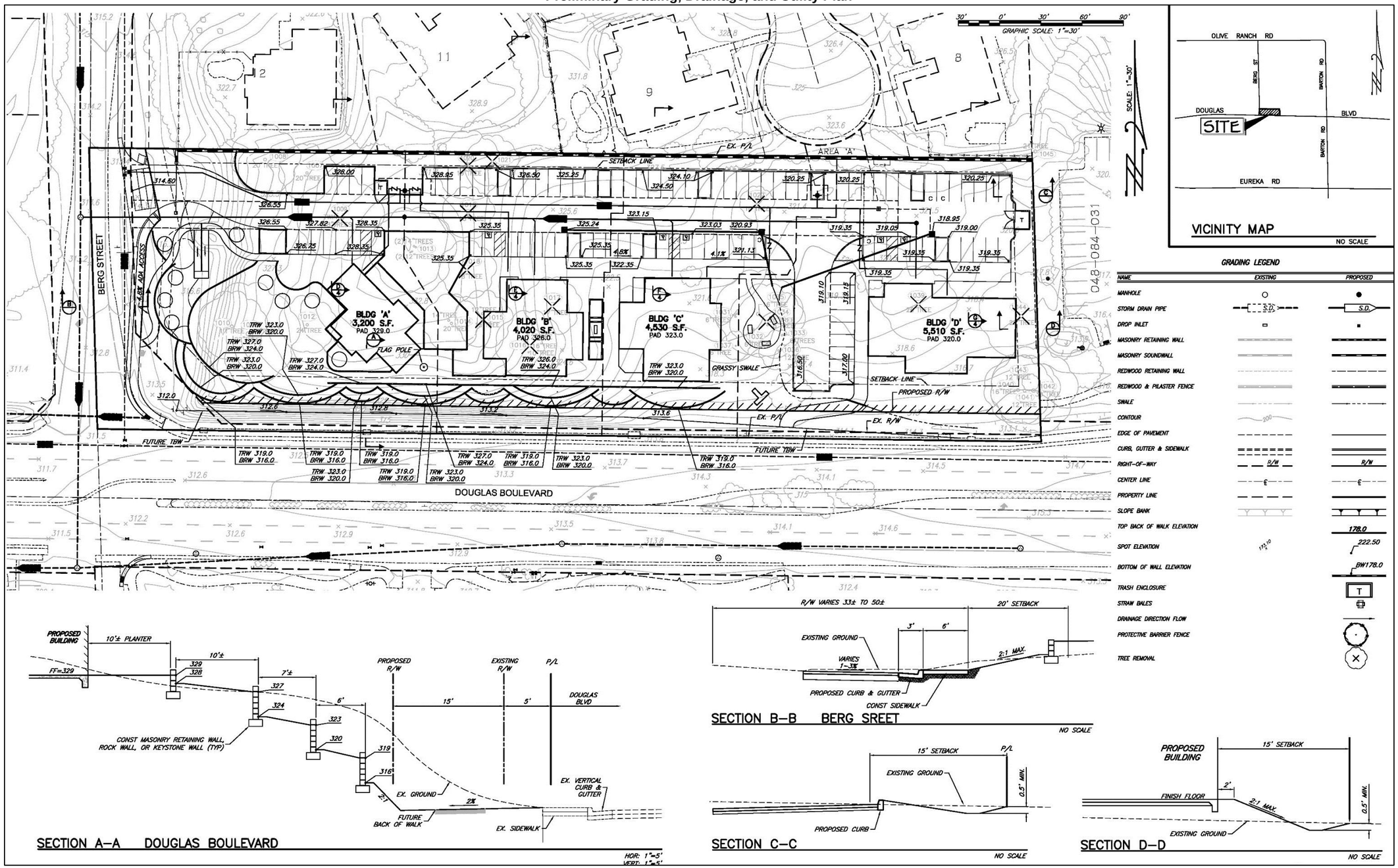


Figure 5
Preliminary Grading Sections

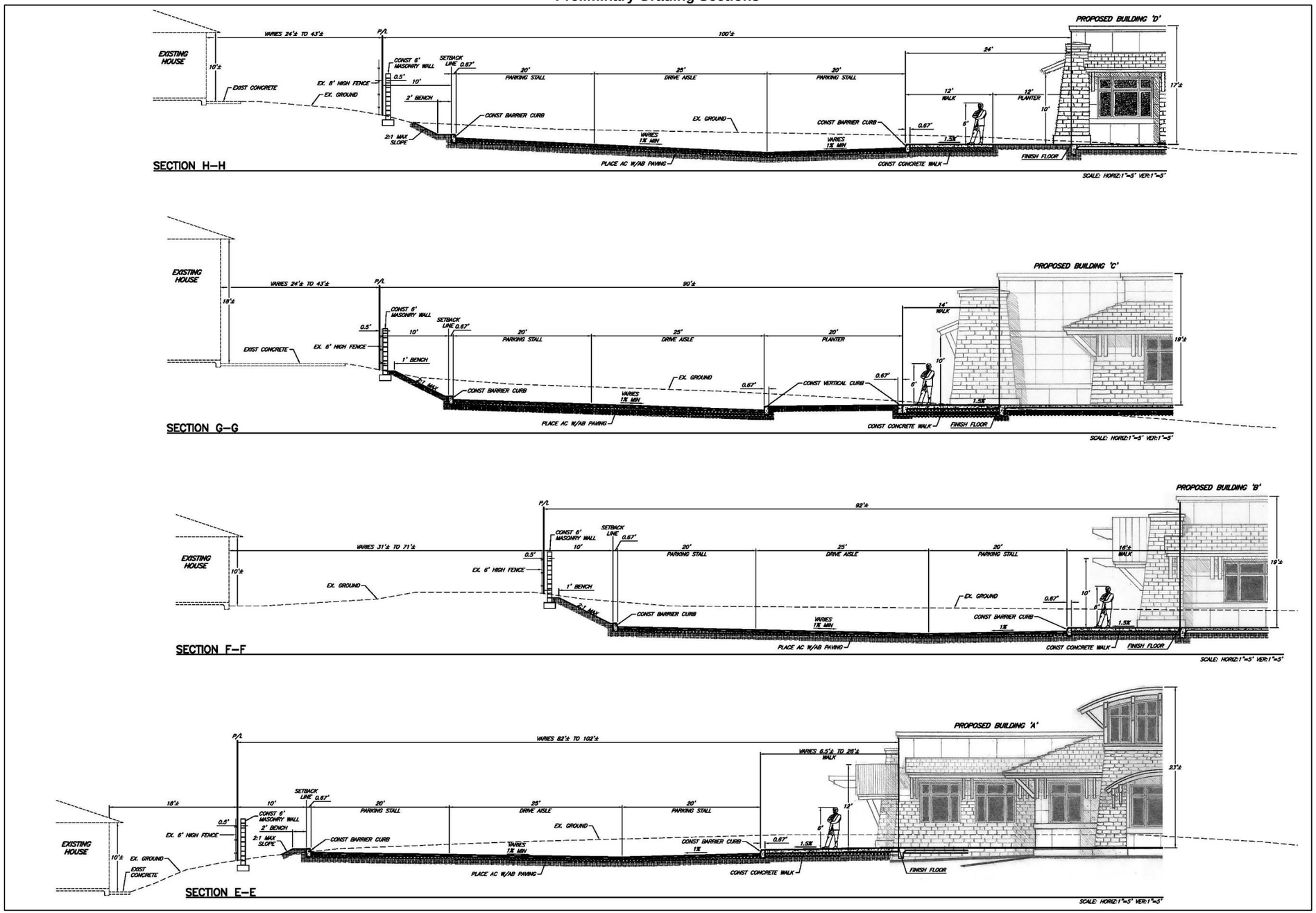
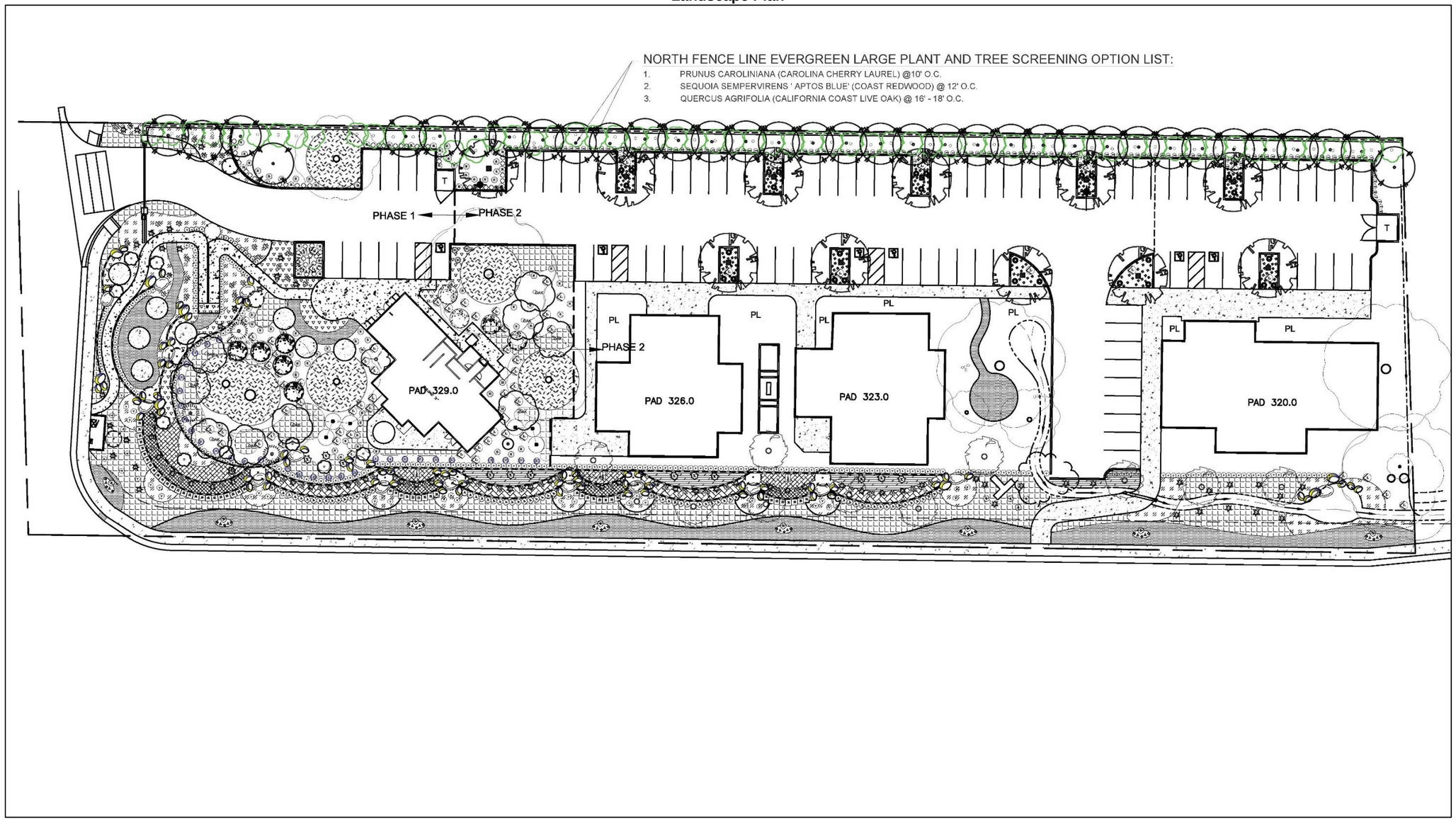


Figure 6
Landscape Plan



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Public Services and Utilities

Law enforcement services would be provided to the proposed project by the Placer County Sheriff's Department. Fire protection services for the site would be provided by the South Placer Fire District. The closest fire station to the site is Station 16, located at 5300 Olive Ranch Road. Station 16 is situated approximately 0.75 mile northwest of the site. Solid waste would be collected by Recology Auburn Placer, a private collection firm, and transported to the Western Placer Waste Management Authority's Western Regional Sanitary Landfill, located north of the City of Roseville. A trash receptacle would be provided at the eastern site boundary.

Water service to the proposed project site would be provided by San Juan Water District (SJWD) by way of a new water line located under the proposed parking lot area, which would connect to the SJWD's existing water main in Berg Street. The proposed project site is located within the Placer County Sewer Maintenance District 2 (SMD-2). A six-inch sanitary sewer line would extend east to west through the project site and connect to the County's existing eight-inch sewer main in Berg Street.

Generally, the project is subject to the NPDES Phase II MS4 Permit and would be designed to meet the requirements of the State Regional Water Quality Control Board permit. The proposed project would include the construction of on-site stormwater drainage and treatment facilities sized to appropriately manage runoff from all impervious and pervious areas, including roofs, sidewalks, and all paved areas. New stormwater inlets throughout the parking lot areas would capture and convey on-site runoff through a series of new stormwater pipes to two proposed grassy swale areas located at the southwestern and southeastern portions of the project site, respectively. Both swales would allow for stormwater to naturally infiltrate underlying soils, while excess runoff would discharge to existing roadside ditches along the western and southern site boundaries.

Construction and Phasing

The proposed project would likely be developed in up to four (4) phases. Phase 1 would include, grading of the entire project site and creation of all four building pads, installation of the 6' masonry wall along the northern project boundary, installation of landscaping along the entire northern project boundary wall, installation of landscaping along the entire Douglas Blvd. frontage, installation of all underground utilities, and development of the western portion of the site, including a portion of the parking lot, access to Berg St., all landscape improvements on the western portion of the site, and construction of Building 1 (including necessary infrastructure and landscaping). Phases II-IV would include buildout of the remaining three buildings.

Requested/Required Entitlements

The project applicant is requesting Placer County approval of the following entitlements:

- General Plan/Granite Bay Community Plan amendment to change land use designation of the project site from Low Density Residential to Commercial;
- Rezone of the project site from Residential Single Family, Building Site 20,000-sf minimum (RS-B-20) to Office and Professional with Design Review combining district (OP-DC);
- Tentative Parcel Map to subdivide the project site into four parcels ranging in size from 24,202 sf to 48,936 sf; and
- Design Review to construct four office buildings and associated improvements within an area zoned OP-DC.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-B-20	Low Density Residential	Vacant and undeveloped
North	RS-B-20	Low Density Residential	Single-family residential neighborhood
South	C2-UP-DC	Commercial	Commercial shopping center (Quarry Ponds)
East	RS-B-20	Low Density Residential	Church (Fellowship Church)
West	RS-B-20	Low Density Residential	Vacant and undeveloped

C. NATIVE AMERICAN TRIBES:

On July 15, 2016, Placer County provided consultation requests to the Shingle Springs Band of Miwok Indians, T'Si -Akim Maidu, the United Auburn Indian Community of the Auburn Rancheria, and the Washoe Tribe of Nevada and California. On August 16, 2016, a response was received from the Shingle Springs Band of Miwok Indians requesting continued consultation in the form of regular updates on the status of the proposed project.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR;
- ➔ 1989 Granite Bay Community Plan EIR; and
- ➔ Final Program Environmental Impact Report for Granite Bay Community Plan, May 2004.

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

a) A brief explanation is required for all answers including "No Impact" answers.
b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
    - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

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

Discussion Item I-1, 3:
Examples of typical scenic vistas would include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The proposed project site is located along Douglas Boulevard, a major travel corridor that is designated as a Scenic Roadway per the Granite Bay Community Plan. Goal 4.1.4 in the Community Plan establishes the goal of maintaining a scenic corridor along Douglas Boulevard to enhance and maintain existing landscaping and scenic qualities. Policy 4.2.10 encourages the use of large setbacks along designated Scenic Roadways, where appropriate.

The proposed project site is currently undeveloped, and consists primarily of weedy vegetation interspersed with scattered oak trees. As such, the proposed project would change the existing visual character of the site. However, the project would incorporate a variety of design elements to retain the rural character of the site and reduce the impact of the proposed development. Specifically, the natural topography of the site would not be substantially altered; rather, the proposed office buildings would be designed to generally accommodate the existing grade of the site. The layout of the buildings would allow for the retention of 15 of the existing on-site oak trees, and extensive landscaping would be provided along the project frontages at Berg Street and Douglas Boulevard, as well as throughout the western portion of the site where Building 1 would be located (see Figure 6). All of the proposed buildings would include 20-foot minimum landscaped setbacks from the Douglas Boulevard. A six-foot-tall split-face block masonry wall would be constructed along the northern property boundary to provide visual screening for the existing single-family residential neighborhood to the north. In addition, a row of screen trees would be planted along the interior side of the masonry wall.

Furthermore, each of the proposed buildings would incorporate the use of natural materials such as stone and timber, and all heating, ventilation, and air conditioning (HVAC) equipment would be located on the roofs of the buildings and screened from view by parapets. All of the proposed buildings and landscaping elements would be designed to be consistent with the guidelines established in the Community Design Element of the Community Plan. Based on the above, the proposed project would not have a substantial adverse effect on a scenic vista or Scenic Roadway, and would not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item I-2:
According to the California Scenic Highway Mapping System, Placer County does not contain officially designated State Scenic Highways. In addition, the nearest "eligible" State Scenic Highway, State Route (SR) 49, is located over 12 miles northeast of the proposed project site. As such, the proposed project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings, within a State Scenic Highway. Therefore, there is ***no impact***.

Discussion Item I-4:
The proposed project site is currently vacant and undeveloped. As such, sources of light and glare do not exist on the site. While development of the proposed project would introduce new sources of light to the site in the form of light fixtures on the exteriors of the buildings and throughout the parking lot, and motor vehicle traffic within the proposed parking lot, such sources of light would not substantially affect day or nighttime views in the area. As discussed previously, the parking lot area would be screened from the residential neighborhood to the north by a proposed six-foot-tall masonry wall and a row of new screen trees, both of which would substantially limit the spillage of light onto neighboring properties.

The proposed project would include a site lighting plan demonstrating compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The nighttime lighting would be designed to minimize impacts to adjoining and nearby land uses. Lighting fixtures would not be permitted on the tops of any of the proposed structures. Furthermore, the proposed project would be subject to Section 15.04.490 of the Placer County Code, which adopts the 2016 California Energy Code (CEC), CCR Title 24, Part 6. Section 140.7 of the CEC contains specific requirements for outdoor lighting that limit allowable lighting power for specified applications. Lighting intensity would generally decrease considerably towards the western and southern edges of the parking lot, thereby limiting light spillage onto Berg Street and Douglas Boulevard.

The site is bordered to the west and south by existing roadways, and to the east by a parking lot associated with Fellowship Church. Such areas would not be considered sensitive to the levels of light and glare typically produced by office buildings. The proposed buildings would not include excessively large windows or other reflective materials which would create substantial sources of glare to neighboring residences or motorists travelling along the adjacent roadways. However, if the lighting plan for the proposed project fails to incorporate necessary provisions related to shielding and automatic light reduction for parking lot lighting, the project could create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Thus, a ***potentially significant*** impact could occur.

Mitigation Measure Item I-4:
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

MM I-1: *Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the DRC for review and approval. The lighting and photometric plan shall include the following provisions:*

- *Parking lot lighting shall be accomplished with pole mounted decorative LED luminaries. The parking lot shall be illuminated by using 14-foot decorative post-top type LED fixtures mounted on metal poles. The pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). Such luminaires shall also be provided with house side shields to minimize light pollution to the areas outside of the property line.*
- *The parking lot lighting shall be photocell controlled to provide automatic light reduction by a minimum of 50 percent between the hours of 11 PM and 6 AM. The site lighting shall be dimmed to lower level automatically.*
- *Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity will be of a level that only highlights shrubs and trees and will not impose glare on any pedestrian or vehicular traffic.*
- *Architectural lighting shall articulate and animate the particular building design and visibly promote and reinforce pedestrian movement. Indirect wall lighting or "wall washing" and interior illumination (glow) is encouraged in the expression of the building.*
- *Wall-mounted light fixtures will be permitted only if they have a 90 degree cut off to prevent glare.*
- *No lighting is permitted on top of structures.*
- *Pedestrian routes should utilize bollard type lighting rather than pole lights and should be integrated into building and landscape design. Pedestrian-scale light fixtures shall be durable and vandal resistant.*

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion Item II-1, 2, 3, 4, 5:
According to the Farmland Mapping and Monitoring Program, the proposed project site and all off-site improvement areas are classified as Urban and Built-Up Land.[1] The project site does not contain forest land or timberland, and is not located adjacent to agricultural lands or operations. As such, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland) to non-agricultural use, conflict with General Plan or other policies regarding land use buffers for agricultural operations, or conflict with existing zoning for agricultural use, a Williamson Act contract, or the Placer County Right-to-Farm policy. The project site is zoned RS-B-20 and thus would not conflict with existing zoning for forest land or timberland, and would not involve changes in the environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use. Therefore, there is ***no impact***.

[1] Farmland Mapping and Monitoring Program. *Placer County Important Farmland 2014.* Published April 2016.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:
The proposed project site is located within the boundaries of the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. The criteria pollutants include particulate matter (PM), ground-level ozone, carbon monoxide (CO), sulfur oxides, nitrogen oxides (NO_X), and lead. At the federal level, the SVAB area is designated as nonattainment for the 8-hour ozone and the 24-hour particulate matter 2.5 microns in diameter ($PM_{2.5}$) AAQS, and attainment or unclassified for all other federal criteria pollutant AAQS. At the State level, the SVAB area is designated as nonattainment for the 1-hour ozone, 8-hour ozone, particulate matter 10 microns in diameter (PM_{10}) AAQS, and attainment or unclassified for all other State AAQS.

The CAA requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The SIPs are modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins, as reported by their jurisdictional agencies. Due to the nonattainment designations, PCAPCD, along with the other air districts in the SVAB region, periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the NAAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current applicable air quality plan for the proposed project area is the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Ozone Attainment Plan), adopted September 26, 2013. The U.S. Environmental Protection Agency (USEPA) determined the motor vehicle emission budgets in the Plan to be adequate and made such findings effective August 25, 2014. On January 9, 2015, the USEPA approved the 2013 Ozone Attainment Plan. The 2013 Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the CAA requirements, including the NAAQS.

General conformity requirements of the regional air quality plan include whether a project would cause or contribute to new violations of any NAAQS, increase the frequency or severity of an existing violation of any NAAQS, or delay timely attainment of any NAAQS. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants that the area is designated nonattainment, the PCAPCD recommends significance thresholds for emissions of PM_{10} and ozone precursors – reactive organic gases (ROG) and oxides of nitrogen (NO_X). On October 13, 2016, the PCAPCD adopted updated significance thresholds for the aforementioned pollutants.

The significance thresholds, expressed in pounds per day (lbs/day), listed in Table 1 are the PCAPCD's recommended thresholds of significance for use in the evaluation of air quality impacts associated with proposed development projects. The County of Placer, as lead agency, uses the PCAPCD's recommended thresholds of significance for CEQA evaluation purposes. Thus, if the proposed project's emissions exceed the pollutant

thresholds presented in Table 1, the project could have a significant effect on air quality, the attainment of federal and State AAQS, and could conflict with or obstruct implementation of the applicable air quality plan.

Table 1
PCAPCD Thresholds of Significance

Pollutant	Construction Threshold (lbs/day)	Operational Threshold (lbs/day)
ROG	82	55
NO_X	82	55
PM_{10}	82	82

Source: Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA. October 13, 2016.

Implementation of the proposed project would contribute local emissions in the area during construction and operation. Such emissions are discussed below.

Construction Emissions

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes PM emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site, and the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed project is in a non-attainment area for ozone and PM.

The proposed project would be required to comply with all applicable PCAPCD rules and regulations for construction, which would be noted on County-approved construction plans. The applicable rules and regulations for construction would include, but would not be limited to, the following:

- Rule 202 related to visible emissions;
- Rule 217 related to cutback and emulsified asphalt paving materials;
- Rule 218 related to architectural coatings;
- Rule 228 related to fugitive dust; and
- Rule 501 related to general permit requirements.

The proposed project's compliance with the above PCAPCD rules would minimize construction-related emissions. For example, Rule 228 includes implementation of dust control measures, such as minimizing track-out on to paved public roadways, limiting vehicle travel on unpaved surfaces to 15 miles per hour, and stabilization of storage piles and disturbed areas. A Dust Control Plan must also be submitted to the PCAPCD per Rule 228 prior to the start of earth-disturbing activities. Given that project includes a relatively modest amount of development (17,260 sf of office space and associated improvements on 3.23 acres), construction emissions associated with the project would be minimal.

In order to demonstrate this, the proposed project's construction emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2016.2.1 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including trip generation rates based on the Institute of Transportation Engineers (ITE) Manual, vehicle mix, trip length, average speed, etc. Where project-specific information is available, such information should be applied in the model. Accordingly, the proposed project's modeling assumed the following:

- The land uses "medical office building", "general office building", and "parking lot" were applied to the model;
- Construction would begin in April of 2018; and
- Demolition would not be required.

In addition, while the project applicant proposes to phase development of the project, with construction occurring over multiple years, the project's modeling assumed that the project would be developed in one phase over a one-year period in order to provide a conservative analysis.

According to the CalEEMod results, the proposed project would result in maximum construction criteria air pollutant emissions as shown in Table 2. As shown in the table, the proposed project's construction emissions would be below the applicable thresholds of significance for ROG, NO_X, and PM_{10}.

Table 2
Maximum Unmitigated Construction-Related Emissions

Pollutant	Project Emissions (lbs/day)	PCAPCD Significance Threshold (lbs/day)	Exceeds Threshold?
ROG	12.60	82.0	**NO**
NO_X	48.26	82.0	**NO**
PM_{10}	20.79	82.0	**NO**

Source: CalEEMod, July 2017.

Based on the above, construction activities associated with development of the proposed project would not substantially contribute to the PCAPCD's nonattainment status for ozone or PM. Accordingly, construction of the proposed project would not violate any AAQS or contribute to an existing or projected air quality violation or conflict with or obstruct implementation of the applicable air quality plan, and a less-than-significant impact would occur associated with construction.

Operational Emissions

Operational emissions of ROG, NO_X, and PM_{10} would be generated by the proposed project from area, energy, and mobile sources. Area sources include architectural coating vapors, landscape maintenance equipment exhaust, and use of consumer products (e.g., deodorants, cleaning products, spray paint, etc.). Energy sources include electricity and natural gas consumption. Mobile-source emissions would result from the future employee and patron vehicle trips. As stated above, the proposed project would be required to comply with all applicable PCAPCD rules and regulations, including the following related to operations:

- Rule 205 related to nuisances;
- Rule 231 or Rule 247 related to commercial water heaters and boilers; and
- Rule 502 related to review of new sources of emissions.

The PCAPCD uses CalEEMod to estimate potential project sizes corresponding to the thresholds shown in Table 1. The modeling assumes an operational year of 2020, as well as various other default values. Table 3 below presents the corresponding project size that would be anticipated to result in emissions of 55 lbs/day of NO_X.

Table 3
Project Sizes Estimated to Emit 55 lbs of NO_X per Day

Project Type	Project Size (sf)
General Commercial	249,099
General Office Building	686,524
General Industrial	894,262

Source: Placer County Air Pollution Control District, California Environmental Quality Act Thresholds of Significance, Justification Report, October 2016.

The proposed project would include the construction of four office buildings totaling 17,260 sf, a parking lot with 92 parking spaces, and associated improvements. Given that the proposed project is considerably smaller than the project screening sizes shown in Table 3, operational emissions associated with the project would not exceed the PCAPCD's established operational thresholds for ROG, NO_X, and PM_{10}. Therefore, the proposed project would not substantially contribute to the PCAPCD's nonattainment status for ozone or PM during operations. Operation of the proposed project would not violate any AAQS or contribute to an existing or projected air quality violation or conflict with or obstruct implementation of the applicable air quality plan, and a less-than-significant impact would occur associated with operations.

Conclusion

The proposed project's construction and operational emissions would not exceed the applicable thresholds of significance. In addition, the project would be required to comply with all applicable PCAPCD rules and regulations. Because the project would not exceed the thresholds of significance, the proposed project would not substantially contribute to the region's nonattainment status of ozone or PM. Therefore, implementation of the proposed project would not violate an air quality standard or contribute to an existing or projected air quality violation, and a ***less-than-significant*** impact related to air quality would occur. No mitigation measures are required.

Discussion Item III-3:
A cumulative impact analysis considers a project over time in conjunction with other past, present, and reasonably foreseeable future projects whose impacts might compound those of the project being assessed. Due to the dispersive nature and regional sourcing of air pollutants, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants, including ozone and PM, is a result of past and present development, and, thus, cumulative impacts related to such pollutants could be considered cumulatively significant.

To improve air quality and attain the health-based standards, reductions in emissions are necessary within nonattainment areas. The project is part of a pattern of urbanization occurring in the greater Sacramento ozone nonattainment area. The growth and combined vehicle usage, and business activity within the nonattainment area from the project, in combination with other past, present, and reasonably foreseeable projects within Placer County could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants.

The PCAPCD recommends using the region's existing attainment plans as a basis for analysis of cumulative emissions. If a project would interfere with an adopted attainment plan, the project would inhibit the future attainment of AAQS, and thus result in a cumulative impact. As discussed above, the PCAPCD's recommended thresholds of significance for ozone precursors and PM_{10} are based on attainment plans for the region. Thus, the PCAPCD concluded that if a project's ozone precursor and PM_{10} emissions would be less than PCAPCD project-level thresholds, the project would not be expected to conflict with any relevant attainment plans, and would not result in a cumulatively considerable contribution to a significant cumulative impact.[2] As a result, the PCACPD established operational phase cumulative-level emissions thresholds identical to the operational thresholds identified above, in Table 1.

As discussed above, operational emissions associated with the project would not exceed the PCAPCD's established operational thresholds for ROG, NO_X, and PM_{10}. Accordingly, impacts related to the cumulative emissions of criteria pollutants for which PCAPCD is in non-attainment would be considered ***less than significant***. No mitigation measures are required.

Discussion Item III-4:
Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, childcare centers, playgrounds, retirement homes, convalescent homes, hospitals, and medical clinics. The proposed project involves the construction of medical office buildings. In addition, the residences to the north of the project site would be considered sensitive receptors.

The major pollutant concentrations of concern are localized CO emissions and toxic air contaminant (TAC) emissions, which are addressed in further detail below.

[2] Placer County Air Pollution Control District. *California Environmental Quality Act Thresholds of Significance.* October 2016.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high.

According to the USEPA, CO emissions associated with on-road vehicles has dramatically decreased in recent years.[3] Such emissions reductions are a direct result of emission standards set and implemented by the USEPA since 1970.[4] Therefore, while the proposed project would result in increases in vehicle traffic volumes at local roadways and intersections, such increases would not substantially contribute to high levels of localized CO emissions. Specifically, the project would be generate an estimated 42 trips during the AM peak hour and 63 trips during the PM peak hour.[5] Therefore, the proposed project would not be anticipated to expose sensitive receptors to substantial concentrations of CO.

TAC Emissions

Another category of environmental concern is TACs. The *CARB's Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

As part of the *California Building Industry Association v. Bay Area Air Quality Management District* case, the California Supreme Court granted limited review to the question: Under what circumstances, if any, does CEQA require an analysis of how existing environmental conditions will impact future residents or users (receptors) of a proposed project? In the opinion published on December 17, 2015, the Supreme Court stated that even in those specific instances where evaluation of a project's potentially significant exacerbating effects on existing environmental hazards is appropriate, the evaluation of how future residents or users could be affected by the exacerbated conditions is still compelled by the project's impact on the environment, and not the environment's impact on the project.[6]

Considering the recent court rulings, the analysis of TACs under CEQA should appropriately focus on the potential adverse effects of the proposed project on the environment. For the proposed project, this would be limited to potential sources of TACs related to construction of the proposed project could have the potential to expose existing sensitive receptors to TACs. Operation of the project would not include any stationary sources with the potential to generate TACs, such as a generator; thus, the following discussion is limited to construction-related TAC emissions. As discussed previously, the closest sensitive receptors to the project site are the existing residences to the north of the project site.

Construction-related activities could result in the generation of TACs, specifically diesel particulate matter (DPM), from on-road haul trucks and off-road equipment exhaust emissions. However, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. All construction equipment and operation thereof would be regulated per the State's In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would also be required to comply with all applicable PCAPCD rules and regulations, particularly associated with permitting of air pollutant sources. In addition, construction equipment would operate intermittently throughout the course of a day, would be restricted to daytime hours per Section 9.36.030 of the Placer County Code, and would likely only occur over portions of the project site at a time. Typically, if construction emissions are below the applicable mass emissions thresholds of significance and grading would disturb less than 15 acres per day, construction DPM would not be generated such that associated health risks would result. Furthermore, considering the short-term nature of construction activities, as well as the regulated and intermittent nature of the operation of construction equipment, the likelihood that any one sensitive receptor

[3] United States Environmental Protection Agency. *Report on the Environment, Carbon Monoxide Emissions.* 2015.

[4] United States Environmental Protection Agency. *History of Reducing Air Pollution from Transportation in the United States (.U.S.).* Available at: https://www.epa.gov/air-pollution-transportation/accomplishments-and-success-air-pollution-transportation. Accessed August 1, 2017.

[5] Institute of Transportation Engineers. *Trip Generation Handbook, 9th Edition.* 2012.

[6] Alameda County Superior Court. *California Building Industry Association v. Bay Area Air Quality Management District. A135335 and A136212*. Filed August 12, 2016.

would be exposed to high concentrations of DPM for any extended period of time would be low. As discussed above, and presented in Table 2, construction activity related to the proposed project would not result in mass emissions in excess of the thresholds of significance. As such, construction of the proposed project would not be expected to generate substantial DPM emissions that could result in health risks.

Considering the short-term nature of construction activities, the limited extent of ground disturbance, and the regulated and intermittent nature of the operation of construction equipment, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time during construction would be low. In addition, the project site is 3.23 acres; therefore, grading activities associated with the project would disturb considerably less than 15 acres per day. As such, project construction would not be expected to expose sensitive receptors to substantial TAC concentrations.

Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of any pollutants. Therefore, impacts related to exposing sensitive receptors to substantial pollutant concentrations would be ***less than significant***. No mitigation measures are required.

Discussion Item III-5:

Examples of common land use types that typically generate significant odor impacts include, but are not limited to wastewater treatment plants; composting/green waste facilities; recycling facilities; petroleum refineries; chemical manufacturing plants; painting/coating operations; rendering plants; and food packaging plants. Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction associated with the project would be temporary and diesel emissions would be minimal and regulated. Furthermore, operation of the proposed project would be typical of other commercial office facilities, which are not typically associated with objectionable odors. Based on the above, construction and operation of the proposed project would have a ***less-than-significant*** impact with respect to creating objectionable odors affecting a substantial number of people. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

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

The following discussions are based on a Biological Resources and Wetlands Constraints Analysis prepared for the proposed project by Salix Consulting, Inc.,[7] as well as an Arborist Report and Tree Inventory Summary (Arborist Report) prepared for the proposed project by Sierra Nevada Arborists.[8] In addition, on July 20, 2017, Salix Consulting, Inc. provided a memo with updates to the Biological Resources and Wetlands Constraints Analysis.[9]

[7] Salix Consulting, Inc. *Biological Resources and Wetlands Constraints Analysis for the ±3-Acre Douglas-Berg Study Area, Granite Bay, Placer County, California.* October 2015.

[8] Sierra Nevada Arborists. *Arborist Report and Tree Inventory Summary, Douglas Blvd. and Berg Street Project Site, Granite Bay, County of Placer, California.* August 31, 2015.

[9] Salix Consulting, Inc. *Response to questions from Nick Pappani regarding updating* information from the *Biological Resources and Wetlands Constraints Analysis for the ±3-Acre Douglas-Berg Study Area, Granite Bay, Placer County, California.* July 20, 2017.

Discussion Item IV-1, 2:
The proposed project site is undeveloped, and consists primarily of weedy vegetation. Habitat on the project site includes annual grassland and oak woodland. The project site does not contain swales or depressions that carry or pond water.

According to the Biological Resources and Wetlands Constraints Analysis, 23 special-status plant species and 36 special status wildlife species were documented as occurring within the broad nine USGS quadrant region surrounding the proposed project site. The special-status species determined by Salix Consulting, Inc. to require further analysis are discussed in greater detail below. Special-status plant or wildlife species were not observed during site visits conducted by Salix Consulting, Inc.

Special-Status Plant Species
Of the 23 special-status plant species occurring within the region, four were identified by Salix Consulting, Inc. as occurring within five miles of the proposed project site: Boggs Lake hedge-hyssop, Sacramento Orcutt grass, dwarf downingia, and Sanford's arrowhead. Only Boggs Lake hedge-hyssop occurred within a three-mile radius. Boggs Lake hedge-hyssop, Sacramento Orcutt grass, and dwarf downingia all occur in vernal pools, which are not present within the project site. Sanford's arrowhead requires marsh habitat, which is similarly absent from the project site. Due to the lack of suitable on-site habitat for the four species, none of the species have the potential to occur on the project site. Thus, the proposed project would not have a substantial adverse effect on a special-status plant species.

Special-Status Wildlife Species
Of the 36 special-status wildlife species occurring within the region, eleven were identified by Salix Consulting, Inc. as occurring within three miles of the proposed project site. Most of the species lack the potential to occur on the site due to the absence of suitable habitats, including, but not limited to streams, ponds, vernal pools, and/or marshes. The site does not contain elderberries, and, thus, elderberry long-horned beetle does not have the potential to occur.

However, nesting birds and raptors could potentially occur within the project site. Although unlikely, white-tailed kite could potentially nest in the tall trees located on the site. More likely nesters would include red-tailed hawks and great horned owls. In addition, other birds protected by the Migratory Bird Treaty Act could also nest onsite within trees, shrubs, and/or ground vegetation.

Conclusion
According to the Biological Resources and Wetlands Constraints Analysis, the proposed project site does not have the potential to contain any special-status plant species. However, potential habitat for common raptors, such as white-tailed kites, red-tailed hawks, and great horned owls, as well as other migratory birds, occurs in association with the larger trees, shrubs, and possibly groundcover located throughout the project site. If any vegetation removal would occur during the associated breeding/nesting season, disturbance of nesting activities could occur. Take of any active raptor nest is prohibited under California Fish and Game Code Section 3503.5. Therefore, in the absence of appropriate mitigation measures, the proposed project could have a substantial adverse effect on a special-status wildlife species and/or substantially reduce the habitat of a wildlife species, and a ***potentially significant*** impact to special-status wildlife could occur.

Mitigation Measures Item IV-1, 2:
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

MM IV-1: *If ground disturbance activities take place during the breeding/nesting season (February 1 through August 31), disturbance of nesting activities could occur. Take of any active raptor nest, as well as nests of other birds protected by the Migratory Bird Treaty Act, is prohibited under California Fish and Game Code sections 3503, 3503.5, and 3513. To avoid impacts to nesting birds, necessary vegetation removal shall occur outside of the typical nesting season (February 1 through August 31). If vegetation removal must occur at any time during the typical nesting season, a pre-construction survey shall be conducted by a qualified biologist no more than 15 days prior to initiation of the proposed development activities.*

The qualified biologist shall conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of the proposed project site (up to 100 feet beyond the project site boundaries, where possible). If active nests are found, trees/shrubs with nesting birds shall not be disturbed until abandoned by the birds as determined by a qualified biologist. If applicable,

vegetation removal shall be restricted to a period following fledging of chicks, which typically occurs between late July and early August.

If an active nest is located within 100 feet (200 feet for raptors) of construction activities, other restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet or 200 feet, as appropriate, around the nest or alteration of the construction schedule. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the young have fledged or as otherwise determined by a qualified biologist.

Discussion Item IV-3, 4:
Placer County provides specific oak woodland preservation guidelines for discretionary entitlements subject to CEQA review.[10] Specifically, according to Placer County's Oak Woodland Impact Guidelines, projects resulting in the removal of one or more acres of oak woodland would trigger the need for mitigation. Such mitigation may include off-site preservation of oak woodland or payment of in-lieu fees to the County. However, according to the Biological Resources and Wetlands Constraints Analysis, the proposed project site contains approximately 2.4 acres of grassland habitat and 0.6 acres of oak woodland habitat (see Figure 7). The oak woodland habitat consists of several large oaks, mostly blue oak, scattered and clustered throughout the site. Given that the proposed project site contains less than one acre of oak woodland, the project would not conflict with the County's existing guidelines related to oak woodland preservation. As such, the proposed project would not have a substantial adverse effect on the environment by converting oak woodlands, and/or 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 CDFW, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item IV-5:
The Biological Resources and Wetlands Constraints Analysis included an evaluation of the project site to determine if any waters of the U.S. were present. Based on the evaluation, the proposed project site does not contain federally or State protected wetlands. As such, the proposed project would not have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by State statute, through direct removal, filling, hydrological interruption, or other means. Therefore, there is ***no impact***.

Discussion Item IV-6:
Habitat loss, fragmentation, and degradation have the potential to alter the use and viability of wildlife movement corridors (i.e. linear habitats that naturally connect and provide passage between two or more otherwise distinct larger habitats or habitat fragments). The suitability of a habitat as a wildlife movement corridor is related to, among other factors, the habitat corridor's dimensions (length and width), topography, vegetation, exposure to human influence, and the species in question.

The proposed project is surrounded by existing development to the north, east, and south by existing urban development. An undeveloped area of land is located to the west of the site across Berg Street; however, the undeveloped land is isolated from other undeveloped areas. Due to the built-out nature of the project area and the proximity of the site to Berg Street and Douglas Boulevard, the proposed project site is not likely to provide a wildlife corridor for native resident or migratory wildlife species, and is not likely used as a native wildlife nesting or breeding site. Therefore, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item IV-7:
The proposed project would be subject to Article 12.16 of the Placer County Code, which contains the County's Tree Preservation Ordinance. Specifically, Article 12.16 applies to all native trees within the County, unless exempted. To be considered a tree, as opposed to a seedling or sapling, a tree must have a diameter at breast height (DBH) of at least six inches or, if the tree has multiple trunks of less than six inches each, a combined DBH of ten inches. According to the Arborist Report, 29 trees measuring six inches in diameter or larger measured at breast height are located within and/or overhanging the proposed project site.

[10] Placer County. *Oak Woodland Impact Guidelines*. 2008

Figure 7
Existing Grassland and Oak Woodland Habitat

Of the 29 trees, 10 trees have been recommended for removal due to defects, compromised health, and/or structural stability noted at the time of a field inventory of the project site conducted by Sierra Nevada Arborists on August 17, 2015. Fifteen of the trees would be saved. Two healthy trees would require removal as part of the proposed project. The two trees have a DBH of nine and 27, respectively, and are considered Significant Trees per Article 12.16 of the Placer County Code (see Table 4 below).

Table 4
Tree Removal and Retention

Status	Saved by Project	Removed by Project
Recommended for Removal	0	10
Storm Damaged	0	2
Significant	15	2

Source: Sierra Nevada Arborists, Arborist Report and Tree Inventory Summary, 2015

Given that the proposed project would involve the removal of two significant trees, the project could conflict with local policies and/or ordinances that protect biological resources, including tree resources. Thus, a ***potentially significant*** impact could occur.

Mitigation Measures Item IV-7:
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

<u>MM IV-3:</u> *Prior to any removal of significant trees (equal to, or greater than, six inches DBH or 10 inches DBH aggregate for multi-trunked trees), the project applicant shall obtain a tree removal permit from Placer County. In conjunction with submittal of a tree removal permit application, the applicant shall submit a site plan showing all protected trees proposed for removal. In accordance with Chapter 12.16.080 of the Placer County Code, the applicant shall comply with any permit conditions required by the Planning Services Division, which shall include one of the following requirements: 1:1 tree replacement using five gallon size trees or greater, or in-lieu fees, or a combination of both, in accordance with Section 12.16.080 of the Placer County Code.*

<u>MM IV-4:</u> *Prior to Improvement Plan approval, the plans shall include a list of tree protection methods, for review and approval by the Planning Services Division. The list of tree protection methods shall be implemented during construction of the project. The list of tree protection methods shall include, but not limited to, the following:*

- *The applicant shall install a four-foot tall, brightly colored (yellow or orange), synthetic mesh material fence around all oak trees to be preserved that are greater than six inches DBH (or 10 inches DBH aggregate for multi-trunked trees). The fencing shall delineate an area that is at least the radius of which is equal to the largest radius of the protected tree's drip line plus one foot. The fence shall be installed prior to any site preparation or construction equipment being moved onsite or any site preparation or construction activities taking place. Development of this site, including grading, shall not be allowed until this condition is satisfied. Any encroachment within the areas listed above, including within driplines of trees to be saved, must first be approved by a designated representative of the Development Review Committee (DRC). Grading, clearing, or storage of equipment or machinery may not occur until a representative of the DRC has inspected and approved all temporary construction fencing. Trees shall be preserved where feasible. This may include the use of retaining walls, planter islands, or other techniques commonly associated with tree preservation. The Improvement Plans shall indicate the location of the fencing and include a note describing the fencing requirements consistent with this mitigation measure.*
- *The project applicant shall implement the following guidelines before and during grading and construction for protection of all oak trees to be preserved:*
    - *Plans and specifications shall clearly state protection procedures for oak trees on the project site. The specifications shall also include a provision for remedies if oak trees are damaged;*
    - *Before construction commences, those oak trees within 25 feet of construction sites shall be pruned by an ASI Certified Arborist and the soil aerated and fertilized;*
    - *Vehicles, construction equipment, mobile offices, or materials shall not be parked, stored, or operated within the driplines of oak trees to be preserved;*

- *Cuts and fills around trees shall be avoided where feasible;*
- *Soil surface removal greater than one foot shall not occur within the driplines of oak trees to be preserved. Cuts shall not occur within five feet of their trunks;*
- *Earthen fill greater than one foot deep shall not be placed within the driplines of oak trees to be preserved, and fill shall not be placed within five feet of their trunks;*
- *Underground utility line trenching shall not be placed within the driplines of oak trees to be preserved where feasible without first obtaining approval from a designated representative of the DRC. If it is necessary to install underground utilities within the driplines of oak trees, boring or drilling rather than trenching shall be used;*
- *Paving shall not be placed in the vicinity of oak trees to be preserved (at a minimum, within the dripline of any oak tree) without first obtaining approval from a designated representative of the DRC; and*
- *Irrigation lines or sprinklers shall not be allowed within the dripline of native oak trees.*

- *If any of the on-site Significant Trees are heavily damaged during construction activities associated with the proposed project, the project applicant shall pay an in-lieu fee for the damaged tree(s) in accordance with Section 12.16.080 of the Placer County Code. Payment of such fees shall be ensured as a standard condition of approval by the Planning Services Division.*

Discussion Item IV-8:
The draft Placer County Conservation Plan (PCCP) was released in 2011, which proposes a streamlined strategy and permitting process for a range of covered activities in western Placer County for the next 50 years. The First Agency Review Draft PCCP establishes a conservation reserve area to protect and conserve special-status species and natural communities. The area covers approximately 212,000 acres, including important biological communities in western Placer County. The PCCP would function as both a Habitat Conservation Plan (HCP) under the FESA, and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The PCCP would be focused on a landscape-level, which would allow the creation of contiguous blocks of preserved habitat. Landscape-level planning would also help to avoid piece-meal, project-level mitigation, which can result in isolated habitat areas and disrupted broad-scale ecological processes. Conservation efforts within the PCCP would be focused both on special-status species, and on habitat types, allowing for direct impacts to special-status species as well as habitat loss associated with development. Although the PCCP will be focused on protecting habitats and individual species, the PCCP is not anticipated to cover special-status plant species.

The project site is located within the boundaries of the draft PCCP. The mitigation and conservation protocols that are applied through the PCCP are an equal to or greater functional equivalent mitigation standard for biological resources that are represented in this Initial Study. However, the Placer County Conservation Plan has not yet been adopted at this time. Therefore, there is ***no impact***.

V. CULTURAL RESOURCES – Would the project:

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

The following discussions are based on a Cultural and Paleontological Resources Inventory prepared for the proposed project by Natural Investigations Company.[11]

Discussion Item V-1:
Section 15064.5 of the CEQA Guidelines provide instructions for a lead agency to consider the effects of projects on historical resources and cultural resources. A historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] Section 21084.1), a resource included in a local register of historical resources (PRC Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (PRC Section 15064.5[a][3]). Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

According to Natural Investigations, historic resources have not been previously recorded within a 0.25-mile radius of the proposed project site. In addition, the site does not contain any existing buildings or other structures, and historic resources were not observed on the site during an intensive pedestrian-level survey conducted on the project site by Natural Investigations on February 25, 2016. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5. Therefore, there is ***no impact***.

Discussion Item V-2:
Based on the results of a paleontological records search conducted by Natural Investigations, fossils and/or unique geologic features are not known to exist within the project area. Similarly, a search of the Native American Heritage Commission (NAHC) Sacred Lands File failed to indicate the presence of Native American sacred lands in the immediate project vicinity. The proposed project site is underlain by volcanic rock less than three feet below the ground surface. In addition, portions of the site have been previously disturbed as a result of roadway construction associated with Berg Street and Douglas Boulevard. Based on the above, and consistent with the conclusions of Natural Investigations, the potential for discovery of buried archaeological resources within the project site is considered to be low.

Nonetheless, while unlikely, unknown archaeological resources have the potential to be uncovered during ground-disturbing activities associated with the proposed project. Therefore, the proposed project could cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines Section 15064.5, and a ***potentially significant*** impact could occur.

[11] Natural Investigations Company. *Cultural and Paleontological Resources Inventory for the Quarry Ridge Project (APN 048-084-030), Placer County, California*. March 7, 2016.

Mitigation Measures Item V-2:
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

<u>*MM V-1:*</u> *If any unknown prehistoric or historic artifacts, or other indications of archaeological resources are inadvertently found during ground-disturbing activities associated with the proposed project, all work within 100 feet of the find shall cease and the applicant shall notify the Placer County Community Development Resources Agency and retain an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the finds. If the resource is determined to be eligible for inclusion in the California Register Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Data recovery efforts could range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and shall be sufficient to recover data considered important to the area's history and/or prehistory. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings approved by the Placer County Engineering and Surveying Division for the proposed project.*

Discussion Item V-3, 4:
As discussed above, the proposed project site does not contain any known historic or archaeological resources. As such, the proposed project site would not result in a physical change that would affect unique ethnic cultural values. In addition, the site is not associated with any known historic religious or sacred uses. As such, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item V-5:
Procedures of conduct following the discovery of human remains on non-federal lands in California have been mandated by Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e) (CEQA). Although human remains or evidence thereof was not identified during the site surveys conducted by Natural Investigations, the potential for unknown human remains to be discovered during construction cannot be eliminated given the known prehistoric occupation of the vicinity by Native American tribes. As a result, in absence of appropriate mitigation, the proposed project could have a ***potentially significant*** impact to human remains.

Mitigation Measures Item V-5:
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

<u>*MM V-2:*</u> *If human remains are encountered on the proposed project site during construction activities, all work within 100 feet of the find must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Placer County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall determine and notify a Most Likely Descendent (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD shall be afforded 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.*

VI. GEOLOGY & SOILS – Would the project:

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

The following discussions are based on the Foundational Investigation prepared for the proposed project by Raney Geotechnical, Inc.[12]

Discussion Item VI-1, 7, 8:
According to the Placer County General Plan, Placer County lies within a seismically active area of the western United States, but beyond the influence of the highly active faults found along California's coast. The western portion of the County, in which the proposed project is located, is generally characterized by low seismicity, and is not in an area at risk for severe ground shaking associated with earthquakes.[13] In addition, the proposed project site is not underlain by any active faults and is not located within an Alquist-Priolo Fault Study Zone. While lower-intensity earthquakes could potentially occur at the site, the design of all project structures would be required to adhere to the provisions of the adopted edition of the California Building Code (CBC) in place at the time of construction. The 2016 CBC contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic and geomorphological hazards. As noted in the Foundational Investigation, the site is underlain by granitic bedrock at a relatively shallow depth. The on-site soils and the underlying rock are indicated to have strength and compressibility properties that are favorable for support of the planned construction.

Per the Foundational Investigation, soil liquefaction is the loss of strength in low- to no-cohesion soils (usually sands) that occurs when pore water pressure exceeds the confining stress of the soils. Liquefaction typically occurs only under saturated conditions, and in soils with a low relative density. Liquefaction can occur during earthquakes, as seismic ground shaking may cause soils to readjust to a more compact state. According to Raney Geotechnical,

[12] Raney Geotechnical, Inc. *Foundational Investigation, Quarry Ridge Professional Offices, Douglas Boulevard and Berg Street, Granite Bay, California.* March 15, 2016.
[13] Placer County. *Countywide General Plan EIR* [pg. 9-1]. July 1994.

Inc., on-site soils are not substantially susceptible to liquefaction, and seismic-induced liquefaction is not likely to occur on the proposed project site.

Therefore, the proposed project would not expose people or structures to unstable earth conditions, changes in geologic substructures, or geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards. Therefore, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item VI-2, 3:
The proposed project would include site preparation, grading, paving, utility placement, and various other construction activities which would disrupt on-site soils. In addition, the proposed project would include modifications to the proposed project site that would alter the existing topography and ground surface relief features. With regard to grading, Building 1 would require up to approximately two feet of cut atop the knoll, while Building 2 would require approximately three feet of cut and approximately three feet of fill in some areas. Building 3 would require between three and six feet of fill. Building 4 would require one to five feet of fill. In total, approximately 3,500 cubic feet of material would be moved on-site during grading activities, and approximately 2.8 acres would be disturbed. The closest portion of the proposed buildings to Douglas Boulevard would range from 20 to 28 feet from the future edge of right-of-way of Douglas Boulevard, and 40 to 48 feet from the back of the existing sidewalk.

As discussed previously, portions of the site have been previously disturbed as a result of roadway construction associated with Berg Street and Douglas Boulevard. Nevertheless, in the absence of appropriate mitigation, the proposed project could result in significant disruptions, displacements, compaction or overcrowding of on-site soils, and/or substantial change in topography or ground surface relief features. Thus, a ***potentially significant*** impact could occur.

Mitigation Measures Item VI-2, 3:
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

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

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

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

MM VI-2: *The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall*

occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

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

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

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

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

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

Discussion Item VI-4:
As discussed in Section V, Cultural Resources, of this Initial Study, unique geologic features are not known to exist within the project area. Therefore, the proposed project would not result in the destruction, covering or modification of any unique geologic or physical features, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item VI-5, 6
Implementation of the proposed project would involve construction-related activities, including utility excavation and grading. During such stages of construction, and prior to overlaying the ground surface with structures, the potential exists for wind erosion to occur, which could affect the project area and potentially inadvertently transport eroded soils to downstream drainage facilities.

Improvement Plans provided to the County prior to authorization for construction would conform to provisions of the County Grading Ordinance (Article 15.48, Placer County Code) and the Stormwater Quality Ordinance (Article 8.38, Placer County Code) that are in effect at the time of submittal. The preparation of and compliance with a stormwater pollution prevention plan (SWPPP) would be part of the project's NPDES construction stormwater quality permit, issued by the Central Valley Regional Water Quality Control Board (CVRWQCB). Before Improvement Plan approval, the Placer County ESD would require evidence of the State-issued Waste Discharge Identification Number or filing of the Notice of Intent and fees. The SWPPP would include strategies to manage stormwater from the construction site and treat runoff before being discharged from the site. The site-specific SWPPP developed for the project would have protocols to be followed and monitored during construction, including effective response actions if necessary. The SWPPP is considered a "living document" that could be modified as construction activities progress.

Based on the above, mitigation is required in order to ensure that all of the aforementioned requirements are met. In the absence of such mitigation, the proposed project could result in a significant increase in wind or water erosion of soils, either on- or off-site, and could result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake. Thus, a ***potentially significant*** impact would occur.

Mitigation Measures Item VI-5, 6:
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

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

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

MM VI-5: *Prior to construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.*

Discussion Item VI-9:
Expansive soils shrink/swell when subjected to moisture fluctuations, which can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. According to the Foundational Investigation, on-site soils consist of low-plasticity to non-plastic sands. Such soils are considered to be virtually nonexpansive. Therefore, the proposed project would result in a ***less-than-significant*** impact related to being located on expansive soils. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VII-1, 2:
Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Recognizing the global scale of climate change, California has enacted several pieces of legislation in an attempt to address GHG emissions. Specifically, Assembly Bill (AB) 32, and more recently Senate Bill (SB) 32, have established statewide GHG emissions reduction targets. Accordingly, the CARB has prepared the Climate Change Scoping Plan for California (Scoping Plan), which was approved in 2008 and updated in 2014. The Scoping Plan provides the outline for actions to reduce California's GHG emissions and achieve the emissions reductions targets required by AB 32. In concert with statewide efforts to reduce GHG emissions, air districts, counties, and local jurisdictions throughout the State have implemented their own policies and plans to achieve emissions reductions in line with the Scoping Plan and emissions reductions targets, including AB 32 and SB 32.

As a means of achieving the regional GHG emissions reductions goals required by AB 32, on October 13, 2016, the PCAPCD adopted GHG emissions thresholds to help the district attain the GHG reduction goals established by AB 32 and SB 32. The common unit of measurement for GHG, used by PCAPCD, is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr). The updated thresholds begin with a screening emission level of 1,100 MT CO_2e/yr. Any project below the 1,100 MT CO_2e/yr threshold is judged by the PCAPCD as having a less-than-significant impact on GHG emissions within the District, and thus would not conflict with any state or regional GHG emissions reduction goals. Projects that would result in emissions above the 1,100 MT CO_2e/yr threshold would not necessarily result in substantial impacts, if certain efficiency thresholds are met. The efficiency thresholds, which are calculated on a per capita or square foot basis, are presented in Table 5.

Table 5
PCAPCD Operational Thresholds of Significance

Efficiency Thresholds			
Residential (MT CO_2e/capita)		Non-Residential (MT CO_2e/1,000 sf)	
Urban	Rural	Urban	Rural
4.5	5.5	26.5	27.3

Source: Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA. October 13, 2016.

Projects that fall below the 1,100 MT CO_2e/yr threshold or meet the efficiency thresholds are considered to be in keeping with statewide GHG emissions reduction targets, which would ensure that the proposed project would not inhibit the State's achievement of GHG emissions reductions. Thus, projects with emissions below the 1,100 MT CO_2e/yr threshold or below the efficiency thresholds presented in Table 5, are considered to result in less-than-significant impacts in regards to GHG emissions within the District and thus would not conflict with any state or regional GHG emissions reduction goals. Finally, the PCAPCD has also established a Bright Line Cap, which shall be the maximum limit for any proposed project. The Bright Line Cap is 10,000 MT CO_2e/yr for all types of projects.

Estimated GHG emissions attributable to future project development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations. The proposed project's short-term construction-related and long-term operational GHG emissions are presented below.

Short-Term Construction GHG Emissions

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Because GHG emissions from construction are temporary in nature and result in only short-term impacts, the PCAPCD uses the bright-line threshold of 10,000 $MTCO_2e$/yr for the analysis of land use project construction GHG emissions. The proposed project's total construction GHG emissions have been estimated using CalEEMod and compared to the PCAPCD's bright-line threshold (see Table 6 below). The construction modeling assumptions are described in Section III, Air Quality, of this Initial Study.

Table 6
Total Project Construction GHG Emissions

Total Construction GHG Emissions ($MTCO_2e$/yr)	Threshold of Significance ($MTCO_2e$/yr)
403.18	10,000

Source: CalEEMod, July 2017.

As shown in Table 6 above, the proposed project's total unmitigated construction-related GHG emissions would be below the PCAPCD's 10,000 $MTCO_2e$/yr bright-line threshold. Furthermore, construction GHG emissions would be temporary, and would cease upon termination of construction activities. Accordingly, the proposed project would not have a significant impact related to GHG emissions during construction.

Long-Term Operational GHG Emissions

Similar to criteria pollutants (see Section III, Air Quality, of this Initial Study), PCAPCD uses CalEEMod to estimate potential project sizes corresponding to the established 1,100 $MTCO_2e$ threshold for operational GHG emissions. Table 7 below presents the corresponding project size that would be anticipated to result in emissions of 1,100 $MTCO_2e$/yr.

Table 7
Project Sizes Estimated to Emit 1,100 $MTCO_2e$/yr

Project Type	Project Size (sf)
General Commercial	35,635
General Office Building	83,180
General Industrial	99,189

Source: Placer County Air Pollution Control District, California Environmental Quality Act Thresholds of Significance, Justification Report, October 2016.

The proposed project would include the construction of four office buildings totaling 17,260 sf, a parking lot with 92 parking spaces, and associated improvements. Given that the proposed project is considerably smaller than the project sizes shown in Table 7, operational GHG emissions associated with the project would not exceed the PCAPCD's established operational threshold of 1,100 $MTCO_2e$/yr. Therefore, the proposed project would not conflict with any state or regional GHG emissions reduction goals during operation.

Conclusion

Based on the above, the proposed project would not be considered to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, impacts related to GHG emissions and global climate change would not be cumulatively considerable and would be considered ***less than significant***. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

The following discussions are primarily based on a Phase I Environmental Site Assessment (ESA) prepared for the proposed project by ADR Environmental Group, Inc.[14]

Discussion Item VIII-1, 8:
The proposed project includes construction of a general office building, three medical office buildings, and associated infrastructure, as well as off-site roadway improvements. During operation, the general office building would not involve the use, transport, or disposal of hazardous materials. However, the proposed medical office buildings could potentially involve the handling of blood and other bodily fluids, which are considered hazardous and are covered under a Federal Occupational Safety and Health Administration (OSHA) standard known as Bloodborne Pathogens (Standard 1910.1030). If operation of the medical office buildings involve the handling of such hazardous materials, operators would be required to comply with all requirements of OSHA Standard 1910.1030, including, but not limited to, establishing an Exposure Control Plan, implementing engineering and work practice controls, use of personal protective equipment, and proper storage, labeling, containment, and disposal of potential hazardous substances and materials. Full "red-bag" containment and disposal operations would be required for all hazardous material and fluid disposal, including needles, gowns, and fluid clean-up. Medical waste would be picked up from the project site and disposed of by licensed medical waste commercial vendors required to comply with various federal and State laws regarding hazardous materials transport. It should be noted that all hazardous materials protocol would be provided under tenant-controlled procedures. Given that handling of

[14] ADR Environmental Group, Inc. *Phase I Environmental Site Assessment for the 3.23 Vacant Parcel, NEC of Douglas Boulevard and Berg Street, Granite Bay, California, 95746*. October 2, 2015.

hazardous materials would be subject to existing regulations and standards, operation of the proposed project, including the medical office buildings, would not create a significant hazard to the public or the environment or otherwise create a health hazard or potential hazard. Therefore, a ***less-than-significant*** impact would occur.

Discussion Item VIII-2, 4, 9:
The proposed project site is currently vacant and undeveloped. According to the Phase I ESA, the project site does not contain existing habitable structures, and, thus, asbestos containing materials (ACMs) or lead-based paints do not occur on-site. Features such as septic systems, wells, above-ground storage tanks (ASTs), underground storage tanks (USTs), or other features related to uses of environmental concern were not identified on the site. In addition, given that the site has not been subject to previous development, the presence of such features on the site is unlikely. Furthermore, the project site is not included in the California Department of Toxic Substances Control EnviroStor Database.[15] The Envirostor Database includes information provided by the Department of Toxic Substances Control (DTSC) and included in the State's Hazardous Waste and Substances Sites (Cortese) List, which is compiled pursuant to Government Code section 65962.5. Per the GeoTracker data management system maintained by the SWRCB, the project is not located within the vicinity of a site that impacts, or has the potential to impact, water quality.[16] The Phase I ESA did not identify any historic recognized environmental concerns.

Construction activities associated with the proposed project would involve the use of heavy-duty equipment, which would contain fuels, oils, and hydraulic fluid. In addition, various other products commonly associated with construction such as concrete, paints, and adhesives would be used on-site. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Significant risks to the public or workers are not expected with the assumption that such products would be used, transported, and disposed of properly in accordance with the handling instructions on their labels and in accordance with all applicable regulations.

Based on the above, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, and is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project would not expose people to existing sources of potential health hazards, as such hazards do not exist. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item VIII-3:
The proposed project site is not located within one-quarter mile of a school. The nearest school, Olive Ranch School, is located approximately 0.44-mile northeast of the project site. Therefore, the project would have a ***less-than-significant*** impact related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No mitigation measures are required.

Discussion Item VIII-5, -6:
The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. The nearest airport relative to the proposed project site is the McClellan Airport, which is located approximately 12 miles to the southwest of the site. Therefore, the proposed project would not result in a safety hazard associated with an airport or airstrip. Therefore, there is ***no impact***.

Discussion Item VIII-7:
According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program (FRAP), the proposed project site is located within an unincorporated Local Responsibility Area (LRA). An LRA is an area that is not under federal or State responsibility and in which the local agencies have sole responsibility for fire suppression activities. Per the Very High Fire Hazard Severity Zones (VHFHSZ) in the LRA map, the project site is within a non-VHFHSZ, which indicates that the site is not in an area subject to a substantial hazard due to wildland fires. [17] In addition, the project site is abutted to the north and east by existing development, and to the south and west by existing roadways. Such features would provide buffers from any nearby fires. Given

[15] California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Accessed June 2017.
[16] State Water Resources Control Board. *GeoTracker.* Available at: http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=pacifica+ca. Accessed June 2017.
[17] Cal Fire. *Fire Hazard Severity Zones in LRA Placer County*. November 24, 2008.

the built-out nature of the project vicinity, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

IX. HYDROLOGY & WATER QUALITY – Would the project:

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

The following discussions are based on the Preliminary Drainage Report[18] and Post-Construction Storm Water Quality Plan (SWQP)[19] prepared for the proposed project by the Baker-Williams Engineering Group.

Discussion Item IX-1:
This project would not rely on groundwater wells as a potable water source. In addition, the project would not damage any existing water facilities or infrastructure. Therefore, the proposed project would not interfere with the County's existing potable water supply infrastructure or violate water quality standards related to potable water. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item IX-2, 11:

[18] Baker-Williams Engineering Group. *Preliminary Drainage Report, Quarry Ridge Professional Office Park (APN 048-084-030), Placer County, California.* September 26, 2016.
[19] Baker-Williams Engineering Group. *Post-Construction Stormwater Quality Plan, Quarry Ridge Professional Office Park, Placer County, California.* July 2016.

The proposed project would receive water service from the San Juan Water District (SJWD). The SJWD does not rely on groundwater wells for water supply. [20] As such, groundwater supplies would not be used to serve the project. Given that the proposed project is approximately 3.2 acres in size, any impervious surfaces created by the proposed project would not substantially interfere with the infiltration of stormwater into local groundwater. Furthermore, runoff from such impervious areas would be routed to an on-site swale, which would allow stormwater to infiltrate underlying soils in a manner similar to what currently occurs on the project site. Therefore, the proposed project would not 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). In addition, the project would not substantially degrade groundwater quality or alter the direction or rate of flow of groundwater. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item IX-3, 4:
The CVRWQCB issued the NPDES General Permit No. CAS000004 Waste Discharge Requirements for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems, which became effective on July 1, 2013. An "MS4" is a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) designed or used for collecting or conveying stormwater; (ii) which is not a combined sewer; and (iii) which is not part of a Publicly Owned Treatment Works (POTW). Projects subject to the requirements of the Phase II MS4 NPDES permit must submit the appropriate Post-Construction Storm Water Plan based on the project type/development category. Regulated Projects include projects that create or replace 5,000 sf or more of impervious surface. Regulated Projects that create and/or replace one or more acres of impervious surface are considered regulated hydromodification management projects. The proposed project would include the creation of 65,775 sf (1.51 acres) of impervious surface, and, thus, is considered a Regulated Hydromodification Management Project subject to Phase II MS4 NPDES permit post-construction stormwater treatment requirements.

Regulated Projects are required to divide the project area into Drainage Management Areas (DMAs) and implement and direct water to appropriately-sized Site Design Measures (SDMs) and Baseline Hydromodification Measures to each DMA to the Maximum Extent Practicable (MEP). SDMs and Baseline Hydromodifcation Measures for Regulated Projects shall be based on volumetric and/or flow-based sizing criteria for the objective of achieving infiltration, evapotranspiration, and/or harvesting/reuse of the 85th percentile 24-hour storm runoff event. Regulated Projects must additionally include Source Control Best Management Practices (BMPs) where possible. SDMs and Baseline Hydromodifcation Measures include, but are not limited to:

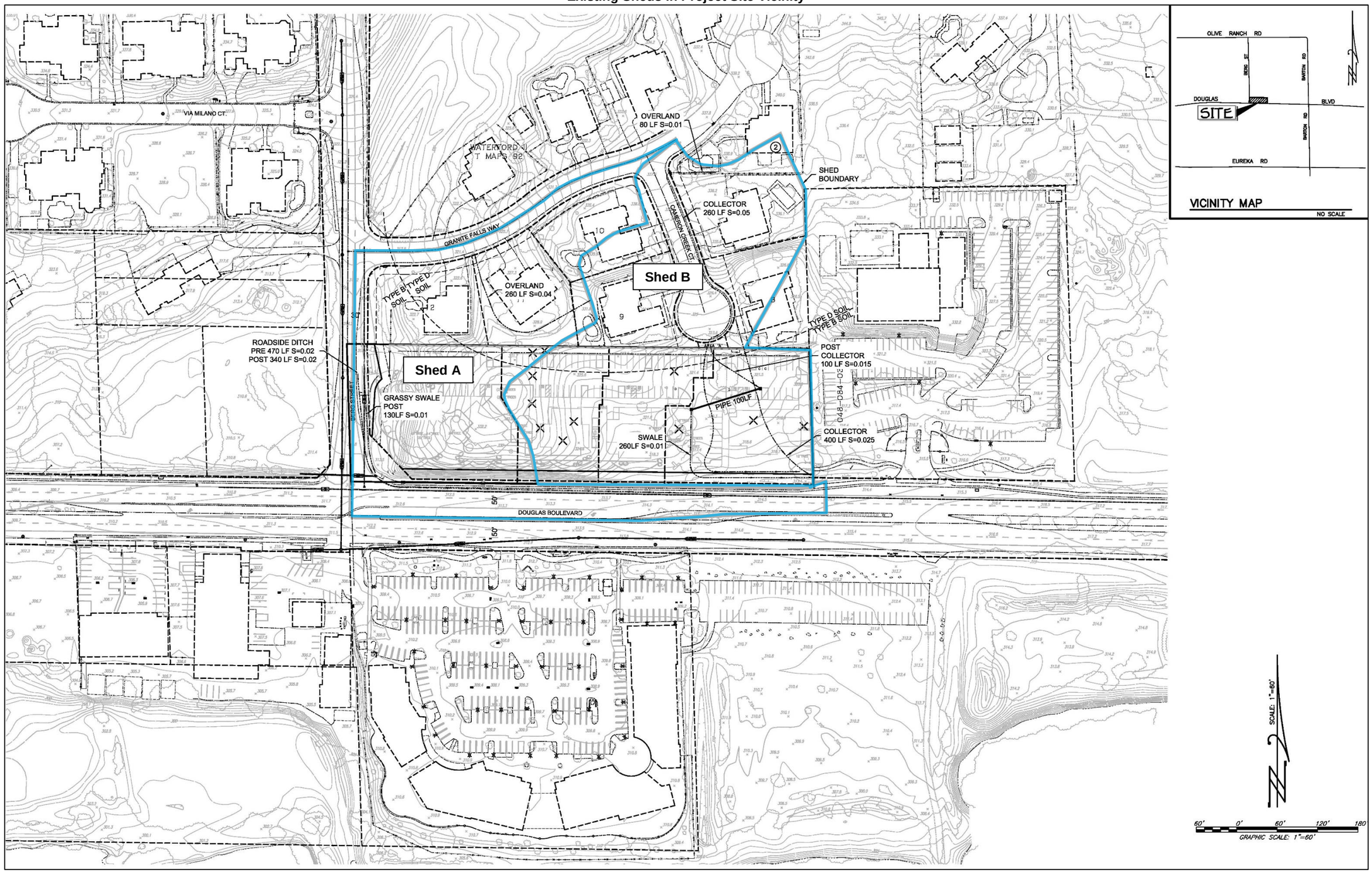
- Rooftop and impervious area disconnection;
- Porous pavement;
- Rain barrels and cisterns;
- Vegetated swales;
- Bio-retention facilities;
- Green roofs; or
- Other equivalent measures, as proposed by the County.

Regulated Hydromodification Management Projects must meet the same requirements as other Regulated Projects and also confirm that post-construction peak runoff rates are less than or equal to the pre-construction peak runoff rate for a two-year, 24-hr storm event. A detailed description of the requirements for Regulated Hydromodification Management Projects, such as the proposed project, is included in the *West Placer Storm Water Quality Design Manual.*[21]

Currently, the proposed project site is situated within two drainage sheds (Shed A and Shed B) totaling 3.49 and 3.81 acres, respectively (see Figure 8). Shed A includes the western portion of the site, a portion of Douglas Boulevard, and a portion of the residential neighborhood to the north. Shed B includes the eastern two-thirds of the site, and, similar to Shed A, a portion of the residential area to the north. Shed A drains to an existing 18-inch culvert at the southeastern site boundary. The culvert routes flows westward under Berg Street to a four-foot deep roadside ditch. Shed B drains to a second roadside ditch along the southern site boundary.

[20] San Juan Water District. *2010 Urban Water Management Plan* [pg. 26]. Adopted June 22, 2011.
[21] Placer County, City of Roseville, City of Lincoln, City of Auburn, Town of Loomis. *West Placer Storm Water Quality Design Manual.* April 2016.

Figure 8
Existing Sheds in Project Site Vicinity



The proposed project would include the construction of on-site stormwater drainage and treatment facilities designed to satisfy the treatment and flow control requirements set by the *West Placer Storm Water Quality Design Manual* and appropriately manage runoff for 10- and 100-year storm events. Specifically, the site would be divided into 11 DMAs.

The Preliminary Drainage Report prepared for the proposed project included an analysis of the peak flows that would occur within the two drainage sheds before and after implementation of the proposed project. A summary of the pre- and post-project conditions is included in Table 8 below. As shown in the table, the project would result in a relatively modest increase in 10-year and 100-year peak flows for Shed B, while peak flows associated with Shed A would remain essentially unchanged. Based on the above, and consistent with the conclusions within the Preliminary Drainage Report, it is anticipated that the project would adequately manage runoff for 10- and 100-year storm events, and, thus, would be consistent with the *West Placer Storm Water Quality Design Manual.* The project site is not located in an area identified in the Granite Bay Community Plan as recommended for local stormwater detention.

Table 8
10-year and 100-year Peak Flows

	Pre-Project			Post-Project		
Shed	**Shed Area**	**10-Year Peak Flow (cfs)**	**100-Year Peak Flow (cfs)**	**Shed Area**	**10-Year Peak Flow (cfs)**	**100-Year Peak Flow (cfs)**
A	3.49	5.2	9.8	3.43	5.2	9.7
B	3.81	5.5	10.5	3.89	6.0	11.0
TOTAL	**7.30**	**10.7**	**20.3**	**7.32**	**11.2**	**20.7**

Source: Baker-Williams Engineering Group, Preliminary Drainage Report, September 2016.

Furthermore, per the SWQP prepared for the project, with implementation of the proposed SDMs, the total detention volume of the proposed SDMs would be greater than the required two-year, 24-hour hydromodification detention volumes (see Table 9). Thus, the project would meet the necessary requirements for Regulated Hydromodification Management Projects.

Table 9
Proposed Hydromodification Management

DMA	Runoff Detention Capacity to Achieve Hydromodification Management Criteria (ft^3)	Proposed Retention Volume (ft^3)	Adequate Detention Capacity?
1	145	796	**Yes**
2	174	372	**Yes**
3	110	137	**Yes**
4	81	183	**Yes**
5	0	487	**Yes**
6	140	782	**Yes**
7	111	839	**Yes**
8	147	476	**Yes**
9	140	831	**Yes**
10	379	737	**Yes**
11	147	1,059	**Yes**

Source: Baker-Williams Engineering Group, Post-Construction Storm Water Quality Plan, July 2016.

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

Based on the above, the proposed project would satisfy the treatment and flow control requirements set by the *West Placer Storm Water Quality Design Manual* and appropriately manage runoff for 10- and 100-year storm events. Thus, the project would not substantially alter the existing drainage pattern of the project area or substantially increase the rate or amount of surface runoff. Furthermore, runoff exiting the project site would be

properly treated by the proposed vegetated swales, and, thus, the proposed project would not create or contribute runoff water which would include substantial additional sources of polluted water. A final preliminary drainage report will be required with the project Improvement Plans to substantiate the preliminary drainage design. However, without approval of a final drainage report, a ***potentially significant*** impact could occur.

Mitigation Measures Item IX-3, 4:
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

MM IX-1: *As part of the improvement plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the improvement plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of improvement plan submittal.*

MM IX-2: *The final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies:*

A) Shed A - The existing 18-inch culvert at the southeastern site boundary that conveys flows under Berg Street and the existing roadside ditch immediately downstream of the culvert.
B) Shed B - The existing roadside ditch along Douglas Boulevard and the existing culvert located on the adjacent parcel's frontage approximately 100 feet east of the eastern project boundary.

MM IX-3: *This project is subject to the one-time payment of drainage improvement and flood control fees (Strap Ravine) pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is $1,950 per gross parcel acreage, payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.*

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

Discussion Item IX-5, 6, 7:
A preliminary Post-construction Storm Water Quality Plan (SWQP) was prepared by Baker Williams, which shows how the project would meet the Phase II MS4 permit obligations for storm water quality treatment. The project would incorporate various SDMs to reduce the total volume of on-site runoff, including the following: vegetated swales; rooftop and impervious area disconnection; tree planting and preservation; and stream setbacks/buffers. The drainage swales would be sized to treat the first flush, which includes a majority of the larger pollutants (sand, soil, silt, grease and trash) as well as smaller pollutants (sediment, nutrient, metals, pesticides and organics). Thus, runoff exiting the proposed project site would be properly treated, and would not pollute downstream waterways.

Contaminated runoff from the site has the potential for causing negative impacts on downstream water quality. The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project

development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less-than-significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, surfactants from vehicle washing activities, pesticides, and trash from activities such as pavement runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. According to the project Preliminary Drainage Report prepared by Baker Williams, construction and post-construction BMPs are proposed. A final drainage report would be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. The proposed project's impacts associated with water quality degradation could be ***potentially significant*** without implementation of the following mitigation measures:

Mitigation Measures Item IX-5, 6, 7:
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

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

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

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

MM IX-6: The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs.

MM IX-7: The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

<u>MM IX-8:</u> *This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.*

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

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

<u>MM IX-9:</u> *Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.*

Discussion Item IX-8, 9, 10:
According to the November 21, 2001 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06061C0483G, the proposed project site is located within Flood Hazard Zone X, which is described by FEMA as an area of minimal flood hazard, usually above the 500-year flood level. The project site is not located within the vicinity of a dam or levee. The project does not include any housing. Consequently, the proposed project would not place housing within a 100-year flood hazard area per the FIRM for the site, place within a 100-year flood hazard area improvements which would impede or redirect flood flows, or 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. Therefore, there is ***no impact***.

Discussion Item IX-12:
As discussed in Section VI, Geology & Soils, of this Initial Study, short-term construction activities associated with the proposed project could result in soil erosion or the loss of topsoil. Furthermore, during operation of the project, polluted runoff from on-site impervious surfaces could potentially enter downstream waterways. However, this Initial Study includes mitigation to ensure that the proposed project would not substantially degrade surface water quality or 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. Implementation of the following mitigation measures would ensure that a ***potentially significant*** impact would not occur.

<u>Mitigation Measures Item IX-12:</u>
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

Implement MM VI-1 through 5, MM IX-1, and MM IX-5 through 9.

X. LAND USE & PLANNING – Would the project:

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

Discussion Item X-1, 6:
A project would risk dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The proposed project site is currently bordered by a single-family residential neighborhood to the north, Fellowship Church to the east, and the Quarry Ponds shopping center to the south across Douglas Boulevard. Implementation of the proposed project would not change land use conditions in the surrounding community. The project would be located between Douglas Boulevard and the residential neighborhood, and, thus, would not divide an established community. Recent development trends along Douglas Boulevard have included a variety of commercial/office uses similar to the proposed project. Therefore, the proposed project would not physically divide an established community or disrupt or divide the physical arrangement of an established community, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item X-2, 4, 7:
The proposed project would include amendment of the Granite Bay Community Plan to change the land use designation of the project site from Low Density Residential to Commercial. In addition, the project would include a rezone to change the zoning designation of the site from RS-B-20 to OP-Dc. However, given that the proposed project site is directly adjacent to a high-traffic travel corridor (Douglas Boulevard), conversion of the site to office uses would complement the surrounding land uses. As discussed in Section I, Aesthetics, all of the proposed buildings and landscaping elements would be designed to be consistent with the guidelines established in the Community Design Element of the Community Plan. For example, Section 4.2.1 of the Community Plan encourages increased setbacks and/or buffers where commercial areas abut residential zones and requires that all mechanical equipment is screened from public view. The project would locate the proposed parking lot at the rear edge of the project site and provide for a considerable buffer between the proposed buildings and the residences to the north. The location of the parking lot would be consistent with the Parking Guidelines included in Section 4.2.3 of the Community Plan. Furthermore, the proposed project would be screened from the adjoining residential neighborhood by a proposed six-foot-tall masonry wall and a row of new trees.

The Granite Bay Community Plan includes policies that relate to commercial development. Specifically, Policy 8 encourages preservation of native trees and well-landscapes. Policy 9 promotes development of commercial project designs that do not detract from the rural character of the community, and Policy 11 requires that to the maximum extent possible, all structures complement the natural setting of the project area. The project would limit extensive grading on the site and would retain 15 of the existing on-site native oak trees. In addition, the proposed buildings would be built with natural materials such as stone and timber. The project would employ flat-roofed structures in order to reduce building mass and limit visibility of solar panels and mechanical equipment located on the building rooftops. Such equipment would be screened behind a three- to four-foot tall parapet. Therefore, the project would be consistent with the aforementioned Community Plan policies.

Based on the above, the proposed project would be consistent with the Site Design – Site Principals and policies included in the Granite Bay Community Plan. Furthermore, with approval of the proposed rezone, the proposed project site would be zoned OP-DC, and, thus, the proposed project would be subject to Design Review per Section 17.52.070 of the Placer County Code. The Design Review process would ensure that the proposed project would be evaluated for compatibility with the surrounding community, and would include a review of proposed building arrangements, setbacks, grading, circulation, and other design elements.

Based on the above, the proposed project would be appropriately screened from the residential area to the north, would be consistent with established Community Plan design standards, and would be considered compatible with the existing land uses in the surrounding area. With approval of the proposed Community Plan Amendment and rezone, the proposed project would be consistent with the Granite Bay Community Plan and would not result in the development of incompatible uses and/or the creation of land use conflicts. While the project would alter of the planned land use of the site, the proposed changes would not conflict with development trends in the project area or negatively impact adjacent land uses. As such, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item X-3:
As discussed in Section IV, Biological Resources, Placer County does not participate in a HCP, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The County is in the process of preparing the Placer County Conservation Plan, which would function as both a Habitat Conservation Plan (HCP) under the FESA, and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. However, the Placer County Conservation Plan has not yet been adopted at this time. As such, ***no impact*** would occur as a result of the proposed project.

Discussion Item X-5:
As discussed in Section II, Agricultural and Forest Resources, the prosed project does not contain agricultural or timber resources, and is not adjacent to an existing agricultural or forestry operation. Therefore, the proposed project would not affect agricultural and timber resources or operations. Therefore, there is ***no impact***.

Discussion Item X-8:
The term urban decay commonly is used to describe the physical effects that could result when new retail uses cause existing business closures and physical deterioration of the areas in which such businesses are located. In recent years, the State courts have identified urban decay as the physical manifestation of a project's potential socio-economic impacts and specifically identified the need to address the potential for urban decay in environmental documents for large retail projects. The proposed project would include the construction of four office buildings totaling 17,260 sf and associated improvements. Given that the proposed project is not a large retail project, the project would not cause economic or social changes, such as urban decay or blight, that would result in significant adverse physical changes to the environment. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion Item XI-1, -2:
The proposed project site does not contain mineral resource extraction operations or known mineral resources. The Granite Bay Community Plan does not identify any mineral resources within the planning area. As such, the proposed project would not result in the loss of availability of a known mineral resource or a local-important mineral resource recovery site. Therefore, there is ***no impact***.

XII. NOISE – Would the project result in:

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

Discussion Item XII-1, 2, 3:
The proposed project would include the construction of four office buildings totaling 17,260 sf, a parking lot, off-site roadway improvements, and associated infrastructure improvements necessary to serve the project. Operation of the project could potentially increase ambient noise levels as a result of project-generated traffic on local roadways, as well as noise associated with future on-site HVAC units and the proposed parking lot area. In addition, temporary noise-level increases would occur during project construction. Earthmoving activities, materials handling, stationary equipment, and construction vehicles would generate noise during site preparation, grading, paving, and construction. Noise levels generated during construction and operation of the proposed project may result in exposure of persons to or generation of noise levels in excess of established thresholds in the Placer County General Plan, the Placer County Code, and/or the Granite Bay Community Plan. In addition, the project could cause a substantial permanent, temporary, or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, a ***potentially significant*** impact could occur.

Further analysis of this impact will be discussed in the Noise chapter of the Quarry Ridge Project EIR being prepared for the project.

Discussion Item XII-4, 5:
As discussed previously, the proposed project site is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. As such, the proposed project would not expose people working in the project area to excessive noise levels associated with air traffic. Therefore, there is ***no impact***.

XIII. PALEONTOLOGICAL RESOURCES – Would the project:

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

The following discussion is based on the Cultural and Paleontological Resources Inventory prepared for the proposed project by Natural Investigations Company.[22]

Discussion Item XIII-1:
Paleontological resources are limited, non-renewable resources of scientific, cultural, and educational value that are explicitly afforded protection by CEQA. While CEQA does not precisely define unique paleontological resources, the treatment of paleontological resources on non-federal lands is usually conducted in accordance with guidance from the criteria established by the Society for Vertebrate Paleontology (SVP). In accordance with guidelines established by the SVP, assessments of the scientific significance of fossilized remains are based on whether they can provide data on the taxonomy and phylogeny of ancient organisms, the paleoecology and nature of paleoenvironments in the geologic past, or the stratigraphy and age of geologic units. Because most vertebrate fossils are rare, such fossils are considered important paleontological resources. Conversely, marine invertebrates are generally common, and the fossil record is well-developed and well-documented. Thus, fossils of marine invertebrates would generally not be considered an important paleontological resource.

The Cultural and Paleontological Resources Inventory included a search of the paleontological records maintained by the California Museum of Paleontology (UCMP). The UCMP database indicated that 64 fossil localities have been recorded within Placer County. Of the 64, only three localities have produced vertebrate fossils. A locality near Rocklin yielded a Pleistocene-age mastodon from the Mehrten Formation, while a locality near Lincoln produced three Tertiary-age vertebrates, a bony fish, a mammal, and a reptile. A cartilaginous fish from the Cretaceous was recovered from the third locality in the Sierra Nevada. The remaining localities recorded in the UCMP database have produced plant and invertebrate specimens, mainly from the Eocene Ione and Late Cretaceous Chico formations, as well as plant microfossils from Early Holocene lacustrine deposits west of Lake Tahoe. Additionally, a small outcrop of the Chico Formation, now a residential development near Granite Bay, has produced a diverse array of Late Cretaceous fossils, including invertebrates, plants, and dinosaurs. None of the aforementioned geologic rock units occur within the proposed project site.

The proposed project site is underlain by Rocklin Pluton, which consists of Mesozoic-aged rocks dated to the Lower Cretaceous period. Because of the geologic process involved in the formation of such rocks (high temperature and pressure at great depth), fossils do not have the potential to occur on the project site. In addition, according to Natural Investigations, the project site does not contain any unique geologic features. As such, ground-disturbing activities associated with the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

[22] Natural Investigations Company. *Cultural and Paleontological Resources Inventory for the Quarry Ridge Project (APN 048-084-030), Placer County, California*. March 7, 2016.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1, -2:
The proposed project would include the construction of four office buildings totaling 17,260 sf, a parking lot, off-site roadway improvements, and associated infrastructure improvements necessary to serve the project. The proposed project site is located within a developed urban area. Given the size and scope of the proposed project, buildout of the project site would not induce substantial growth in the area. In addition, the proposed project site does not contain existing housing or habitable structures, and, thus, the project would not displace existing housing, necessitating the construction of replacement housing elsewhere. Therefore, a ***less-than-significant*** impact would occur. No mitigation measures are required.

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

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

Discussion Item XV-1:
Fire protection services for the site would be provided by the South Placer Fire District. The South Placer Fire District has indicated availability to serve the proposed project.[23] The closest fire station to the site is Station 16, located at 5300 Olive Ranch Road. Station 16 is situated approximately 0.75-mile northwest of the site. Due to the close proximity of the station to the proposed project site, response times at the site would be relatively quick. In addition, the project would be required to comply with all South Placer Fire District standard conditions of approval related to provision of fire flow, roadway widths, etc. Furthermore, Article 15.36, Development Fees for Fire Protection, of the Placer County Code, requires new development within the unincorporated areas of the County to pay a Development Impact Fee to the relevant fire protection agency for the benefit of the owners or residents of the development.

Based on the above, the South Placer Fire District would be capable of providing adequate fire protection services to proposed project without the construction of additional facilities, the proposed project would be required to include adequate fire safety design elements, and the project applicant would pay a Development Impact Fee to the South Placer Fire District. Therefore, the proposed project would result in a ***less-than-significant*** impact with respect to with the provision of new or physically altered governmental facilities, or the need for 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 fire protection services. No mitigation measures are required.

Discussion Item XV-2:
The proposed project site would be served by the Placer County Sheriff's Department and the California Highway Patrol (CHP). The closest sheriff station, South Placer Station, is located at 6140 Horseshoe Bar Road, approximately 11 miles north of the site by way of Barton Road. The proposed project would include a relatively modest amount of development, and, thus, would not have a significant demand on existing police protection resources, which would necessitate the provision of new or physically altered governmental facilities, or the need for 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 police protection services. Thus, the project would have a ***less-than-significant*** impact. No mitigation measures are required.

Discussion Item XV-3:

[23] Ritter, Mike, South Placer Fire District. Personal communication [email] with Kent Baker, Baker Williams Engineering Group. March 2, 2016.

The proposed project would not include residential development, and, thus, would not increase demand for schools. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities. Therefore, there is ***no impact***.

Discussion Item XV-4, 5:
The proposed project would include development of the project site with four office buildings, a parking lot, and associated infrastructure. In addition, the project would include various roadway improvements to Berg Street along the project frontage.

While project-generated traffic could result in an incremental increase in maintenance of County roads in the project area, such an increase would be negligible. With respect to other public facilities, the proposed project would be required to pay a Capital Facilities Fee to the County prior to the issuance of building permits. Capital Facilities Fees are used to construct a range of facilities, including jails, office space, health labs, and clinics.[24] A list of the specific facilities to be constructed is included in the County's Multi-Year Capital Plan.

Based on the above, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of public facilities, including roads, or for other government services. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

[24] Placer County. *Memorandum, Office of the County Executive, FY 2014-15 Capital Facilities Impact Fee Annual Report.* September 15, 2015.

XVI. RECREATION – Would the project result in:

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

Discussion Item XVI-1, -2:
The proposed project does not include residential development. As such, the project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. In addition, the project does not include the construction of recreational facilities. Therefore, there is ***no impact***.

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

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

Discussion Item XVII-1, 2:
The proposed project would result in an increase in vehicle traffic on the street system surrounding the project area. The increase in traffic volume on the surrounding roadway system could cause 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). In addition, the project could exceed, 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. Therefore, impacts would be ***potentially significant***.

Further analysis of these impacts will be discussed in the Transportation and Circulation chapter of the Quarry Ridge Project EIR being prepared for the project.

Discussion Item XVII-3, 4, 6:
The proposed project would include the construction of a new on-site parking lot that would connect to Berg Street by way of a new driveway with a proposed security gate. In addition, the project would include roadway widening and driveway improvements to Berg Street along the project frontage including a 6-foot wide sidewalk to Placer County standards. Project plans would also be subject to review by the South Placer Fire Department (SPFD) as part of Placer County's approval process. Furthermore, according to the SPFD, the proposed turnaround within the parking lot area (to be constructed as part of Phase I improvements) would meet established SPFD standards. Therefore, the proposed project would not result in increased impacts to vehicle safety due to roadway design features or incompatible uses, inadequate emergency access or access to nearby uses, and/or hazards or barriers for pedestrians or bicyclists. Therefore, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XVII-5:
Per Section 17.54.060 of the Placer County Code, off-street parking must be provided at a ratio of one parking space per 175 sf of floor area for medical offices, and one parking space per 300 sf of floor area for general offices. The proposed project would include the construction of one 3,200-sf general office building and three medical office buildings totaling 14,060 sf. Based on the County's parking requirements, the proposed project would be required to provide 11 parking spaces for the general office building and 81 parking spaces for the three medical office buildings, resulting in a total of 92 required spaces. In addition, based on the required number of parking spaces, Section 17.54.050 of the Placer County Code would require that the project include a minimum of four Americans with Disabilities Act (ADA) compliant spaces, consistent with Title 24 of the California Code of Regulations. The proposed parking lot would include 92 parking stalls, including six Americans with Disabilities Act (ADA) compliant spaces, and, thus, would meet the County's requirements for off-street parking. Therefore, there is ***no impact***.

Discussion Item XVII-7:

The proposed project could potentially increase the demand for alternative transportation. A technical traffic impact analysis will be conducted for the proposed project and will address potential impacts related to transit service and bicycle and pedestrian facilities. In the absence of such analysis, the proposed project could potentially conflict 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. Therefore, impacts would be ***potentially significant***.

Further analysis of these impacts will be discussed in the Transportation and Circulation chapter of the Quarry Ridge Project EIR being prepared for the project.

Discussion Item XVII-8:
As discussed previously, the proposed project is not located within an airport land use plan. The nearest airport relative to the proposed project site is the McClellan Airport, which is located approximately 12 miles to the southwest of the site. The proposed project would not involve construction of any buildings or structures of excessive heights that could potentially affect air traffic. In addition, the project does not include any operations that would increase air traffic levels or involve a change in location that would result in substantial safety risks. Therefore, there is ***no impact***.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Discussion Item XVIII-1, 2:
As discussed previously, the proposed project site does not contain any existing permanent structures. The site does not contain any other known resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), and does not contain known resources that could be considered historic pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. A search of the Sacred Lands File maintained by the NAHC returned negative results for the presence of known Tribal Cultural Resources in the immediate project vicinity.

Placer County has provided consultation requests to the Shingle Springs Band of Miwok Indians, T'Si -Akim Maidu, the United Auburn Indian Community of the Auburn Rancheria, and the Washoe Tribe of Nevada and California. On August 16, 2016, a response was received from the Shingle Springs Band of Miwok Indians requesting continued consultation in the form of regular updates on the status of the proposed project. The tribe did not identify any known tribal cultural resources on the project site.

Nevertheless, the possibility exists that construction of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a ***potentially significant*** impact could occur.

Mitigation Measures Item XVIII-1, -2:
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

Implement Mitigation Measures MM V-1 and MM V-2.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1, 2, 3, 6:
The proposed project site is located within the Placer County Sewer Maintenance District 2. The County's wastewater is treated at the Dry Creek Wastewater Treatment Plant, which is located within the southern edge of the City of Roseville. The Dry Creek WWTP is owned by the City of Roseville, and treats wastewater from areas of the City of Roseville as well as nearby areas within unincorporated portions of Placer County, including the proposed project area. Under the Dry Creek WWTP's National Pollutant Discharge Elimination System (NPDES) permit, Number CA0079502, the plant has a permitted average dry weather capacity (ADWF) capacity of 18 million gallons per day (mgd) and a peak wet weather flow (PWWF) of 45 mgd. As of 2016, the Dry Creek WWTP was operating at approximately 50 percent of the plant's permitted flow.[25] In order to provide sewer service to the proposed project, a new six-inch sanitary sewer line would extend east to west through the project site and connect to the County's existing eight-inch sewer main in Berg Street. The proposed project would contribute additional wastewater flows to the County's existing conveyance system and to the Dry Creek Wastewater Treatment Plant. It should be noted that the project would not include a septic system or other alternative on-site waste disposal system.

With respect to water facilities, water service to the proposed project site would be provided by SJWD by way of a new water line located under the proposed parking lot area that would connect to the existing water main in Berg Street. Given that the project site is located in a developed area with existing water supply infrastructure, the project would not require construction of new water delivery facilities beyond what has been previously anticipated for the site.

Per Section 13.12.270 of the Placer County Code, the project applicant would be required to pay a sewer connection fee to the County prior to connection to the County's existing conveyance system. Furthermore, the Placer County Public Works and Facilities Department has issued a letter (dated March 10, 2016) stating that the

[25] City of Roseville. *City of Roseville General Plan 2035*. August 17, 2016.

Placer County Sewer Maintenance District would be capable of serving the project pending fulfillment of the District's requirements.[26]

Based on the above, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XIX-4:
As discussed in Section IX, Hydrology & Water Quality, of this Initial Study, the proposed project would include the construction of on-site stormwater drainage and treatment facilities sized to appropriately manage runoff from impervious areas created as part of the project. Each of the proposed shed areas would continue to discharge at existing discharge points following implementation of the proposed project, and the project would not substantially increase the rate or amount of surface runoff. Therefore, the project would not require the construction of off-site storm water drainage facilities or expansion of existing off-site facilities, the construction of which could cause significant environmental effects. Environmental effects associated with on-site storm drainage improvements are discussed throughout this Initial Study. Based on the above, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XIX-5:
Water service to the proposed project site would be provided by SJWD by way of a new water line located under the proposed parking lot area that would connect to the existing water main in Berg Street. The SJWD's annual water supply of 82,200 acre-feet is comprised entirely of surface water diverted from Folsom Lake. According to the San Juan Water District 2010 Urban Water Management Plan, surface water supplies were adequate to meet current demands as of 2011, and the quality of existing surface water quality is expected to be adequate throughout the near future.[27]

The proposed project would include the construction of four office buildings totaling 17,260 sf, as well as various landscaping improvements. The water demand associated with the proposed project would be typical of commercial development. In addition, the project would be required to comply with the California Model Water Efficiency Landscape Ordinance (MWELO), the provisions of which are applicable to all new construction with a landscape area greater than 2,500 sf. Because the SJWD is a local agency under the MWELO, the SJWD must require project applicants to prepare plans consistent with the requirements of MWELO for review and approval by the SJWD. MWELO requires weather-based irrigation controllers, soil-moisture based controllers, or other self-adjusting irrigation controllers for all irrigation systems. The MWELO also provides a methodology to calculate total water use based on a given plant factor and irrigation efficiency.

The SJWD has issued a letter stating that an adequate supply of treated water exists to serve the proposed project.[28] Prior to the provision of water supplies, the project applicant would be required to satisfy stated conditions established by the SJWD. Such conditions include, but may not necessarily be limited to, Planning Department approval of the project, full payment of applicable fees and charges, satisfaction of SJWD ordinances and requirements, and formal final acceptances of any water facility improvements. Upon meeting the conditions, and following installation, acceptance, and conveyance of ownership of any water facilities improvements, to SJWD, water supply would be provided to the proposed project.

Based on the above, the proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources, and new or expanded entitlements would not be needed. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

Discussion Item XIX-7:
Solid waste would be collected by Recology Auburn Placer, a private collection firm, and transported to the Western Placer Waste Management Authority's Western Regional Sanitary Landfill located in the City of Lincoln, California.[29] As of 2014, the year for which the most recent information is available, the remaining capacity of the landfill was 25,386,466 cubic yards with an estimated closure date of 2058.[30] The landfill has a maximum permitted

[26] Placer County Public Works and Facilities Department. *Requirements for Sewer Service for Berg Street Office Complex, (PLN16-00026) (Approx. 10 EDUs) (APN 048-084-030).* March 10, 2016.
[27] San Juan Water District. *2010 Urban Water Management Plan* [pg. 26]. Adopted June 22, 2011.
[28] San Juan Water District. *Letter of Water Availability for the "Quarry Ridge Professional Office Park", Commercial Development Project, Granite Bay (APN 048-084-030).* February 29, 2016.
[29] Recology Auburn Placer. *Quarry Ridge Professional Office Park.* April 26, 2016.
[30] Environmental Science Associates. *The Park at Granite Bay Environmental Impact Report* [pg. 3.8-25]. December 2015.

capacity of 36,350,000 cubic yards; thus, approximately 70 percent of the permitted capacity was available in 2014.[31]

Based on a conservative solid waste generation rate of 0.006 pounds per square feet per day for office space, the project would generate approximately 104 pounds of solid waste per day during operation.[32] At a rate of 104 pounds per day, the project would not generate a substantial amount of solid waste such that the capacity available to serve the project would be exceeded. Therefore, the proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

[31] Cal Recycle. *Facility/Site Summary Details: Western Regional Landfill (31-AA-0210)*. Available at: http://www.calrecycle.ca.gov/SWFacilities/Directory/31-AA-0210/. Accessed June 2017.

[32] Cal Recycle. *Estimated Solid Waste Generation Rates.* Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed June 2017.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

Discussion Item F-2:

As discussed in Section XVII , Transportation and Traffic, of this IS/MND, the proposed project would result in an increase in vehicle traffic on the street system surrounding the project area. As a result, the project could exceed, 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.

Further analysis of this impact will be discussed in the Transportation and Circulation chapter of the Quarry Ridge Project EIR being prepared for the project.

Discussion Item F-3:

As described in this IS/MND, operation of the project could potentially increase ambient noise levels as a result of project-generated traffic on local roadways, as well as noise associated with future on-site HVAC units and the proposed parking lot area. In addition, temporary noise-level increases would occur during project construction. Earthmoving activities, materials handling, stationary equipment, and construction vehicles would generate noise during site preparation, grading, paving, and construction. As such, in the absence of appropriate mitigation, the project could cause substantial adverse effects on human beings.

Further analysis of this impact will be discussed in the Noise chapter of the Quarry Ridge Project EIR being prepared for the project.

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

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

H. DETERMINATION – The Environmental Review Committee finds that:

☒	The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, Subsequent, or Master EIR).

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

Planning Services Division, Christopher Schmidt, Chairperson
Planning Services Division-Air Quality, Angel Green
Engineering and Surveying Division, Phillip A. Frantz
Department of Public Works and Facilities-Transportation, Amber Conboy
DPWF-Environmental Engineering Division, Huey Nham
DPWF-Flood Control and Water Conservation District, Brad Brewer
DPWF-Facility Services-Parks Division, Ted Rel
HHS-Environmental Health Services, Joseph Scarbrough
Placer County Fire Planning/CDF, Mike DiMaggio

Signature_____Date_____
Leigh Chavez, Environmental Coordinator

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

County Documents	☒ Air Pollution Control District Rules & Regulations	
	☒ Community Plan	
	☒ Environmental Review Ordinance	
	☒ General Plan	
	☒ Grading Ordinance	
	☒ Land Development Manual	
	☒ Land Division Ordinance	
	☒ Stormwater Management Manual	
	☐ Tree Ordinance	
	☐	
Trustee Agency Documents	☐ Department of Toxic Substances Control	
	☐	
Site-Specific Studies	Planning Services Division	☒ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☒ Cultural Resources Records Search
		☒ Lighting & Photometric Plan

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