



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Director
Planning Department, Community Development Resource Agency

DATE: March 25, 2008

SUBJECT: Granite Bay Retail and Carwash: Mitigated Negative Declaration, General Plan Amendment, Rezoning (PMPA-T2006 0706)

ACTION REQUESTED

The Board is being asked to consider a request for approval of a General/Community Plan Amendment from Rural Residential 2.3-4.6 acre minimum to Commercial, and a Rezone from RA-B100 PD.44 (Residential Agriculture with a building site minimum of 100,000 square-feet with a Planned Development designation of .44 dwelling units per acre) to C2-UP-DC (General Commercial, combining Use Permit, combining Design Scenic Corridor) to allow for the construction and operation of an automated carwash and three retail/commercial buildings in the Granite Bay area. The Board is also being asked to certify the Mitigated Negative Declaration that has been prepared for the project.

BACKGROUND

Project Site

The project site is located on the south side of Douglas Boulevard, approximately 2,000 feet west of Barton Road. The site is currently undeveloped. The majority of the project site has been previously graded and is mostly dirt and gravel with weeds and star thistle growing sporadically throughout the site. The southern boundary of the proposed site is adjacent to Strap Ravine, and a portion of the riparian vegetation associated with Strap Ravine is located on the subject parcels. The site is comprised of a total of 4.4 acres on two separate, adjacent parcels with different zoning on each parcel. The westernmost parcel is a 3.4-acre parcel zoned RA-B100 (Residential Agriculture with a building site minimum of 100,000 square feet). The easternmost parcel is a one-acre parcel that is zoned C2-UP-DC (General Commercial, combining use permit, combining Design Scenic Corridor). The proposed General Plan Amendment and Rezone would apply to the westernmost, 3.4-acre parcel in order to give both parcels the same zoning of C2-UP-DC.

Project Description

The proposed project includes the construction of three commercial buildings, ranging in size from 5,500 square feet to 7,638 square feet, an automated carwash, and associated parking, circulation, and landscape areas on two separate parcels that comprise approximately four acres total. The proposed project will require approval of a General/Community Plan Amendment, a Rezone, and a Minor Use Permit.

Approximately 150,000 square feet of area would be disturbed by grading activities, with cuts and fills up to two feet. The project would not result in the removal of or impacts to any trees. The project also includes an open space area located at the western edge of the project site. This area would be no less than 50 feet wide and would include landscaping in order to create a buffer between the proposed use and the existing residence to the west. Additionally, the project includes landscaping along the project frontage adjacent to Douglas Boulevard.

ACTION OF PLANNING COMMISSION

The Planning Commission considered the Minor Use Permit and Mitigated Negative Declaration for the Granite Bay Retail and Carwash at a public hearing on October 25, 2007. Several neighboring property owners and members of the public provided public testimony to the Commission. The following is a summary of the principal issues that were presented during the public comment period at the public hearing:

- Concerns with amending the General Plan and Rezoning the subject parcel, as projects should adhere to the existing land use designation and zoning.
- Concerns that allowing any amendment to the Community Plan will "open the door" for additional General Plan Amendments and Rezones in the community.
- Concerns that the project does not offer the public benefit required for the approval of a General/Community Plan Amendment and Rezoning.
- Concerns that the ingress and egress for the project is not adequate and may cause traffic safety concerns.
- Concerns that Granite Bay does not have the population/demand to support a commercial development.

After considering staff's report and the public testimony, the Planning Commission adopted a motion (6-1, with Commissioner Gerry Brentnall voting no) to certify the Mitigated Negative Declaration for the Minor Use Permit, to approve the Minor Use Permit, and to recommend approval of the General/Community Plan Amendment and Rezone for the project to the Board of Supervisors.

In recommending approval, a majority of the Planning Commission concluded that the project area was better suited to commercial and uses than residential uses. Commissioner Brentnall stated that the Granite Bay Community Plan should not be amended because the Community Plan was created as a result of substantial effort on the part of the County and the community and because the proposed project does not provide a public benefit.

PROJECT DISCUSSION

General/Community Plan Amendment

The applicants are requesting approval of an amendment to the Granite Bay Community Plan to change the land use designation on the larger of the two parcels from Rural Residential 2.3-4.6 acre minimum to Commercial. The subject parcel comprises the westernmost 3.4 acres of the project site. Per Section 65358 of the California Government Code, a legislative body may amend all or part of a General Plan if it deems the amendment to be in the public interest. It is the Planning Commission's determination that the subject parcel is better suited for commercial development than residential development, based on the site's location along Douglas Boulevard (a major thoroughfare), topography, configuration of the parcel, and surrounding uses, and that the approval of the requested amendment to the Granite Bay Community Plan is in the public interest in that commercial land uses should be located along major roadways.

The most common concern expressed by members of the Granite Bay MAC and the Granite Bay community regarding the requested General Plan Amendment is the fact that there have been no amendments to the Granite Bay Community Plan to change a land use designation since the plan was adopted in 1989. The MAC and the community expressed concern that, while the proposed use may make more sense on the proposed parcel, approval of this Community Plan Amendment would "open the door" for future Plan amendments, which could change the character and landscape of the community. The Planning Commission did not concur with this concern, and stated that each project is considered independently and on its own merits.

The Planning Commission concluded the requested amendment to the Granite Bay Community Plan is a more appropriate land use designation for the subject parcel. The parcel is a long, narrow parcel with approximately 730 feet of frontage on Douglas Boulevard that is essentially void of vegetation or topography that could screen a future residential use from Douglas Boulevard. Amending the Community Plan to designate this parcel as Commercial reduces the potential for impacts to future residential uses, and creates a land use designation that allows for the provision of services and retail uses for the community.

Rezone Request

The applicants are requesting approval of a Rezone on the subject parcel to change the zoning from RA-B100-PD=.44 (Residential Agriculture with a building site minimum of 100,000 square feet with a Planned Development Designation of .44 dwelling units per acre) to C2-UP-DC (General Commercial, combining Use Permit, combining Design Scenic Corridor) in order to construct a retail center and carwash. Section 17.60.090 of the Placer County Zoning Ordinance allows for an amendment to the Zoning Ordinance and zoning maps by the Board of Supervisors if it is determined that public necessity, convenience, or public welfare would be served by the amendment. The proposed land use is allowed with a Minor Use Permit on one of the two parcels that comprise this project site, and the applicants seek to Rezone the westernmost parcel to match the zoning on the adjacent parcel. The proposed use would provide additional retail and commercial services to the Granite Bay community, including a fully automated carwash. Other uses allowed within the current residential zoning would be much more likely to be negatively impacted by noise, traffic, and safety issues due the location of the subject parcel, adjacent to Douglas Boulevard, than commercial uses allowed by the C2-UP-DC zone district. Additionally, any development of the parcel under the proposed zoning would be subject to

additional review via the Design Review process, which would help to ensure an aesthetically pleasing project along this scenic corridor. A map depicting the areas to be rezoned is attached.

Project Area Consistency

The proposed project is located in an area that allows for commercial uses adjacent to residential uses. This portion of the Douglas Boulevard corridor is currently developed with commercial uses to the east and across Douglas Boulevard to the north, and single-family residential uses to the west, northeast, and south. Because this area is developed with both residential and commercial uses, the potential for inconsistency does exist; however, the specific project has been designed in such a way as to minimize conflicts with existing residential uses in the surrounding neighborhood.

The project includes a 50-foot setback along the western property line, which is adjacent to an existing residence, and the vegetation and the required 100-foot setback along Strap Ravine provide a substantial buffer between the proposed project and the existing residence to the south, which is not visible from the project site.

The project is consistent with existing development to the east, which is commercial, and would improve the aesthetics of the project area by transforming an undeveloped, weed-covered, dirt lot to a commercial development. The design and aesthetics of the project would be subject to approval of a Design Site Agreement, which would ensure consistency and compatibility with the surrounding neighborhood.

Traffic Impacts

The proposed project includes the construction and operation of a fully-automated carwash and three retail/commercial buildings. The project would access Douglas Boulevard from two locations. The main access to the project would be off a shared access easement that serves the residential properties to the south of the project. There would be an "Entrance Only" access off Douglas Boulevard at the easternmost edge of the project. There would be left-turn access off Douglas Boulevard to the access road at the center of the proposed project; however, there would be no left-turns out of the project.

The primary access would be constructed to meet the minimum shared access standards for a commercial project, and would include deceleration and acceleration lanes on Douglas Boulevard. The easternmost, "Entrance Only" driveway would include a deceleration lane only, as traffic would not be exiting the site and would therefore not require an acceleration lane. Staff and the fire district are both in support of the proposed access plan.

Noise

A Noise Assessment Study was prepared as part of the environmental review process for this project. The Noise Assessment Study determined that the project was in compliance with the maximum allowable noise levels set forth in the Granite Bay Community Plan. To protect adjacent residents from noises that may be generated from this site, this applicant is required to construct a six-foot high fence along the southerly property line. No other noise impacts were identified in the analysis.

RECOMMENDATION

Staff brings forward the Planning Commission's recommendation that the Board of Supervisors approve the General/Community Plan Amendment and Rezone and certify the Mitigated Negative Declaration prepared for this project, based on the following findings and subject to the attached conditions:

FINDINGS

CEQA

The Board of Supervisors has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

1. A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant, negative impacts. Mitigation measures included would address potential impacts related to aesthetics, air quality, biological resources, geology and soils, hydrology and water quality, land use and planning, noise, and transportation and traffic.
2. There is no substantial evidence in the record as a whole that the project would have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan prepared for the project is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

GENERAL PLAN AMENDMENT

1. The change in the Granite Bay Community Plan Designation from Rural Residential 2.3-4.6 acre minimum, to Commercial would not result in the degradation of the character of the area in which the project is located in that this shallow parcel along Douglas Boulevard is more appropriate for commercial use. The Granite Bay community will benefit from the addition of commercially-designated land along the Douglas Boulevard corridor, which will provide more commercial services in proximity to the residents of Granite Bay.

REZONING

1. The change in zoning from RA-B100-PD =.44 (Residential Agriculture with a building site minimum of 100,000 square feet, with a Planned Development designation of .44 dwelling units per acre) to C2-UP-DC (General commercial combining use permit, combining Design Corridor) would be consistent with the goals and policies of the Placer County General Plan.

2. The proposed zoning is consistent with the existing uses in the immediate area surrounding the project site, in that the project would include retail and commercial services that are similar in nature to existing uses adjacent to the proposed project to the east.
3. The proposed zoning would not represent spot zoning and would not be contrary to the orderly development of the area, as the proposed Rezone would be an extension of the existing C2-UP-DC zone district to the west, following compatible topographical features.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Planning Director

ATTACHMENTS:

- Exhibit A -- General Plan Amendment Resolution
- Exhibit B -- Rezone Ordinance
- Exhibit C -- Vicinity Map
- Exhibit D -- Site Plan
- Exhibit E -- Recommended Conditions of Approval
- Exhibit F -- Mitigated Negative Declaration
- Exhibit G -- Letter from Granite Bay MAC

cc: Zachary Carter- Applicant

Copies Sent by Planning:

- Sharon Boswell - Engineering and Surveying
 - Leslie Lindbo - Environmental Health Services
 - Yu Sho Chang - Air Pollution Control District
 - Vance Kimbreil - Parks Department
 - Christa Darlington - County Counsel
 - Scott Finley - County Counsel
 - Holly Heinzen - County Executive Officer
 - John Marin - CDRA Director
 - Michael Johnson - Planning Director
 - Leah Rosasco - Senior Planner
- Subject/chreno files

Before the Board of Supervisors
County of Placer, State of California

In the matter of: A RESOLUTION AMENDING
THE GRANITE BAY COMMUNITY PLAN -
GRANITE BAY RETAIL AND CARWASH (PMPA-20060706)

Resolution No. _____

The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held March 25, 2008, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Ann Holman
Clerk of said Board

Chairman, Board of Supervisors

WHEREAS, on October 25, 2007, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Granite Bay Retail and Carwash Use Permit, including certain proposed amendments to the Land Use Designations set forth in the Granite Bay Community Plan (the "Community Plan"), and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on March 25, 2008 the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the Land Use Designations set forth in the Community Plan, and

WHEREAS, the Board has reviewed the proposed amendments to the Community Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. _____, certifying the Mitigated Negative Declaration for the Granite Bay Retail and Carwash Use Permit, and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of the Community Plan area and the County as a whole, and

WHEREAS, the Board further finds the proposed amendments are consistent with the provisions of the General Plan and other provisions of the Community Plan and are in compliance with applicable requirements of State law, and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the Land Use Designation for the project site (Assessor's Parcel Numbers 048-142-023) set forth in the Granite Bay Community Plan is hereby amended as shown on the Amended Land Use Designation Exhibit A, attached hereto and incorporated herein by reference.

Granite Bay Community Plan Amendment Exhibit

- Existing Land Use Designation: Rural Residential 2.3-4.6 acre minimum
- Proposed Land Use Designation: Commercial

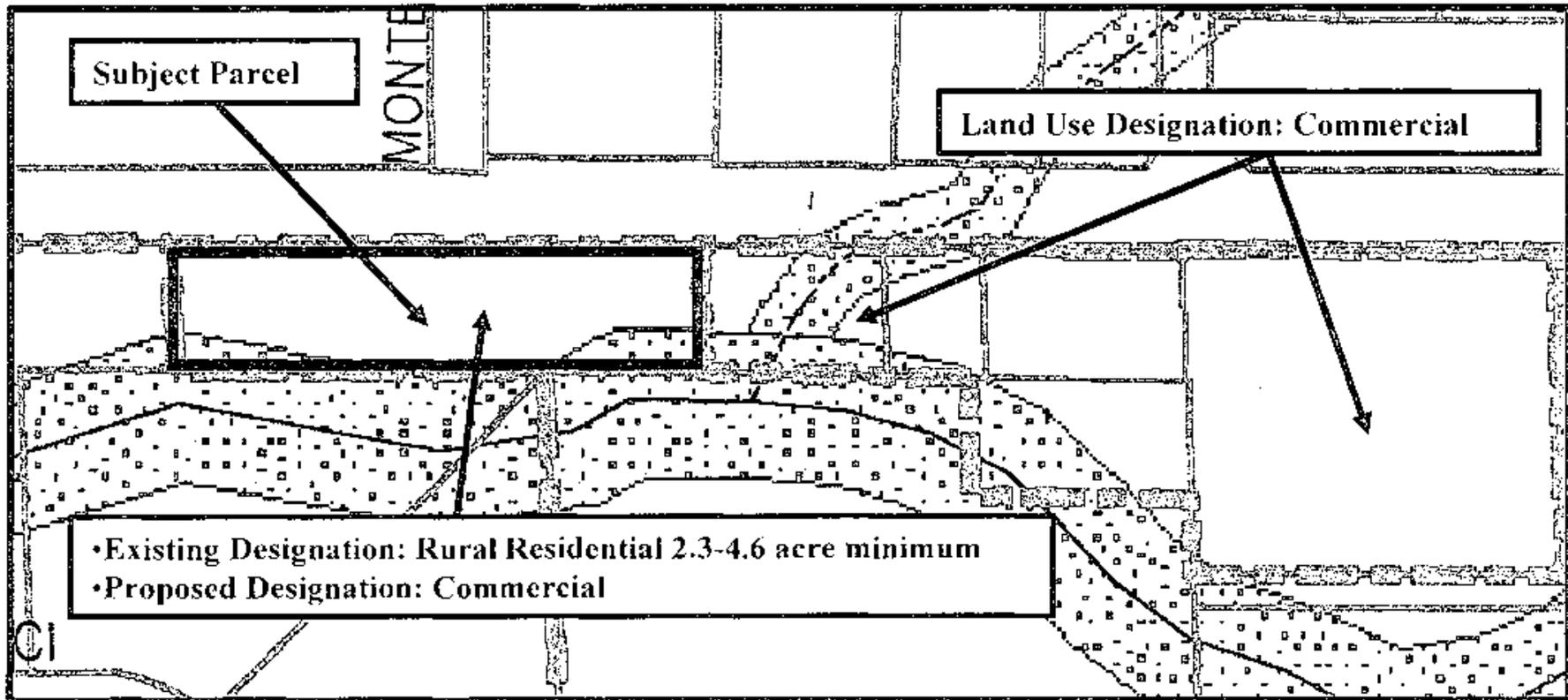


Exhibit "A"

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Ord. No.: _____

FIRST READING: _____

**AN ORDINANCE AMENDING PLACER
COUNTY CODE CHAPTER 17, MAP E-1
RELATING TO THE REZONING IN THE
GRANITE BAY AREA – GRANITE BAY RETAIL AND CARWASH (PMPA-20060706)**

The following **Ordinance** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held March 25, 2008, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

Ann Holman

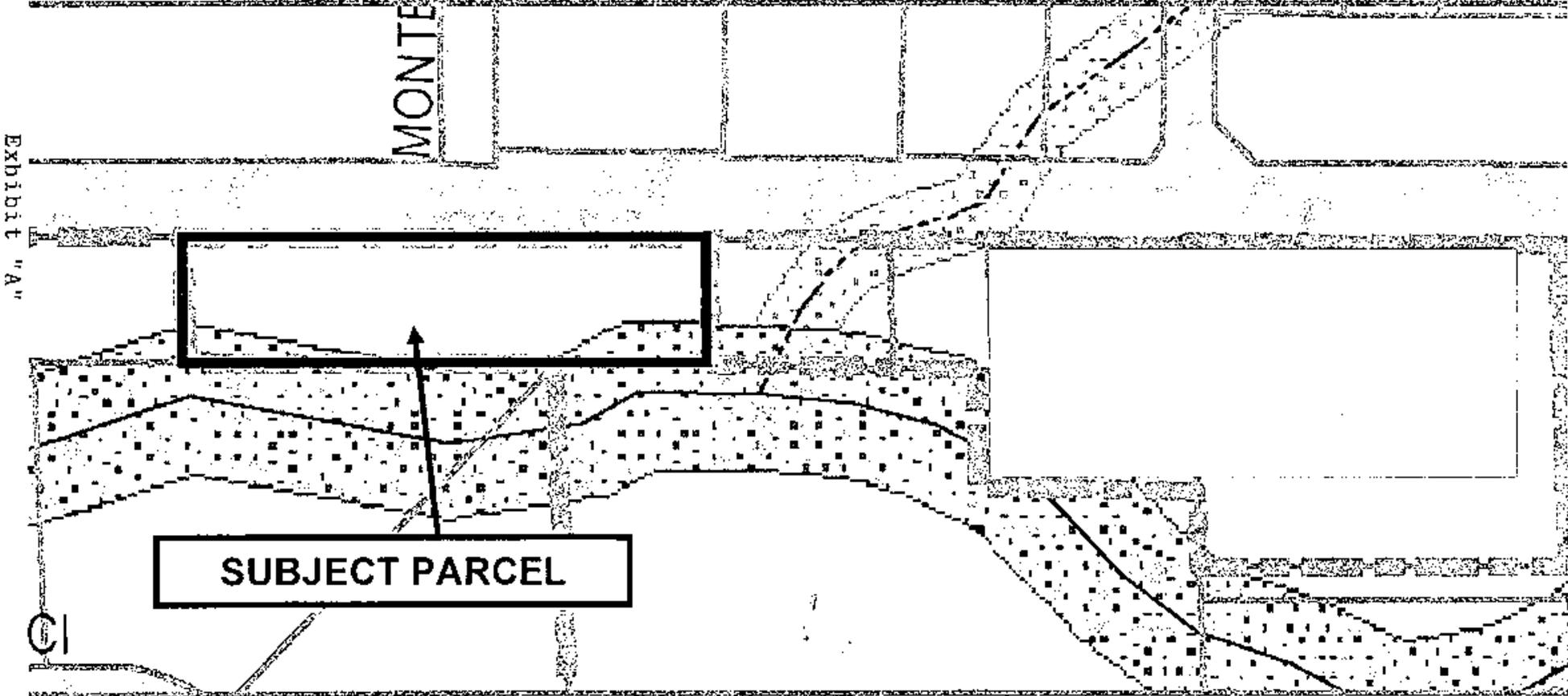
THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY DOES ORDAIN AS FOLLOWS:

The Placer County Code, Chapter 17, Map E-1, relating to Rezoning in the Granite Bay area, is amended from RA-B100, PD .44 to C2-UP-DC as shown on the Rezone Exhibit A, attached hereto and incorporated herein by reference; The Board finds that assignment of the new zone district is compatible with the objectives, policies, and general land uses specified by the Granite Bay Community Plan (as amended by PMPA 20060706) adopted pursuant to the State Planning and Zoning Law, and will best serve the public's welfare.

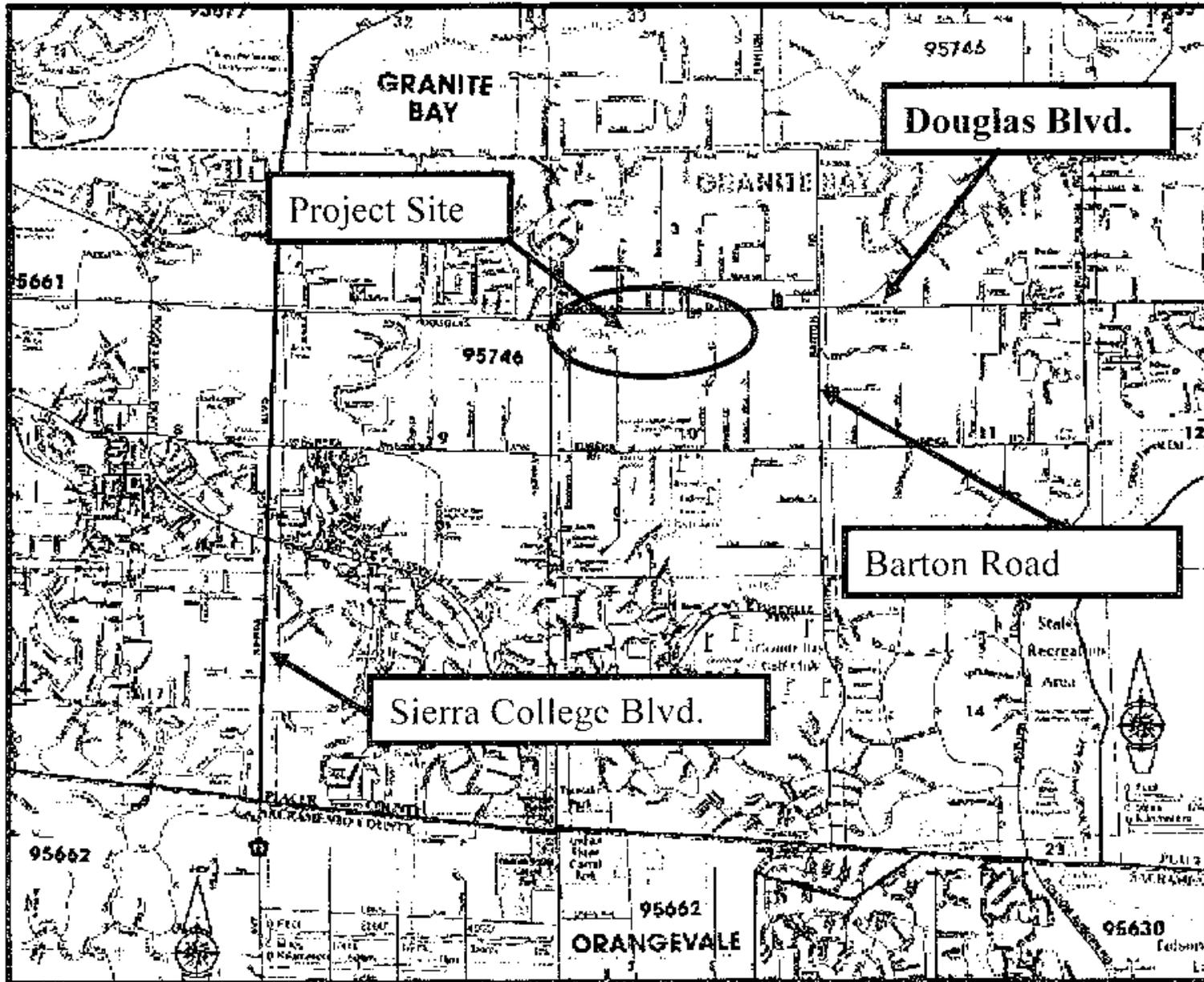
Rezone Exhibit

Existing Zoning: RA-B100-PD=.44 (Residential Agriculture with a building site minimum of 100,000 square-foot with a Planned Development Designation of .44 dwelling units per acre)

Proposed Zoning:C2-UP-DC (General Commercial, combining Use Permit, combining Design Scenic Corridor)



VICINITY MAP



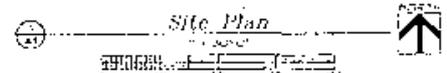
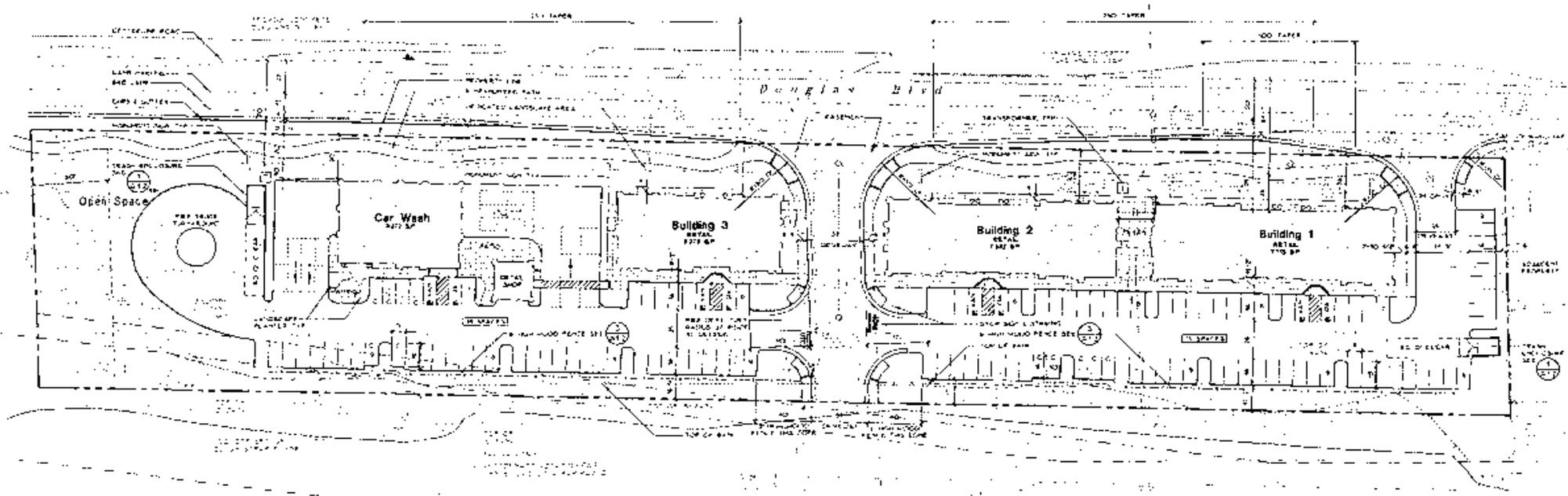
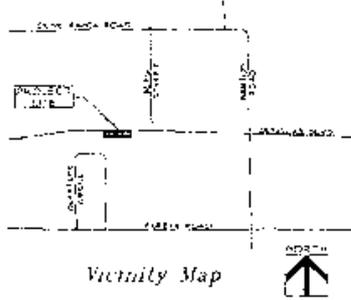


EXHIBIT D



Project Team

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 CARROLL PARK, CA 94622
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ARCHITECT
 PERKINS, WILLIAMS & COOPER ARCHITECTS
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 (916) 551-1000 FAX: (916) 551-1000

CIVIL ENGINEER
 WALKER CONSULTING ENGINEERS INC
 150 BLUE RIVER ROAD, SUITE C
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LANDSCAPE ARCHITECT
 VISTA PARKS LANDSCAPING INC
 1100 S. 15TH GOLF COURSE, SUITE 4
 RANCHO CORDOVA, CA 95672
 (916) 431-1166

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Project Data

APN: 0245 020 011 026 141-0123
 STREET ADDRESS: DOUGLAS BLVD
 (SOUTH OF BARTON ROAD)
 ZONING: COMMERCIAL RA & COMMERCIAL
 COMMUNITY PLAN: GRANITE BAY COMMUNITY PLAN
 SITE AREA: 1339 SQUARE FEET
 BUILDING COVERAGE: 45.2%

Parking Data

USE	AREA	RATIO	BLANKET PARKING
RETAIL	2048 SF	15.1700 S-1	100 SPACES
CAR WASH	327 SF	17.000 SF	8 SPACES
TOTAL	2375 SF		108 SPACES
EXISTING PROVIDED			18 SPACES
CAN BE PROVIDED FOR FUTURE PROJ			25 SPACES
TOTAL PROVIDED			43 SPACES



CATALYST CONSTRUCTION

PERKINS, WILLIAMS & COOPER
 ARCHITECTS

Site Plan

Project: GRANITE BAY
 Job No: 158207 Date: 11-15-07
 Scale: AS NOTED

A1.1

Granite Bay Car Wash
 Douglas Blvd.
 Granite Bay, California

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**RECOMMENDED CONDITIONS OF APPROVAL –GENERAL
PLAN AMENDMENT/REZONE/MINOR USE
PERMIT/MITIGATED NEGATIVE DECLARATION- "GRANITE
BAY CAR WASH RETAIL" (PMPA 20060706)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This project is approved as commercial development that includes three commercial/retail buildings and one fully automated carwash facility, landscaping areas, drainage facilities, and interior parking and circulation areas on two separate parcels totaling four acres. The approval includes a Minor Use Permit, Type A. A General/Community Plan Amendment to change the Land Use Designation from Rural Residential 2.3 – 4.6 acre minimum to Commercial, and a Rezone from Residential-Agriculture with a building site minimum of 100,000 square-feet, with a Planned Development designation of .44 dwelling units per acre (RA-B100, PD=.44) to General Commercial, combining Use Permit, combining Design Scenic Corridor (C2-UP-DC) are required by the Board of Supervisors. Should the required General Plan Amendment and Rezone not be approved by the Board of Supervisors this project shall be null and void.
2. In addition to those uses listed as "Zoning clearance required (17.06.050)" in Section 17.22.010 (B) of the Placer County Zoning Ordinance, and the approval of a Minor Use Permit to allow for the construction and operation of a full-service car wash establishment, the subject development is also intended to incorporate the following uses listed in Section 17.22.010 (B) of the Placer County Zoning Ordinance, which are also allowed with a Minor Use Permit:
 - a. Printing and Publishing
 - b. Drive-in and drive-thru sales
 - c. Restaurants, fast food
3. The applicant shall obtain all necessary building permits for the construction of the approved buildings.

IMPROVEMENTS/IMPROVEMENT PLANS

4. The project is subject to approval of a Design/Site Agreement by the Design/Site Review Committee (D/SRC). The applicant shall submit an application with the Planning Department for a Type C Design/Site Review Agreement. The Design/Site Agreement shall be executed prior to the submittal of the Improvement Plans for the project, unless otherwise specified by the Development Review Committee, and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities;

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fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, and trails. (PD)

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

6. Prior to tenant occupancy tenant shall provide DRC with a parking plan that demonstrates the tenant's ability to provide adequate parking for the specific use as required by Section 17.54.060 of the Placer County Zoning Ordinance.

7. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all 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. (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 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 prior to acceptance by the County of site improvements. (MM) (ESD)

8. Stockpiling and/or vehicle staging areas shall be identified on the improvement plans and located as far as practical from existing dwellings and protected resources in the area. (MM) (ESD)

9. All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.

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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 assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

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

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

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate improvement plans by ESD or the other agency. **(MM) (ESD)**

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

11. Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(MM) (ESD)**

12. Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the 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: a stormwater treatment system and permanent revegetation. 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) (ESD)**

13. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WQID number or filing of a Notice of Intent and fees prior to start of construction. **(MM) (ESD)**

14. Show the limits of the future, unmitigated, fully developed, 100-year flood plain for Strap Ravine on the Improvement Plans and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(ESD)**

15. Show finished building pad elevations 2' above the 100-year flood plain line (or finished floor 3' above) on the Improvement Plans. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the DPW following project construction. Benchmark elevation and location shall be shown on the Improvement Plans to the satisfaction of DRC. **(MM) (ESD)**

16. Provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter

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shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(MM) (ESD)**

17. Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. **(ESD)**

18. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

19. 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 as approved by the Engineering and Surveying Department and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. 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. **(ESD)**

20. This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004). **(MM) (ESD)**

21. 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.

22. Vehicle/equipment wash areas shall be designed to be self-contained and/or covered and equipped with a clarifier or other pretreatment facility. Direct connection of a vehicle/equipment wash area to the storm drain system is prohibited. The applicant/permittees shall properly connect to a sanitary sewer via an external sand/oil interceptor for the car wash facility and obtain an Industrial Waste Discharge Permit, if required. **(ESD)**

ROADS/TRAILS

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23. All on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings. It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than two inches AC over four inches Class 2 AB, or the equivalent. **(PD/ESD)**

24. Streetlights shall not exceed the minimum number required by DPW unless otherwise approved by the DRC. **(PD)**

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

26. Construct the shared on-site access road to a Plate R-6 LDM standard. The road shall provide a transition from the south property line to the existing road south of the property line in accordance with the Caltrans Highway Design Manual for transition tapers. Both sides of the access road shall be delineated for "no parking". The road and storm drainage shall be maintained by the Property Owners' association. The street shall be 32' wide and designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 6.5 (Ref. Section 4, LDM). **(ESD)**

27. Construct the westernmost public road entrance/driveway onto Douglas Boulevard to a Plate R-17, LDM standard. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD. **(ESD)**

28. Construct an "entrance only" public road entrance/driveway onto Douglas Boulevard adjacent to the east property line to a modified Plate R-17, LDM standard. The west ½ of the encroachment shall be constructed to a design speed of 55 mph, unless an alternate design speed is approved by the DPW. The east ½ of the encroachment shall be constructed with a minimum 35' radius and shall conform to the existing curb, gutter and sidewalk improvements at the east property line. The access shall provide signage that prohibits the use of this access as an "exit", as approved by DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD. **(MM) (ESD)**

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29. Construct one-half of an 84' road section plus concrete curb, gutter, and an 8'-wide meandering sidewalk where the project fronts Douglas Boulevard, as measured from the existing centerline thereof or as directed by the DPW. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3" AC/8" Class 2 AB, unless otherwise approved by the ESD. **(ESD)**

30. An Encroachment Permit shall be obtained from DPW prior to Improvement Plan approvals for any landscaping within public road rights-of-way. **(ESD)**

PUBLIC SERVICES

31. Provide to DRC a sewer "will-serve" letter from the Facility Services Department prior to Improvement Plan approval in accordance with "Will Serve Requirements" letter dated March 16, 2007. **(ESD)**

32. (PS1) Prior to approval of the Improvement Plans, submit to EHS a "will-serve" letter from Placer County Facility Services (SMD2) indicating that the district can and will provide sewerage service to the project. Connection of this project to sanitary sewers is required. **(EHS)**

33. (PS2) Prior to approval of the Improvement Plans, submit to EHS a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. **(EHS)**

34. (PS3) Prior to the approval of the Improvement Plans, submit to EHS, for review and approval, a "will-serve" letter from San Juan Water District for domestic water service. The applicant shall connect the project to this treated domestic water supply. **(EHS)**

GENERAL DEDICATIONS/EASEMENTS

35. Dedicate to Placer County a 50'-wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) for the on-site access road for road and utility purposes. Said road shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication.

36. Dedicate to Placer County one-half of a 140'-wide highway easement (Ref. Chapter 12, Article 12.08 (formerly Chapter 4, Subchapter 5, Placer County Code) where the project fronts Douglas Boulevard, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. **(ESD)**

37. Dedicate to Placer County a 12.5' multi-purpose easement adjacent to Douglas Boulevard and both sides of the access road.

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38. Dedicate to Placer County a minimum of 10'-wide drainage easements for the proposed relocation of drainage facilities, as appropriate.

39. Dedicate to Placer County a minimum 15'-wide public multi-use trail easement along the western edge of APN 048-142-023-000. **(DPW/DFS)**

40. Demonstrate to the satisfaction of Engineering and Surveying, a private reciprocal parking and access agreement between the two (2) project parcels. **(ESD)**

41. Provide an Irrevocable Offer of Dedication to Placer County for a continuous 26' wide parking lot access easement (Ref. Chapter 19, Placer County Code) from the access road to the east property line along the alignment shown on the approved site plan. **(ESD)**

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

42. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests will be conducted by a qualified biologist. A report summarizing the survey will be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures will be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal will occur within 500 feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey will be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein will be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval will be placed on the Improvement Plans. Said plans will also show all protective fencing for those trees identified for protection within the raptor report. **(MM IV.1) (PD)**

43. Prior to any on-site construction a survey will be conducted by a qualified biologist to determine whether or not any special-status species occur on the site. Should any special status species occur the appropriate public agency will be notified and all requirements set forth by said agencies will be satisfied by the project proponent. **(MM IV.1) (PD)**

44. The applicant will install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) along the top of bank for Strapp Ravine along the southern boundary of the project site prior to any construction equipment being moved on-site or any construction activities taking place. **(MM IV.2) (PD)**

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45. No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including riparian areas within 100 feet of the centerline of Strapp Ravine, must first be approved by the DRC. Temporary fencing will not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Said fencing and a note reflecting this Condition will be shown on the Improvement Plans. **(MM IV.2) (PD)**

46. Prior to approval of Improvement/Grading Plans, the applicant will furnish to the DRC, evidence that the California Department of Fish & Game and the U. S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands, streams/riparian corridor, and/or vernal pools on the property. If permits are required, they will be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

If project construction affects the riparian vegetation along the southern boundary of the project site, or activities affecting the bed, bank, or associated riparian vegetation of the stream a Streambed Alteration Agreement will be obtained from CDFG, pursuant to Section 1602 of the California Fish and Game Code. This agreement will require minimization measures, such as minimizing impacts to riparian vegetation, revegetation, timing of construction, erosion and sediment control, maintenance of fish passages if applicable, and specifications regarding construction materials. **(MM IV.2) (PD)**

47. Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 100' of the centerline of Strapp Ravine, and within 50' of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey will include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed will be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report will be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans. **(MM IV.3) (PD)**

48. The applicant will mitigate for the removal of and impacts to trees on-site by replacing trees on-site on an inch-for-inch basis. Prior to issuance of a building permit the applicant will submit to the DRC for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). In lieu of replacement on-site the applicant may mitigate impacts to the trees with payment into the Tree Preservation fund at a rate of \$100.00 per inch removed. **(MM IV.3) (PD)**

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

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

CULTURAL RESOURCES

51. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

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

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. (PD)

FEES

52. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$2,530 for projects with Environmental Impact Reports and \$1,830 for projects with Negative Declarations. An additional fee of \$50.00 shall be paid for the filing of the Notice of Determination upon Board of Supervisors approval of the General Plan Amendment and Rezone. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Department within 5 days of final project approval.** (PD)

53. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,873 per acre, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs. (MM) (ESD)

54. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$1234.80. (MM) (MM) (ESD)

55. This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified

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that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPARTA).
- C) Placer County/City of Roseville Joint Fee (PC/CR)

The current total combined estimated fee is \$279,494. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **(MM) (ESD)**

ENVIRONMENTAL HEALTH

56. The project shall adhere to noise level standards set forth in the Granite Bay Community Plan.

57. The Improvement Plans shall be approved by San Juan Water District for water pipeline improvements, service, supply, and maintenance. **(EHS)**

58. Prior to Improvement Plan approval, the dumpster locations and enclosures shall be reviewed and approved by the Development Review Committee and Auburn Placer Disposal. **(EHS)**

59. Prior to Final Occupancy approval, the property owner or occupant shall submit a Hazardous Materials Project/Business Activities Screening Form to EHS for review and approval. **(EHS)**

60. If this project will store and/or use Hazardous Materials in regulated quantities, the property owner or occupant shall submit payment of required fees and a Hazardous Materials Business Plan to EHS within 30 days of occupancy. **ADVISORY COMMENT:** "Hazardous" materials, as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2, shall not be allowed on any premises in regulated quantities without notification to EHS. **(EHS)**

61. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to the site is prohibited. **(EHS)**

62. This project shall comply with the hazardous waste generator and hazardous waste management requirement of the California Health & Safety Code, Chapter 6.5 and the California Code of Regulations, Title 22. **(EHS)**

63. Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. **(EHS)**

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64. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 7:00 am to 7:00 pm
- b) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

PLEASE NOTE: Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (EHS)

65. Prior to Building Permit final, construct noise barriers to the satisfaction of the DRC between the project and the residential parcel located to the south of the project, as specified by the environmental document and the Noise Assessment Study (NAS) conducted by Edward L. Pack Associates, Inc., dated May 24, 2007. This noise barrier shall be shown on the Improvement Plans. The project shall conform to the Noise Element of the Granite Bay Community Plan and the environmental document. (MM XI.1&3) (EHS)

66. The property owner shall maintain the noise attenuation structure such that it will continue to provide noise attenuation in perpetuity, as required in the environmental document. (MM XI.1&3) (EHS)

67. The hours of operation for the carwash shall be restricted to the hours of 7AM to 7PM, in order to comply with the Noise Element of the Granite Bay Community Plan and the environmental document. (EHS)

68. All carwash equipment, including but not limited to mechanical and hand-held dryers, shall be located inside the car wash tunnel such that the equipment will operate only when the car wash tunnel doors are closed. (EHS)

69. Prior to Final Map approval, a mosquito control management/maintenance program shall be approved by the Placer Mosquito Abatement District. (MM VII.9) (EHS)

70. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous materials is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and the Central Valley RWQCB. (EHS)

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71. Prior to Tenant Improvement for a Food Facility, the applicant/operator shall contact EHS, pay required fees, and apply for a plan check. Submit to EHS for review and approval complete construction plans and specifications as specified by EHS. (EHS)

72. Prior to opening a food facility for business, the applicant/operator shall contact EHS, pay required fees, and obtain a permit to operate a food facility. All food handling operations shall comply with the requirements of Placer County Code and the California Retail Food Code. (EHS)

73. PLEASE NOTE: If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

74. Inspections of stormwater facilities/BMPs shall be conducted at least annually and maintenance records and proof of inspections shall be retained. (EHS)

75. Prior to Grading or Improvement Plans approval, properly remove all surface debris and structures from the Project Site. Obtain any required demolition permits from the Building Department. (EHS)

76. During construction temporary storage and use of hazardous substances shall comply with Fire and EHS regulations and requirements, and spill prevention practices shall be used. (EHS)

AIR POLLUTION

77. No open burning of removed vegetation during infrastructure improvements.

78. Minimize idling time to five minutes for all diesel power equipments.

79. Use California Air Resources Board (CARB) diesel fuel for all diesel power equipment.

MISCELLANEOUS CONDITIONS

80. No lot shall be further divided. (PD)

81. No Lot or Unit shall be divided by a tax district boundary. (PD)

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

- a. Along the project's frontage on Douglas Boulevard within the 30 foot front setback;
- b. Throughout the parking and circulation areas;
- c. Within the 50 foot setback along the western property line.

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

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

83. Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan will be submitted to the DRC for review and approval. The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design will be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.

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

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

Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity will be of a level that only highlights shrubs and trees and will not impose glare on any pedestrian or vehicular traffic. (MM I.1) (PD)

84. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the DPW, and shall not be located within the right-of-way.

Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Article 17.54.030, formerly Section 10.030, Placer County Zoning Ordinance). (ESD)

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85. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

86. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainageways on, or adjacent to, the site is prohibited. **(ESD)**

DEVELOPMENT STANDARDS

87. The project will maintain a 50 foot setback for all development and operational activities from the western boundary of the project. Landscaping consisting of trees and shrubs will be planted in this area in order to create a vegetative/visual buffer between the proposed project and the adjacent residential use. **(MM IX.1) (PD)**

EXERCISE OF PERMIT

88. The applicant shall have 24 months to exercise this Minor Use Permit. **(PD)**



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment, therefore, it does not require the preparation of an Environmental Impact Report and this Negative Declaration has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Granite Bay Retail & Car Wash	Plus# PMPA T20060706
Description: Project includes construction of three retail buildings and an automatic carwash on approximately two acres	
Location: South side of Douglas Boulevard approximately 2,000 feet west of Barton Road, Granite Bay	
Project Owner: Jason Morehouse, 6520 Carolinda Drive, Granite Bay, CA 95746	
Project Applicant: Zachary Carter, ZMC Consulting Inc, 3252 Chasen Drive, Cameron Park CA 95682, 408-799-1354	
County Contact Person: Leah Rosasco	530-745-3091

PUBLIC NOTICE

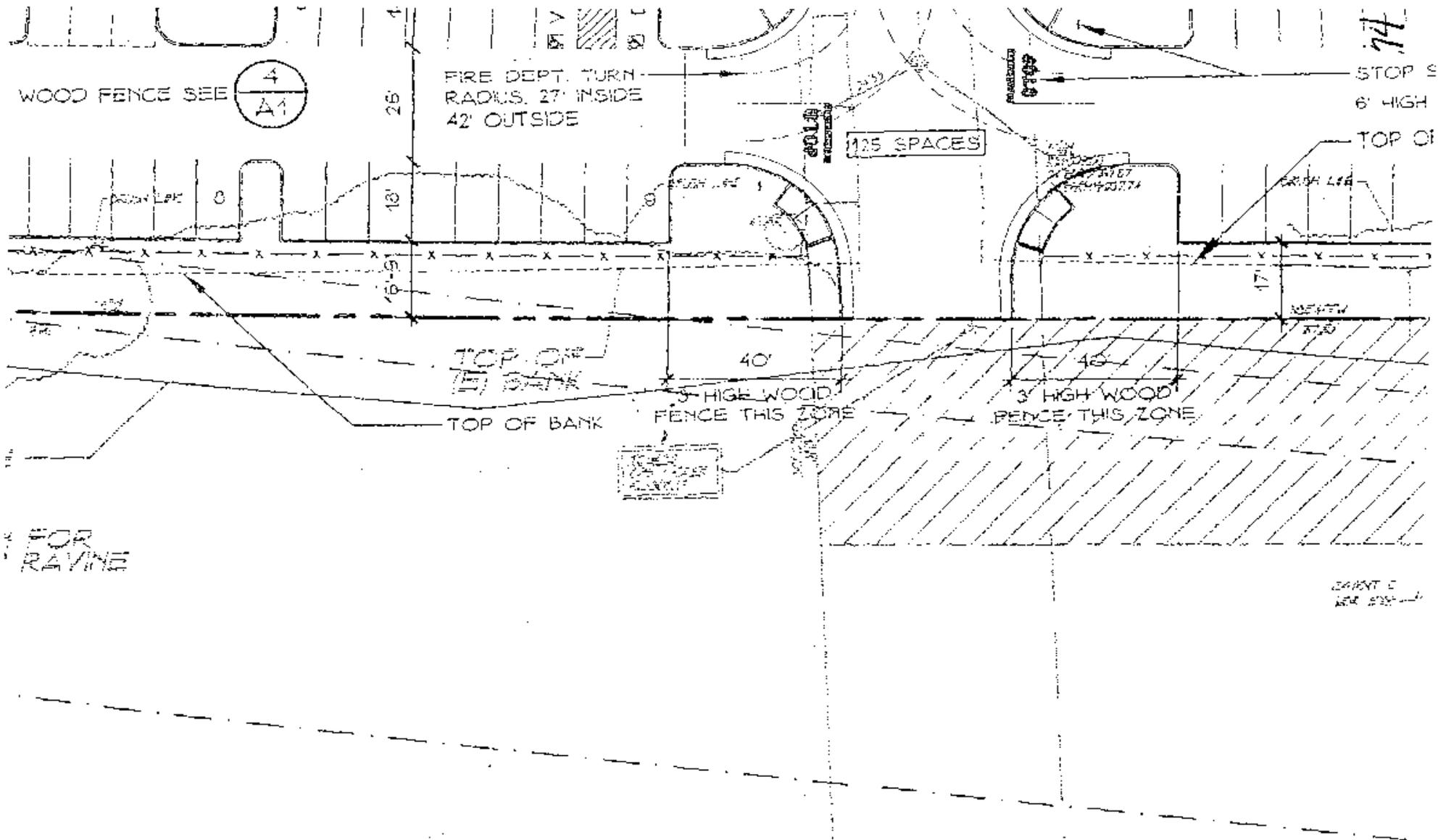
The comment period for this document closes on **September 24, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Granite Bay Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment. (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

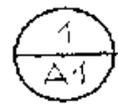
Recorder's Certification

POSTED 08/22/2007
through 10/01/2007
JIM McCALLEY, COUNTY CLERK
By [Signature]
Deputy Clerk

B



Site Plan



1" = 30'-0"





COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 150 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

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

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

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

A. BACKGROUND:

Project Title: Granite Bay Retail & Car Wash	Plus# PMPA T20050706
Entitlements: General Plan Amendment, Rezone (APN 048-142-023), Conditional Use Permit, Voluntary Merger	
Site Area: 4 acres	APN 048-142-023, 048-083 017
Location: South side of Douglas Boulevard approximately 2,000 feet west of Barton Road Granite Bay	
Project Description: This project includes the construction of three commercial buildings ranging in size from 5,500 square feet to 7,638 square feet, an automated carwash, as well as associated parking and circulation areas on two separate parcels that comprise approximately four acres. The proposed project will require approval of a Community Plan Amendment, Rezone, Conditional Use Permit, and Voluntary Merger by the Placer County Board of Supervisors and the Placer County Planning Commission. Approximately 150,000 square-feet of area will be disturbed by grading activities, with cuts and fills up to two feet. The project will not result in the removal of, or impacts to any trees. The project also includes an open space area located at the western edge of the project site. This area will be no less than 50 feet wide and will include landscaping in order to create a buffer between the proposed use and the existing residence to the west. Additionally, the project includes landscaping along the project frontage adjacent to Douglas Boulevard.	

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	Residential agriculture with a building site maximum of 100,000 square-feet	Granite Bay Community Plan	Vacant/undeveloped. Site was previously graded and all vegetation removed with

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Initial Study & Checklist continued

	combining Traffic Management with a Planned Development designation of .44 dwelling units per acre, and General commercial combining use permit, combining Design Corridor, combining Traffic Management		the exception of a small strip of riparian vegetation associated with Strapp Ravine along the southern boundary of the project site
North	Single-family residential with a building site minimum of 20,000 square feet combining Traffic Management	Same as project site	Douglas Boulevard with retail plant nursery beyond
South	Residential agriculture with a building site minimum of 100,000 square-feet combining Traffic Management with a Planned Development designation of .44 dwelling units per acre; and Residential agriculture with a building site minimum of 100,000 square-feet combining Traffic Management	Same as project site	Vacant/undeveloped and single-family/rural residential- Property to the south contains riparian vegetation associated with Strapp Ravine and historic mining tailings and a quarry pond
East	General commercial combining use permit, combining Design Corridor, combining Traffic Management	Same as project site	Commercial-Site developed with commercial strip mall and minimal landscaping vegetation
West	Residential agriculture with a building site minimum of 100,000 square-feet combining Traffic Management	Same as project site	Single-family/rural residential-Home is surrounded by dense trees. A tall barn sits between the existing home and Douglas Boulevard

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should 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:

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

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3031 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd, Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project

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

Discussion- Item I-1:

The proposed project is not located within an identified scenic vista and will not have a substantial adverse effect on a scenic vista.

Discussion- Item I-2:

The proposed project is not located within a state scenic highway and will not damage scenic resources within a state scenic highway.

Discussion- Item I-3:

The proposed project will include the construction of a commercial/retail development including three retail buildings and an automated carwash. As a result of past grading the site contains no vegetation and remains an open dirt lot with some gravel. An access road to parcels to the south runs through approximately the center of the project site. The proposed project could negatively affect the visual character and quality of the site and its surroundings, however the project will be subject to approval of a Design/Site Agreement, which will establish required design elements including landscaping, architectural features, and the overall design of the project. No mitigation measures are required.

Discussion- Item I-4:

The proposed project includes the construction of a commercial development, including three commercial buildings and an automated carwash. The project will include lighting typical of a commercial development, which could result in the creation of a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Mitigation measures set forth in this document will reduce potential impacts resulting from the creation of a new source of substantial light or glare, which will adversely affect day or nighttime views in the area, to a less than significant level.

Mitigation Measures- Item I-4:

MM 1.1 Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan will be submitted to the DRC for review and approval, which will include the following:

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

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Lighting intensity will be of a level that only highlights the adjacent building area and ground area and will not impose glare on any pedestrian or vehicular traffic.

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

II. AGRICULTURAL RESOURCE – 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, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- Item II-1:

The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use as it is proposed on a parcel not comprised of land suitable for agricultural uses.

Discussion- Item II-2:

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

Discussion- Item II-3:

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

Discussion- Item II-4:

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

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? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		

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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)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

Discussion- Item III-1:

The project will not conflict with or obstruct implementation of the applicable Air Quality Plan

Discussion- Items III-2,3:

This proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the Federal and State ozone standard and non-attainment for the State particulate matter standard.

The project related short & long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, the project will not exceed the District's thresholds. Build out of the project will contribute to the significant cumulative air quality impacts occurring within Placer County unless the following mitigation measures are implemented.

Mitigation Measures- Items III-2,3:

MM III-1

- No open burning of removed vegetation during infrastructure improvements
- Minimize idling time to five minutes for all diesel power equipments
- Use California Air Resources Board (CARB) diesel fuel for all diesel power equipment.

Discussion- Items III-4,5:

The project will not expose sensitive receptors to substantial pollutant concentrations nor create objectionable odors affecting a substantial number of people.

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 or U.S. Fish & Wildlife Service? (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 or 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 identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		

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5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Item IV-1:

The proposed project includes the construction of three commercial buildings and an automated carwash on an approximately four-acre site. The proposed project site was previously graded and currently contains minimal riparian habitat along the southern boundary of the parcel. As proposed the project includes minimal disturbance to the riparian vegetation along Strapp Ravine, however according to the Wetlands and Biological Assessment prepared by Dr. Bruce Barnett, dated May 21, 2007, the site could support special status species such as Valley elderberry longhorn beetles, nesting raptors, giant garter snakes, and/or pond turtles. As such, the proposed project could result in an adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service. Mitigation measures outlined below will reduce this impact to a less than significant level.

Mitigation Measures- Item IV-1:

MM IV-1

- Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests will be conducted by a qualified biologist. A report summarizing the survey will be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures will be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal will occur within 500 feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey will be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein will be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval will be placed on the Improvement Plans. Said plans will also show all protective fencing for those trees identified for protection within the raptor report.
- Prior to any on-site construction a survey will be conducted by a qualified biologist to determine whether or not any special-status species occur on the site. Should any special status species occur the appropriate public agency will be notified and all requirements set forth by said agencies will be satisfied by the project proponent.

Discussion- Item IV-2:

The proposed project includes the construction of three commercial buildings and an automated carwash on an approximately four-acre site. The proposed project site was previously graded and currently contains minimal riparian habitat along the southern boundary of the parcel, along Strapp Ravine. As proposed the project includes minimal disturbance to the riparian vegetation along Strapp Ravine, that will not substantially reduce the habitat of a

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fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species

Discussion- Item IV-3:

The proposed project will not have a substantial adverse effect on the environment by converting oak woodlands as the project site does not contain any oak woodland

Discussion- Item IV-4:

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

Mitigation Measures- Item IV-4:

MM IV 2

- Temporary Construction Fencing. The applicant will install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on site or any construction activities taking place:
 1. Along the top of bank for Strapp Ravine along the southern boundary of the project site.
- No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including riparian areas within 100 feet of the centerline of Strapp Ravine, must first be approved by the DRC. Temporary fencing will not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Said fencing and a note reflecting this Condition will be shown on the Improvement Plans.
- Prior to approval of Improvement/Grading Plans, the applicant will furnish to the DRC, evidence that the California Department of Fish & Game and the U. S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands, stream/riparian corridor, and/or vernal pools on the property. If permits are required, they will be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.
- If project construction affects the riparian vegetation along the southern boundary of the project site, or activities affecting the bed, bank, or associated riparian vegetation of the stream, a Streambed Alteration Agreement will be obtained from CDFG, pursuant to Section 1602 of the California Fish and Game Code. This agreement will require minimization measures, such as minimizing impacts to riparian vegetation, revegetation, timing of construction, erosion and sediment control, maintenance of fish passages if applicable, and specifications regarding construction materials.

Discussion- Item IV-5:

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

Mitigation Measures- Item IV-5:

Refer to text in MM IV 2

Discussion- Item IV-6:

The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The proposed project includes the construction of three commercial buildings and one automated carwash, as well as associated parking and circulation areas. The project site is adjacent to Strapp Ravine, however activities associated with the construction and operation of the project will not interfere substantially with the movement of any native resident or migratory fish species as construction activities associated with this project will not impact the waterway. This is considered a less than significant impact and no mitigation measures are required.

Discussion- Item IV-7:

As proposed the project will not conflict with the County's Tree Preservation Ordinance as it does not include the removal of any trees. However, the project site includes minimal riparian habitat associated with Strapp Ravine. Due to the proximity of required grading activities to the riparian area, there is a potential that trees protected by the Placer County Tree Preservation Ordinance will be impacted. Mitigation measures outlined below will reduce this impact to a less than significant level.

Mitigation Measures- Item IV-7:

MM IV.3

- Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 100' of the centerline of Strapp Ravine, and within 50' of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (i.e., road improvements, underground utilities, etc.). The tree survey will include the sizes (diameter at 4' above ground), species of trees, spp; elevations, and approximate driplines. Trees to be saved, or removed will be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements including any underground utilities. The survey report will be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans.
- The applicant will mitigate for the removal of and impacts to trees on-site by replacing trees on-site on an inch-for-inch basis. Prior to issuance of a building permit the applicant will submit to the DRC for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). In lieu of replacement on-site the applicant may mitigate impacts to the trees with payment into the Tree Preservation fund at a rate of \$100.00 per inch removed.

Discussion- Item IV-8:

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as no such plans have been adopted in Placer County.

V. CULTURAL RESOURCES – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X

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5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Items V-1,2,3,6:

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

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work shall stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums shall be contacted for review of the uncovered resource.

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

Following a review of the new resource and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional steps necessary to address the unique or sensitive nature of the site. No mitigation measures are required.

Discussion- Item V-4:

The proposed project does not have the potential to cause a physical change, which will affect unique ethnic cultural values, as there are no unique ethnic features on the site.

Discussion- Item V-5:

The proposed project will not restrict existing religious or sacred uses within the potential impact area as there are no religious or sacred uses on the site.

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? (ESD)			X	

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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 Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)		X	

Discussion- Item VI-1:

No indications of unstable soil were observed during staff site review for the project area or the surrounding areas.

Discussion- Item VI-2:

This project proposal will result in the construction of a drive through car wash building and three (3) retail buildings and associated parking and circulation areas. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for on-site circulation, driveways, building pads and foundations. The project area is proposed to be disturbed by grading activities, and will result in the disturbance of approximately 93% of the 4.9 acre project area comprised of two (2) parcels. Currently the site is undeveloped with an existing asphalt driveway apron for a shared road easement that bisects the project area.

After construction of the buildings and parking and circulation areas, approximately 80% (3.92+ acres) of the site will result in impervious cover. Project grading is proposed to balance on site and aggregate base, asphalt cement, and drain rock will be imported for the construction of the parking and circulation areas. As a result, disruption of soils on-site for the building pads and associated parking/circulation areas is potentially significant. The proposed project's impacts associated with soil disruptions, displacements, and compaction of the soil will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-2:

MM VI.1 The applicant will prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans will show all 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, will 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, will be included in the Improvement Plans. The applicant will pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction costs will be paid. The cost of the above-noted landscape and irrigation facilities will 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 DRC review is required as a condition of approval for the project, said review process will be completed prior to submittal of Improvement Plans. Record drawings will be prepared and signed by a California Registered Civil Engineer at the applicant's expense and will be submitted to the ESD prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation, tree impacts and tree removal will be shown on the Improvement Plans and all work will conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant will pay plan check fees and inspection fees. No grading, clearing, or tree disturbance will occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes will be at 2:1 (horizontal/vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction will be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.

The applicant will revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 will include regular watering to ensure adequate growth. A winterization plan will be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against

erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit will 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 will 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.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate improvement plans by ESD or the other agency.

MM VI.3 Staging areas: Stockpiling and/or vehicle staging areas will be identified on the improvement plans and located as far as practical from existing dwellings and protected resources in the area.

Discussion- Item VI-3:

The project site is adjacent to an existing retail center to the east and an undeveloped parcel to the west. The project is bound on the north by Douglas Boulevard and to the south by residential property. This project and the residential property are physically separated by Strap Ravine. This project proposes a maximum 2' cut slope and maximum 2' fill slope which will result in a minor change in topography. Slopes for the project will be no steeper than 2:1, unless otherwise allowed by a Geotechnical Report, therefore, there will be a less than significant impact. No mitigation measures are required.

Discussion- Item VI-4:

There are no known unique geologic or physical features at the site that could be destroyed, covered, or modified by this project.

Discussion- Items VI-5,6:

This project proposal will result in the construction of a drive through car wash building and three (3) retail buildings and associated parking and circulation areas. The disruption of soils on this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical construction/excavation practices. The construction will create a potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or nearby drainageways, and ultimately Strap Ravine. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, grading for parking areas, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with wind and soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures.

Mitigation Measures- Items VI-5,6:

MM VI.4 Water quality Best Management Practices (BMPs) will be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (FC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) will 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 ESD. BMPs will 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: a stormwater treatment system and permanent revegetation. No water quality facility construction will be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs will be maintained as required to insure effectiveness. The applicant will provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual 86
maintenance, shall be provided to ESD upon request. Maintenance of these facilities will be provided by the project

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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 will be provided to the ESD upon request. (Failure to do so will be grounds for discretionary permit revocation.) Prior to Improvement Plan approval, easements will be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM VI.5 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program will obtain such permit from the State Regional Water Quality Control Board and will provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion- Item VI-7:

The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby active faults. Structures will be constructed according to the current edition of the California Building Code, therefore the likelihood of severe damage due to ground shaking will be less than significant. No mitigation measures are required.

Discussion- Item VI-8:

There is no known landsliding or slope instability related to the project site.

Discussion- Item VI-9:

According to the USDA Soil Conservation Service, the project area is indicative of a Xerothent soil type that is commonly adjacent to streams and known to have varied shrink-swell potential. Structures will be constructed according to the current edition of the Uniform Building Code (UBC) therefore, the proposed project's impacts associated with expansive soils will be less than significant. No mitigation measures are required.

VII. 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? (APCD)				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				X

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8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion- Item VII-1,2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. The carwash facility will store and use detergents that may be considered hazardous materials, these materials will also be subject to standard handling and storage requirements, including preparation of a Hazardous Materials Business Plan. Oil/grit waste generated by the carwash will be properly disposed under manifest if it is designated as hazardous waste as mandated by state and federal law. Accordingly, impacts related to the routine transport, use, disposal or release of hazardous substances is considered to be less than significant. No mitigation measures are required.

Discussion- Item VII-3:

The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Discussion- Item VII-4:

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the potential for this project to create a hazard to the public or the environment as a result of being included on this list is considered to be less than significant. No mitigation measures are required.

Discussion- Item VII-5:

The project is not located within an airport land use plan area or within two miles of a public airport or public use airport, and therefore will not result in an airport safety hazard for people residing or working in the project area.

Discussion- Item VII-6:

The project is not located within the vicinity of a private airstrip, and therefore will not be a safety hazard for people residing in the project area.

Discussion- Item VII-7:

The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, as the proposed project site is easily accessible via a major transportation arterial, which will allow for unimpeded emergency vehicle access. The project site is not located on or near any heavily vegetated steep slopes, and properties within the general vicinity of the proposed project are largely developed rather than wildland areas that contain large amounts of vegetation/fire fuel.

Discussion- Item VII-8:

This project will include a stormwater detention system. Stormwater detention basins and pipes, unless properly designed and managed, have the potential to create a significant health hazard by providing an environment conducive to breeding mosquito disease vectors. The following standard condition of approval will be required as part of the use permit in order to minimize potential health hazards related to mosquito breeding:

Prior to approval of improvement plans, the applicant will submit a mosquito control management/maintenance program to the Placer County Mosquito Abatement District for review and approval.

Discussion- Item VII-9:

No known past uses of concern, such as orchard, industrial or other commercial uses, were disclosed for this commercial retail project. The potential for the project to expose people to existing sources of potential health hazards is considered to be less than significant. No mitigation measures are required.

VIII. 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 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, Hail Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item VIII-1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from San Juan Water District. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item VIII-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

Discussion- Item VIII-3:

A preliminary drainage report was prepared by Warren Consulting Engineers, Inc. dated February 15, 2007. Currently the existing project area sheet flows generally in a southwesterly direction and drainage that is not currently shown sheet flows to Stran Ravine, which flows westerly and adjacent to the south project boundary. The

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project proposes to collect flows from all of the impervious surfaces of the project area with an underground storm drain system and discharge flows to the same drainageway (Strap Ravine). The proposed drainage improvements will concentrate flows on site, but will exit the site similar to the pre-project condition and will therefore have a less than significant impact. No mitigation measures are required.

Discussion- Item VIII-4:

A preliminary drainage report was prepared by Warren Consulting Engineers, Inc. dated February 15, 2007. This project will create new impervious surfaces on a property that is currently undeveloped. As a result, on site peak stormwater flows will increase. In addition, the proposed project is tributary to the Dry Creek Watershed Cumulative downstream peak flow rate impacts were analyzed in the "Dry Creek Watershed Flood Control Plan" and the project is within an area recommended for local stormwater detention. Consistent with those recommendations, project flows are proposed to be conveyed through an oversized underground conveyance pipe system to detain peak flows to pre-development conditions for both the 10-yr and 100-yr storm events. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary drainage report calculations. The proposed project's impacts associated with increase in rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-4:

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

MM VIII.2 Storm water run-off will be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities will be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction will be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.3 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,803 per acre, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee will be that in effect at the time payment occurs.

MM VIII.4 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) Prior to Building Permit issuance, the applicant will 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 \$1234.80.

Discussion- Items VIII-5,6:

Construction of this undeveloped portion of the project area will result in approximately 80% of the 4.9 acre site as new impervious surface. Potential water quality impacts are present both during project construction and post-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 proposed development has the potential to introduce stormwater contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as parking lot runoff, outdoor storage, landscape fertilizing and

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maintenance, and refuse collection. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measures.

Mitigation Measures- Items VIII-5,6:

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

MM VIII.5 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs will be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

Discussion- Item VIII-7:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant by implementing the following mitigation measures.

Mitigation Measures- Item VIII-7:

MM VIII.6 In order to minimize potential water quality issues resulting from increased urban stormwater runoff, Best Management Practices (BMPs) will be utilized and maintained.

Discussion- Items VIII-8,9,10:

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows will be impeded or redirected. The project location is elevated above areas that are subject to flooding as a result of failure of a levee or dam.

Discussion- Item VIII-11:

The project will not utilize groundwater as a water source for potable or irrigation water. Therefore, the potential for the project to alter the direction or rate of flow of groundwater is considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-12:

This project is located within the Granite Bay Community Plan area, with drainage from the site flowing ultimately to Strap Ravine. Impacts to water quality degradation will be reduced to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-12:

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

Refer to text in MM VIII.5

IX. 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? (EHS, ESD, PLN)			X	

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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 IX-1:

The project includes the construction of three commercial buildings, an automated carwash, and associated parking and circulation areas. The proposed project will not physically divide an established community as the project site is currently undeveloped and surrounded by commercial and residential uses.

Discussion- Item IX-2:

The proposed project includes the development of two separate parcels with three commercial buildings and an automated carwash on two separate parcels, one of which does not allow for the proposed development due to conflicting land use and zoning designations. The proposed project will conflict with the Granite Bay Community Plan designation of Rural Residential 2 3-4 5 acre minimum and the zoning designation of Residential Agriculture with a building site minimum of 100,000 square-foot combining Traffic Management with a Planned Development Designation of .44 dwelling units per acre for parcel 048-142-023. The proposed project will require the approval of a General Plan Amendment to change the land use designation from Rural Residential 2 3-4 5 acre minimum, to Commercial, and a Rezone to change the zoning designation from Residential Agriculture, with a building site minimum of 100,000 square feet, combining Traffic Mitigation with a Planned Development designation of .44 dwelling units per acre (RA-B100-TM-DC, P(D)= .44) to General Commercial combining Conditional Use Permit, combining Design Scenic Corridor, combining Traffic Management (C2-UP-DC-TM).

In addition to being in conflict with the land use designation set forth in the Granite Bay Community Plan, the project also conflicts with section A(2) (c) of the "Design Standards - Guidelines" set forth in Appendix A of the Granite Bay Community Plan, which sets forth a 300 foot setback on "all parcels currently undeveloped, or created after the adoption of the Community Design Element and intended for residential use...". This guideline is intended to establish the 300 foot setback on all applicable parcels on the south side of Douglas Boulevard in order to provide a noise buffer and vegetated screen. Should a General Plan Amendment and rezone be approved for this project, this guideline will no longer apply, as the parcel will no longer be intended for residential use. Because the width of the property is 174 feet and could not meet the minimum setback of 300 feet, and because the property is void of any vegetation that could provide a noise buffer and screening, the proposed project could not meet this requirement regardless of the type of development proposed.

The conflicts between the proposed project and the land use and zoning designations and the design guideline set forth in the Granite Bay Community Plan will not result in a significant environmental impact. No mitigation measures are required.

Discussion- Item IX-3:

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

Discussion- Item IX-4:

The proposed project could result in the development of incompatible uses and or the creation of land use conflicts, and the project includes the construction and operation of a commercial facility on two separate parcels, the land use designation and zoning on one of which does not support the proposed project. The land use designation and zoning on Assessor's Parcel 046-142-023 allows for residential development. This parcel is the westernmost parcel of the development and is adjacent to a single-family residential use. Given the proximity of the proposed project to the adjacent residential use, the project could create an incompatible use or land use conflicts. Mitigation measures set forth below will reduce this impact to a less than significant level.

Mitigation Measures- Item IX-4:

MM IX.1 The project will maintain a 50 foot setback for all development and operational activities from the western boundary of the project. Landscaping consisting of trees and shrubs will be planted in this area in order to create a vegetative/visual buffer between the proposed project and the adjacent residential use.

Discussion- Item IX-5:

The proposed project will not affect agricultural and timber resources or operations as there are no agricultural or timber resource operations on the site.

Discussion- Item IX-6:

The proposed project will not disrupt or divide the physical arrangement of an established community as it is surrounded by a mix of undeveloped land, commercial uses, and single family residential uses.

Discussion- Item IX-7:

The project will result in the substantial alteration of the present or planned land use of one of the parcels, however it will not result in the substantial alteration of the planned land use in the area. The project site is located in an area that allows for commercial uses adjacent to residential uses. This portion of the Douglas Boulevard corridor is currently developed with commercial uses to the east and across Douglas Boulevard to the north, as well as single family residential uses to the west, northeast, and south. The proposed project will require changing the land use and zoning designation on one 3.4-acre parcel to allow for commercial use rather than residential use. The overall effect of this will not result in the substantial alteration of the present or planned use in the area. This is considered a less than significant impact and no mitigation measures are required.

Discussion- Item IX-8:

The proposed project includes the construction of a commercial center consisting of three commercial buildings and an automated carwash and will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration.

X. 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 X-1:

The proposed project will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state as there are no such known mineral resources on the site.

Discussion- Item X-2:

The proposed project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan as there are no such mineral resources on the site.

XI. 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? (EHS)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)		X		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)			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? (EHS)				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? (EHS)				X

Discussion- Items XI-1,2:

This is a commercial project that will include mixed retail uses and a mechanical car wash. Parcels located adjacent to the north and east are commercial retail in nature, parcels located south and west of the project are residential. A Noise Assessment Study, dated May 24, 2007 was conducted for this project by Edward L. Pack Associates, Inc. This Study concludes that noise generated by the mechanical carwash will not exceed noise standards set by the Granite Bay Community Plan, the Placer County General Plan, or the noise ordinance. However, the Study reports that noise associated with the retail parking lot will exceed Placer County standards at the southern property line. These noise impacts are potentially significant and will be reduced with the following mitigation measures:

Mitigation Measures- Items XI-1,2:

MM XI-1: In order to ensure that noise impacts associated with the retail parking lot are adequately mitigated for this project, a noise barrier will be constructed as recommended in the Noise Assessment Study dated May 24, 2007. The noise barrier will be constructed as specified in the Noise Assessment Study with respect to dimensions, location, and construction materials. The noise barrier will be maintained such that it will continue to provide adequate noise attenuation in perpetuity.

Discussion- Item XI-3:

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

Discussion- Item XI-4:

The project is not located within an airport land use plan or within two miles of a public airport.

Discussion- Item XI-5:

The project is not located within the vicinity of a private airstrip.

XII. 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 XII-1:

The proposed project will not induce substantial population growth either directly or indirectly as the project includes the construction of a commercial center in an area that is currently largely developed with commercial and residential uses. The project does not require the extension of roads or other infrastructure, including sewer and water.

Discussion- Item XII-2:

The proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere as the project site is an undeveloped parcel.

XIII. 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? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion- Item XIII-1:

The proposed project does not generate the need for new fire protection facilities as a part of this project.

Discussion- Item XIII-2:

The proposed project does not generate the need for new sheriff protection facilities as a part of this project.

Discussion- Item XIII-3:

The proposed project does not generate the need for new school facilities as a part of this project.

Initial Study & Checklist continued

Discussion- Item XIII-4:

The proposed project is accessed from a county maintained road, Douglas Boulevard. This project does not generate the need for more maintenance than what was expected with the development of the Granite Bay Community Plan.

Discussion- Item XIII-5:

The proposed project does not generate the need for new governmental services as a part of this project

XIV. 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 XIV-1:

The proposed project will not result in the increased use of an existing neighborhood park such that substantial deterioration will occur as the proposed project includes the construction of a commercial center, and does not include the construction of new homes that will generate addition residents

Discussion- Item XIV-2:

The proposed project does not include recreational facilities or the expansion of recreational facilities that might have an adverse physical effect on the environment.

XV. 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

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Initial Study & Checklist continued

7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (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? (ESD)				X

Discussion- Item XV-1:

This project proposal will result in the construction of a drive through car wash building (2,000+ SF) and three (3) retail buildings (21,900+ SF) and associated parking and circulation areas. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. For potential cumulative impacts, the Granite Bay Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements will reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic will be mitigated to a less than significant level by implementing the following mitigations:

Mitigation Measures- Item XV-1:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and will be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone- Article 15.28.010, Placer County Code
- South Placer Regional Transportation Authority (SPARTA)
- Placer County/City of Roseville Joint Fee (PC/CR)

The current total combined estimated fee is \$279,494. The fees were calculated using the information supplied

If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XV-2:

The traffic from the proposed project will have a less than significant impact to the level of service both individually and cumulatively for affected roads and will not exceed the level of service standards in the Placer County General Plan and Granite Bay Community Plan. No mitigation measures are required.

Discussion- Items XV-3,4:

The project area fronts on a public right-of-way (Douglas Boulevard). The main access to the public right-of-way is provided with an existing private access road that is shared with residential properties to the south of the project area. Access rights extend from Douglas Boulevard on the north to the south property line. Additionally, an "entrance only" access is proposed at the east end of the project to provide adequate emergency access as requested by the serving fire agency. County staff has reviewed the site layout and has determined that the proposed site improvements at the main access meet County standards. Due to right-of-way constraints, the eastern access will not meet County standards to provide a full acceleration taper in accordance with County Standard Plate R-17. The proposed project's impacts associated with vehicle safety due to emergency access and roadway design will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XV-3,4:

MM XV.2 Construct an "entrance only" public road entrance/driveway onto Douglas Boulevard at the adjacent to the east property line to a modified Plate R-17, LDM standard. The west 1/2 of the encroachment will be constructed to a design speed of 55 mph, unless an alternate design speed is approved by the DPW. The east 1/2 of the encroachment will be constructed with a minimum 35' radius and will conform to the existing curb, gutter and sidewalk improvements at the east property line. The access will provide signage that prohibits the use of this access as an "exit", as approved by DPW. An Encroachment Permit will be obtained by the applicant or authorized agent from DPW. The Plate R-17 structural section within the main roadway right-of-way will be designed for a Traffic Index of 10.0, but said section will not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD.

Discussion- Item XV-5:

The proposed project is providing parking spaces in accordance with the Placer County Zoning Ordinance

Discussion- Item XV-6:

Frontage improvements for the proposed project partially exist, including road and shoulder improvements. This project proposes a new commercial driveway access and an 8' meandering sidewalk consistent with the goals and policies of the Granite Bay Community Plan. Proposed improvements will be constructed in accordance with Placer County Standard Plans & Specifications and will not cause hazards or barriers to pedestrians or bicyclists.

Discussion- Item XV-7:

The proposed project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

The proposed project is an expansion project and is not known to affect a change in air traffic patterns.

XVI. 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 XVI-1:

Sewer services will be provided by Placer County and are already available to the site. The existing treatment facilities, which are in compliance with the requirements of the Central Valley Regional Control Board, will not require an expansion as a result of the project. No mitigation measures are required.

Discussion- Item XVI-2:

The proposed project is served by the San Juan Suburban Water District and water services are already available to the site. No mitigation measures are required.

Discussion- Item XVI-3:

The project will be served by public sewer, and will not require or result in the construction of a new septic system.

Discussion- Item XVI-4:

Stormwater will be collected in the on-site drainage facilities and transferred via pipe into existing off-site storm drain system maintained by Placer County. County staff has determined that the existing storm drain system is adequate to serve the project. The project will not require or result in construction of new stormwater drainage facilities. No mitigation measures are required.

Discussion- Item XVI-5:

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency; these letters will be required prior to building permit issuance. No mitigation measures are required.

Discussion- Item XVI-6:

The proposed project is served by the Placer County SMD #2 and sewer services are already available to the site. No mitigation measures are required.

Discussion- Item XVI-7:

The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Department Leah Rosasco, Chairperson

Initial Study & Checklist continued

Engineering and Surveying Department, Sharon Boswell
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Jill Kearney
 Air Pollution Control District, Brent Backus
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Vance Kimbrell
 Placer County Fire / COF, Bob Eicholtz

Gina Langford

Signature _____ Date August 16, 2007
 Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd, Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
Trustee Agency Documents	<input checked="" type="checkbox"/> Water Quality Ordinance	
	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Archaeological Inventory Survey
		<input type="checkbox"/>
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
<input type="checkbox"/> Traffic Study		

Initial Study & Checklist continued

		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input checked="" type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input checked="" type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Accoustical Analysis
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
<input type="checkbox"/> Traffic & Circulation Plan		
<input type="checkbox"/> _____		
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	

County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
P. O. Box 2451
Granite Bay, CA 95746-2451
County Contact: Administrative Aide (530) 889-4010



To Whom It May Concern:

On Wednesday October 3rd the Granite Bay Municipal Advisory Council (MAC) had on its agenda to hear a presentation for the project titled "Granite Bay Retail & Car Wash". All seven members of the Granite Bay MAC were in attendance at this meeting and heard this item. After hearing from the project applicant, the assigned planner from the Placer County Planning Department and the public, a motion was made to recommend approval of the project with the following conditions:

- 1) The rezone is conditioned upon the building of this specific project;
- 2) Hours of operation for the Car Wash shall be 7 a.m. to 7 p.m.;
- 3) The project will maintain compliance with the Granite Bay Community Plan and related noise ordinances; and
- 4) The signage lighting and height characteristics shall comply with the Granite Bay Community Plan; and

The motion was seconded and passed with the conditions (6-1).

As a result of this motion passing at our meeting, we recommend this project be approved by both the Placer County Planning Commission and the Placer County Board of Supervisors with the above referenced conditions.

Thank you,

A handwritten signature in black ink that reads "Walt Pekarosky".

Walt Pekarosky

Chairman, Granite Bay Municipal Advisory Council

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EXHIBIT G