



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

**NOTICE OF INTENT
MITIGATED NEGATIVE DECLARATION
FOR PUBLIC REVIEW**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Celebration Community Fellowship (PMPA T20070467)

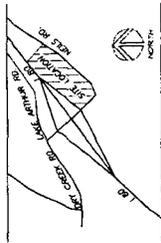
PROJECT DESCRIPTION: Project proposes the construction of an approximately 19,000 square-foot church on an undeveloped 3.42-acre parcel.

PROJECT LOCATION: Dry Creek Road and Neils Road, North Auburn, Placer County

PROPONENT: Kevin Sullivan, 1548 Eureka Road, Suite 100, Roseville CA 95661
(916) 772-4300

The comment period for this document closes on **May 12, 2010**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Auburn Library and Meadow Vista Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

Publish in Sacramento Bee on Tuesday, April 13, 2010





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Community Development Resource Agency

**ENVIRONMENTAL
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Michael J. Johnson, AICP
Agency Director

MITIGATED NEGATIVE DECLARATION (Modified)

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.

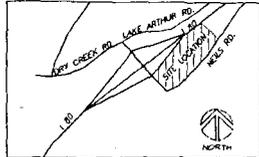
PROJECT INFORMATION

Title: Celebration Community Fellowship	Plus# PMPA T20070467
Description: The project proposes to construct a 19,000 square-foot church on a 3.42-acre parcel.	
Location: Dry Creek Road and Neils Road, North Auburn, Placer County	
Project Owner: Celebration Community Fellowship, 16981 Placer Hills Road, Suite C8, Meadow Vista CA 95722 (530) 878-1365	
Project Applicant: Kevin Sullivan, 1548 Eureka Road, Suite 100, Roseville CA 95661 (916) 772-4300	
County Contact Person: Gerry Haas	530-745-3084

PUBLIC NOTICE

The comment period for this document closes on **May 12, 2010**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Auburn Library and Meadow Vista Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075 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.

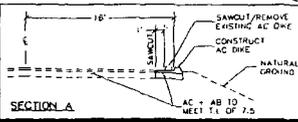


OWNER/APPLICANT
 PASTOR CEDRIC LEE
 CELEBRATION COMMUNITY FELLOWSHIP
 16981 PLACER HILLS ROAD, SUITE C-8
 MEADOW VISTA, CA 95722
 (530) 878-1365

LEGEND			
[Symbol]	SIDEWALK	1542.0 C	CURB ELEVATION
[Symbol]	PHASE 2	1542.5 P	PAVEMENT ELEVATION
[Symbol]	DRY 5	1540.0 GR	DRAIN INLET GRATE ELEVATION
[Symbol]		1545.3 SW	SIDEWALK ELEVATION
[Symbol]	TREE WITH SIZE AND TYPE	1545.7.0	DRILL ELEVATION
[Symbol]		1545.7.10W	TOP OF WALL ELEVATION
[Symbol]		1545.7.10E	TOP OF WALL ELEVATION
[Symbol]	TREE TO BE REMOVED	1545.7.2.00X	PAVEMENT EQUALS SIDEWALK ELEVATION
[Symbol]		1545.7.2.00X	EXISTING PAVEMENT ELEVATION
[Symbol]	BURNED AUTO FULL TIRE STORAGE TANKS (2 x 10' x 4' 50' L = 60,000 GAL.)	1543.04 P.	APPROXIMATE PROPOSED WALL HEIGHT
[Symbol]	FIRE DEPT. CONNECTION	FF=1548.2	PROPOSED FINISH FLOOR ELEVATION
[Symbol]	FIRE HYDRANT (2 PLACES)		PROPOSED SWALE/FLOW DIRECTION
[Symbol]	FIRE RISER		PROPOSED STORM DRAIN/INLET
[Symbol]	DOUBLE CHECK BACKFLOW DEVICE		PROPOSED RETAINING WALL
[Symbol]	BUILDING FIRE SPRINKLER PUMP		
[Symbol]	FIRE HYDRANT SYSTEM PUMP		HANDICAP PARKING

REQUIRED PARKING	
398 SEATS IN SANCTUARY	= 99
12 OFFICE/CLASSROOMS	= 12
TOTAL	= 111
PROPOSED PARKING	
REGULAR SPACES	= 101
COMPACT SPACES	= 8
ACCESSIBLE SPACES	= 4
TOTAL	= 111
BUILDING DATA	
18,000± SF	
PARCEL DATA	
APN 077-050-020	1.03 ACRES
APN 077-050-021	2.38 ACRES
TOTAL	3.42 ACRES
EARTHWORK	
CUT:	347± CU YDS
FILL:	353± CU YDS
IMPORT:	60± CU YDS
DISTURBED AREA	
	3.3± ACRES

SHEET 1 OF 1
 DATE: 10/10/05
 SCALE: 1" = 30'
 DESIGNED: [Signature]
 CHECKED: [Signature]
 COUNTY ENGINEER: [Signature]
 CITY ENGINEER: [Signature]
 1 of 1



A.R. ASSOCIATES 275 NEVADA ST., AUBURN, CA 95603-4617 ph: (530) 888-1288

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COUNTY OF PLACER
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Michael J. Johnson, AICP
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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST (Modified)

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

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

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

A. BACKGROUND:

Project Title: Celebration Community Fellowship	Plus# PMPA T20070467
Entitlements: Minor Use Permit	
Site Area: 3.42 acres/Building Site 19,000 square feet	APN: 077-050-020, 021
Location: Project site is at the northeast corner of Neils Road and the northbound Interstate 80 on-ramp at the Dry Creek Road overcrossing, Placer County	
<p>Project Description:</p> <p>The applicant is requesting approval of a Minor Use Permit (MUP) that would allow for the construction of a ±19,000 square foot church on an undeveloped parcel. The Celebration Community Fellowship would consist of a single-story church and fellowship hall with associated outdoor activity space and parking lot. A sound wall is proposed along the southwest boundary of the outdoor activity area, where the project abuts the northbound Interstate 80 on-ramp. Further to the northeast, and also along the on-ramp frontage, a keystone retaining wall will be constructed to assist in leveling the parking lot. The proposed church would include a foyer, congregation hall, offices, classrooms, storage and restrooms.</p> <p>A parking lot will be constructed to the north and east of the church. Two encroachments, approximately 340 feet apart, would be constructed at Neils Road to provide access to the site. Landscaping that will incorporate many of the existing mature oak trees will exist along all property lines as well as adjacent to the building.</p> <p>Project Site:</p> <p>The project site consists of two adjacent parcels that total approximately 3.5 acres. The undeveloped parcels exist along the northbound Interstate 80 on-ramp at the Dry Creek Road overcrossing in the North Auburn area. Neils Road extends eastward away from Interstate 80 at this location, continues about 200 feet, then angles 90 degrees to the north and forms the south and east borders of the site. The site is bordered along the northwest property lines by the Interstate 80 on-ramp. It is otherwise surrounded by residentially zoned properties that are largely undeveloped, although some are improved with single-family residences.</p> <p>The site contains nearly two acres of foothill woodland community, primarily valley oak with scattered species</p>	

of interior live oak, black walnut, ponderosa pine and foothill pine. Several cultivated olive and pear trees are present in the southwest portion of the site. Annual grassland makes up a little less than half of the vegetation on site.

The topography gently slopes from the north and south toward a small wetland swale that runs nearly across the middle of the project site. This feature flows from the east through a 24-inch culvert under Neils Road, across the project site and back into another culvert beneath Interstate 80 to the west.

The Auburn Bowman Community Plan identifies this area as appropriately suited for rural residential development and the property is zoned Farm, with a minimum parcel size of 4.6 acres.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Farm, 4.6 Acre Minimum Lot Size	Rural Residential	Undeveloped
North	Same as project site	Same as project site	Same as project site
South	Same as project site	Same as project site	Same as project site
East	Same as project site	Same as project site	Single Family Residence
West	Open Space	Open Space	Interstate 80

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

- ➔ Placer County General Plan EIR
- ➔ Auburn Bowman Community Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.

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- 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 site is not located within a scenic vista. Therefore, no impacts to scenic resources in the form of scenic vistas will occur as a result of the project.

Discussion- Item I-2:

The Community Design Element of the Auburn Bowman Community Plan contains goals, policies and implementation measures which will provide for future growth and development while preserving the essential rural character of the area (Auburn Bowman Community Plan Community Development Element (C)(1)). The Element discusses the importance of preserving, enhancing and protecting the scenic resources visible from scenic routes (such as Interstate 80) in the Auburn area.

Because the North Auburn area becomes increasingly rural as one leaves the northern boundaries of the Auburn Bowman Community Plan, the appearance of a new ±19,000 square foot structure alongside Interstate 80 could be inconsistent with the Auburn Bowman Community Plan policies regarding protection of the rural and scenic resources. In such a visible location, a proposed structure should be softened by both existing native vegetation as well as new landscaping. The Community Development Element states that landscaping should be used to reduce the visual impact of all structures (C(3)(a)(3)). Therefore, if landscaping can effectively screen the project from the adjacent Interstate 80, the project would be consistent with the Auburn Bowman Community Plan and the project impacts to scenic resources would be considered less than significant.

The applicant responded to staff comments on the original design by revising the site plan to preserve many of the existing oaks along the northwest and southwest property lines. In addition, the applicant proposes to plant valley oaks to fill in spaces between the existing trees at those locations, as well as a variety of tree, shrub and grass plantings along other property lines. These revisions have resulted in a project that will effectively, though not completely, be screened from Interstate 80. In order to ensure that the required screening is installed, the following mitigation measures will reduce the visual impact on scenic resources to a less than significant level.

Mitigation Measures- Item I-2:

MM I.1 Native oaks shall be planted and maintained along the northwest property lines between the project site and the Interstate 80 on-ramp, for as long as the Minor Use Permit is in effect. These trees shall be minimum 15 gallon size and shall be planted in all locations where the existing and remaining oaks do not form a continuous screen of the project site from Interstate 80.

Discussion- Item I-3:

The project would consist of a single building and a paved parking lot to be constructed on an undeveloped parcel. This development will alter the current visual character of the site, which is a scattered foothill woodland and grassland environment.

The project will be subject to review and approval of the Development Review Committee to address the physical conversion of the site. The resulting Development Review Agreement will be signed prior to submittal of the Improvement Plans for the project. Development Review will include, but not be limited to, a review of the building location, materials, finishes and colors as well a review of on-site landscaping, exterior lighting, parking, circulation and signage.

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Aesthetically, the loss of trees and natural landscape will be offset by installation of professional landscaping and landscape features. A number of existing native trees along the northwest and southwest property lines will be retained and incorporated into the landscape design. The resulting landscape palate will include existing and new trees, shrubs and grasses surrounding the building, within the parking lot and along all property lines.

The Development Review requirements will ensure that the above mentioned design features are adhered to and that visual and aesthetic impacts are less than significant. No mitigation measures are required.

Discussion- Item I-4:

Although the project will introduce new exterior lighting, the lighting will be shielded to prevent glare. Additionally, the lighting fixtures will be subject to Design/Site Review prior to approval. Materials will be chosen in earth tones and windows will be made of non-reflective glass. The project is not anticipated to have significant impacts with regard to lighting or glare and the Design/Site Review process will ensure that impacts remain less than significant. No mitigation measures are required.

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:

The project site is not zoned agricultural, nor is it adjacent to agriculturally zoned property, and no agricultural uses are proposed.

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	
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	

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5. Create objectionable odors affecting a substantial number of people? (APCD)			X	
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Discussion- Item III-1:

Based upon the project analysis, the project related emissions are minor. According to trip generation data from the Institute of Transportation Engineers, the average daily trips generated by a church are less than a commercial project. The daily trip rate per 1,000 square feet for a church ranges from 3.25 to 9.7 trips per day per 1,000 square feet on week ends and 0.74 to 1.72 trips per day per 1,000 square feet on weekdays. Larger churches that are similar in size to a community commercial center generate an average daily trip rate of 43 trips per day per 1,000 square feet. Therefore the project-related emissions for the proposed 19,000 square foot church are relatively minor.

According to the Urbemis model results, the potential NOx emissions from the proposed church are approximately 1.9 pounds per day. However, a commercial project of the same size would produce approximately 9 pounds per day of NOx emissions, significantly more than the proposed church project. Therefore, the project will not conflict with the Sacramento Valley Regional Air Quality Plan to attain the federal and state ambient air quality standards. No mitigation measures are required.

Discussion- Items III-2,3:

The 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. According to the analysis, the project will below the District's threshold for construction and operation and thus would not result in significant impacts on air quality within the Placer County. No mitigation measures are required.

Discussion- Items III-4,5:

Based upon the project analysis, the project would not expose sensitive receptors to substantial pollutant concentrations due to the relative emissions resulting from the project. In addition, the project would not create objectionable odors affecting a substantial number of people. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game 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 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		
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		

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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:

A field assessment for biological resources was conducted on December 10, 2007 by North Fork Associates. As part of the assessment, the entire site was walked and plants and animals observed on-site were recorded. Habitats on-site were evaluated for their potential to support special-status plant and wildlife species identified through a search of the Natural Diversity Database. In addition, natural communities and habitats were evaluated.

For purposes of the Biological Resource Assessment prepared for the project, special status species are those that fall into one or more of the following categories:

- listed as endangered or threatened under the federal Endangered Species Act (or formally proposed for listing)
- listed as endangered or threatened under the California Endangered Species Act (or proposed for listing)
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code
- designated a Species of Concern by the California Department of Fish and Game
- defined as rare or endangered under the California Environmental Quality Act or
- Occurring on List 1, 2, 3 or 4 maintained by the California Native Plant Society

Special status species with the potential to occur on-site include the following:

Plants

Big-scale balsamroot (*Balsamorhiza macrolepis macrolepis*) is an herbaceous perennial member of the sunflower family. It has no state or federal status, but is on the California Native Plant Society List 1B as a species, which is rare, threatened, or endangered in California and elsewhere. Big-scale balsamroot blooms in late spring and grows in open woodlands and grasslands at widely scattered locations in northern California. This species was not observed in the project area but does have a possibility of occurrence.

Brandegees clarkia (*Clarkia biloba ssp. brandegeae*) is an erect annual member of the evening primrose family (Onagraceae). It has no state or federal status, but it is on the California Native Plant Society List 1B. It occurs in oak woodlands in the Sierra foothills from Butte County to El Dorado County. Its common name, farewell-to-spring, suggests its late blooming period, usually from May to July.

Although the site supports potential habitat for Brandegees clarkia and big-scale balsamroot, neither species was observed in the field survey. No further surveys have been recommended by North Fork and Associates. Therefore, the project as proposed would result in a less than significant impact on special status species of plants.

Wildlife

Cooper's hawk (*Accipiter cooperii*) is a breeding resident throughout most woodland habitats of California. Breeding takes place in dense-canopied trees from foothill pine-oak woodlands up to ponderosa pine forest. Nesting sites are usually located near water. This species hunts in broken woodland and habitat edges, where they catch small birds in the air. They prefer nesting sites in riparian growths of deciduous trees, as in canyon bottoms and on river flood plains, although live oaks are often used. Breeding takes place from March through August, with peak activity occurring in May and June. Cooper's hawk nests are often constructed in deciduous trees in crotches approximately 20 to 50 feet above ground. The nest is a stick platform lined with bark. This species incubates eggs for about 35 days, and then fledge young between 30 to 34 days. Young birds often remain in the vicinity of the nest after they fledge while they are learning to hunt.

While Cooper's hawk has not been documented by the Natural Diversity Database (2006) as nesting on or adjacent to the project site, the species was observed on-site and it is known to occur in the vicinity of the project area.

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White-tailed kite (*Elanus leucurus*) is an uncommon to locally fairly common resident. It is found in grassy foothill slopes interspersed with oaks (including interior live oak, agricultural areas, and marshy bottomlands). They generally forage in undisturbed open grasslands, farmlands, meadows, and emergent wetlands, in areas with a high prey base. Nest trees range from single isolated trees to trees within larger stands. Nests are constructed near the top of dense oak, willow or other tall trees from 20 to 100 feet above ground. Breeding takes place from February to October, with peak activity from May to August. Incubation lasts between 28 and 30 days, with young usually fledging by October. While white-tailed kite has not been documented by the Natural Diversity Database (2006) as nesting on or adjacent to the project site, it is known to occur in the general vicinity of the project area.

Although suitable nesting and/or foraging habitat exists on-site, the proximity of Interstate 80 and the associated noise and activity is likely to prevent use of the site by these raptors. As a result, white-tailed kite are expected to have an unlikely potential for occurring on the project site.

While both the Cooper's hawk and the white-tailed kite each have an unlikely potential for occurring on-site, project implementation could result in disturbance of breeding and nesting of individuals of these species if construction occurs at any time during the typical breeding season (approximately March 1 through August 31). Take of any active raptor nest is prohibited under Fish and Game Code Section 3503.5. Mitigation measures are included below to reduce the projects impacts to less than significant level.

Mitigation Measures- Item IV-1:

MM IV.1 To avoid take of active nests, it is recommended that trees be removed outside of the nesting season (May through September). If trees cannot be removed outside the nesting season, it is recommended that a qualified biologist conduct a nesting survey be completed no earlier than seven days and no more than 30 days prior to tree removal in the Study Area to search for active Cooper's hawk and white-tailed kite nests. Survey results should then be submitted to the Placer County Planning Department and the California Department of Fish and Game. If active raptor nests are found on or immediately adjacent to the site, consultation should be initiated with California Department of Fish and Game to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.

Discussion- Item IV-2:

The proposed development will reduce or eliminate on-site wildlife habitat, but will not create a substantial decrease in local area habitat, eliminate a plant or animal community, cause a fish or wildlife population to drop below sustaining levels, nor restrict the range of endangered, rare, or threatened species. This is primarily because the project size is limited and the property itself is somewhat isolated, being surrounded on three sides by roadways and along its entire northwest frontage by a busy interstate freeway. The adjacent parcels to the east and south of the project site are undeveloped and provide habitat similar in nature to the project site. Therefore, the area can expect to continue providing nesting sites and food sources for wildlife. As a result, impacts associated with the proposed project are less than significant and no mitigation measures are required.

Discussion- Item IV-3:

The development of the Celebration Community Fellowship project will result in the conversion of approximately 2.14 acres of valley oak woodland from a functioning oak habitat to clusters of oaks that, while aesthetically pleasing, serve a significantly reduced biological function. Based upon the plans submitted, a number of the oaks on the project site will be impacted as a result of site development activities within the drip-line (the grading and trenching required for the installation of roadways and utilities, as well as the construction of the church). The conversion of the site's woodlands from a viable habitat to site landscaping is a potential significant impact.

Effective January 1, 2005, Senate Bill 1334 established Public Resources Code Section 21083.4, the state's first oak woodlands conservation standards for California Environmental Quality Act. This new law creates two requirements for counties: 1) counties must determine whether or not a project that results in the conversion of oak woodlands will have a significant effect; and 2) if there may be a significant effect, counties must employ one or more of the following mitigation measures:

- Conserving oaks through the use of conservation easements
- Planting and maintaining an appropriate number of trees either on-site or in restoration of a former oak woodlands (tree planting is limited to half the mitigation requirement)
- Contributing funds to the Oak Woodlands Conservation Fund for the purpose of purchasing conservation easements or
- Other mitigation measures developed by the County

The County has determined that implementation of the following measures; either singularly or in combination, will provide mitigation consistent with the requirements of California Environmental Quality Act Section 21083.4:

- Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance–Replacement Programs and Penalties. These fees shall

be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity

- Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio
- Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement
- Plant and maintain an appropriate number of trees in restoration of an approved former oak woodland (tree planting is limited to half the mitigation requirement)
- Single trunk trees within the project impact area that are greater than 24 inches diameter at breast height shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches diameter at breast height shall not be included in this calculation

The County's Oak Woodland Policy recommends payment of \$24,000 per acre of woodland impacted to be deposited into the Placer County Tree Preservation Fund. The Fund will be used for the purchase of conservation easements within the County where existing oak woodlands that form a contiguous habitat can be permanently set aside. This method of conservation is consistent with the provisions of Senate Bill 1334 and with requirements of California Environmental Quality Act Section 21083.4.

County policy also requires that any protected trees 24 inches or greater in diameter at breast height that could be impacted by project activity be mitigated above and beyond the standard acreage payment. Oaks of this size are considered Significant Trees due to the length of time required for them to reach their size. Mitigation for these trees is set at \$100 per inch diameter at breast height. In total, there are only two trees on site that meet this standard. Combined, they include 62 inches diameters at breast height, so mitigation for the loss or impact to these trees would be \$6,200. Therefore, the preliminary mitigation figure to offset the impacts to oaks and oak woodlands in conjunction with the proposed project would be \$57,560.00.

The revised landscape plan includes a comment that the 52 valley oaks to be planted on-site may contribute toward mitigation for the loss of oak woodland resulting from the project construction. As mentioned above, an acre-per-acre replacement is suggested which will address the anticipated loss of habitat. A linear row of landscape trees will not replace or offset the loss of habitat and cannot be considered part of that mitigation. However, staff has determined that those valley oaks to be planted at the perimeter of the site can contribute toward mitigation for the loss of the two, large signature trees. In total, 25 trees can be considered to offset the signature trees. These are indicated to be 15 gallon size, which is normally one inch in diameter. Therefore, the total mitigation figure can be reduced by \$2,500.00 in this manner. The resulting mitigation figure would be \$55,060.00.

Mitigation Measures- Item IV-3:

MM IV.2 Prior to approval of the Improvement Plans, the applicant shall submit to the Placer County Tree Preservation Fund payment in the amount of \$55,060.00 for impacts to oak woodlands. If changes in the project are required during the Improvement Plan process, this figure may be altered provided that it is consistent with County policy. This payment must be received prior to any construction on-site.

MM IV.3 The applicant shall plant and maintain a minimum of 25 valley oak trees (or other native oak approved by the Planning Department) along the project frontage at the northbound Interstate 80 on-ramp. These trees shall be maintained in good health and remain viable for a minimum of five years. An oak tree monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Department for a five-year period. Said report will define areas in which oak trees have been planted with a description of their status, including survival rate. Any corrective actions required are the responsibility of the property owner.

A letter of credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the Development Review Committee. Violation of any components of the approved Mitigation Monitoring Implementation Program may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080, formerly Section 31.870, of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets Development Review Committee approval that allows the County use of the deposit to assure performance of the Mitigation Monitoring Implementation Program in the event the property owner fails to perform.

Discussion- Items IV-4,5:

As part of the field assessment, the property was also evaluated for the potential presence of wetland vegetation and Waters of the United States. The site contains a wetland swale that was excavated to drain water across the site. It emerges from a culvert midway across the Neils Road frontage and exits the site through another culvert at the Interstate 80 frontage. The wetland swale constitutes a total of 0.02 acres of Waters of the United States as

identified in a Wetland Delineation provided by North Fork Associates. The Placer County General Plan (Goal 6-B) includes a "no net loss" policy for wetland and riparian areas.

Because the wetland swale transects the property, a series of bridges to provide access over it between the church and the parking areas would not be practical. The project proposes a single culvert to underground the entire length of the swale from the point it emerges to the property limits at the northwest property line thereby impacting the wetlands on-site.

Mitigation for loss of regulated or non-regulated wetland shall be achieved by one of the following methods, in descending order of desirability: 1) avoidance; 2) minimization of impacts; or 3) compensation (including the use of a wetland banking program). If wetland banking is the proposed method of mitigation, the applicant is advised of the following:

Mitigation Measures- Items IV-4, 5:

MM IV.4 Prior to approval of Improvement Plans, the applicant shall furnish to the Development Review Committee, evidence that the U. S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands on the property. If permits are required, they shall be obtained and copies submitted to Development Review Committee prior to any clearing, grading, or excavation work.

MM IV.5 The applicant shall provide to the DRC evidence of an agency-approved form of mitigation for any fill of Federal Waters of the United States. Mitigation for wetland impacts may be provided through purchase of wetland credits at an agency-approved offsite mitigation bank or other agency-approved in lieu fund, including payment into the Placer County Wetland Trust Fund. Impacts to Waters of the United States totaling 0.02 acres will be mitigated at a 2:1 ratio or as approved by the US Army Corps of Engineers to attain a "no net loss" of wetland function.

Discussion- Item IV-6:

Because the project site is isolated and fragmented, there are no known terrestrial migration corridors through or in the vicinity of the project site. The project site does not lend itself to a wildlife corridor because it is bordered by a six-lane interstate freeway that is lined with concrete walls. In addition, the project site is adjoined by passive residential development. Wildlife that might use the site is highly mobile and could easily adjust their movement to open land to the east of the project site. No long-term significant impacts are expected to local and/or regional wildlife movement corridors as a result of the proposed project. No mitigation measures are required.

Discussion- Item IV-7:

With the mitigation measures proposed in Discussion Item IV-3, the project will not conflict with the Placer County Tree Preservation Ordinance, nor will it conflict with any other county policies or ordinances regarding biological resources. No mitigation measures are required.

Discussion- Item IV-8:

The 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.

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 these interred outside of formal cemeteries? (PLN)		X		

Discussion- Items V-1,2:

CULTURAL SETTING

The Kings Beach Complex period existed over the project region from around 500 AD until the beginning of the American Period in 1850. Tools used during this time included the bow and arrow, evidenced by small, light projectile points. Flaked tools were mainly manufactured from obsidian and chert instead of basalt. This may reflect a change in preference or availability of these raw material types, suggesting an increase in trade. The milling equipment used during this period was predominately bedrock mortars, with pestles made from cobbles. This milling technology reflected a reliance on acorns as a dietary staple.

The proposed project site is located in an area historically occupied by the Nisenan (Kings Beach Complex), or southern Maidu, a Penutian-speaking central California group. Nisenan territory included the drainages of the Yuba, Bear and American Rivers, extending to the Cosumnes River in the south. They lived in the southern extent of the Sacramento Valley and east into the foothills of the Sierra Nevada Mountains.

Hill Nisenan villages (found in the Sierra Nevada foothills) were located on ridges and large flats near major streams. Communities were composed of a central village with several outlying smaller villages. The number of houses varied from three to seven in smaller villages and 40 to 50 in the larger villages. Structures included circular, dome-shaped or conical homes covered in earth, bark, skins or brush, as well as large dance houses, sweat houses and acorn granaries. Typical village populations ranged from 15 to over 100 individuals. Deceased Nisenan were cremated and the remains buried in a cemetery.

The Nisenan processed food resources with a variety of tools, including portable stone mortars, bedrock mortars and pestles, anvils, woven strainers and winnowers, leaching baskets and bowls, woven parching trays, wooden mortars and knives. The Nisenan also traded among Nisenan groups for various resources and with neighboring groups for finely made shell ornaments and money beads, steatite, obsidian, seed beaters and dried fish.

REGULATORY SETTING

Federal, State and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by activities they regulate. The National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) are the federal and State laws governing preservation of historic and archaeological resources of national, regional, state and local significance.

Federal Regulations:

Cultural resources are considered during federal undertakings chiefly under Section 106 of NHPA through one of its implementing regulations, 36 CFR 800 (Protection of Historic Properties), as well as the National Environmental Policy Act (NEPA). Although this document addresses only the project compliance with CEQA, jurisdictional waters of the United States occur on the site. The US Army Corps of Engineers (USACE) will review any permits for impacts to waters of the United States following approval of the project, but before construction can begin. The USACE will determine project compliance with NEPA at that time. Properties of traditional religious and cultural importance to Native Americans are considered under Section 101(d)(6)(A) of NHPA. Other federal laws include the Archaeological Data Preservation Act (ADPA) of 1974, the American Indian Religious Freedom Act (AIRFA) of 1978, the Archaeological Resources Protection Act (ARPA) of 1979, and the Native American Graves Protection and Repatriation Act (NAGPRA) of 1989, among others.

Section 106 of NHPA (16 United States Code [USC] 470f) requires federal agencies to take into account the effects of their undertakings on any district, site, building, structure or object that is included in or eligible for inclusion in the National Register of Historic Places (NRHP) and to afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings (36 CFR 800.1). Under Section 106, the significance of any adversely affected cultural resource is assessed and mitigation measures are proposed to reduce any impacts to an acceptable level. Significant cultural resources are those resources that are listed in or are eligible for listing in the NRHP per the criteria listed in section 36 CFR 60.4, shown below

The quality of *significance* in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- a. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Are associated with the lives of persons significant in our past; or

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- c. Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. Have yielded, or may be likely to yield, information important in prehistory or history.

State Regulations:

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources. If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Sections 21083.2[a], [b] and [c]). Section 21083.2(g) describes a *unique archaeological resource* as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

A *historical resource* is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

PRC Section 5024.1, Section 15064.5 of the CEQA Guidelines, and Section 21083.2 and 21084.1 of the Statutes of CEQA were used as the basic guidelines for the cultural resources study. PRC Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR. The purpose of the register is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing on the NRHP, enumerated above under Federal Regulations.

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed on or eligible for listing on the CRHR are considered a significant effect on the environment. Impacts to *significant* cultural resources from the proposed project are thus considered significant if the project physically destroys or damages all or part of a resource, changes the character of the use of the resource or physical feature within the setting of the resource that contribute to its significance, or introduces visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

Under CEQA, if an archaeological site is not a historical resource but meets the definition of a "unique archaeological resource" as defined in PRC Section 21083.2, then it should be treated in accordance with the provisions of that section.

Local Regulation:

The following are Placer County's environmental policies that are intended to protect cultural resources by mitigating the potential impacts of new development in areas containing important archaeological, historic, or paleontological resources.

Auburn/Bowman Community Plan (ABCP)

The ABCP identifies the following policies to provide further protection to cultural and historic resources:

- Policy E(3)(a) - Identify and protect from destruction and abuse all representative and unique historical, cultural and archaeological sites and their immediate environment.
- Policy E(3)(e) - Protection of significant cultural resources is a priority over recordation and/or destruction.

PROJECT HISTORY

In 2005, when the Celebration Fellowship was initially considering purchasing the project site as a location for their new church, they were made aware of the potential for cultural resources to exist on the site. The Celebration Fellowship hired an archaeologist, Mr. Raymond Benson, to conduct a Phase I archaeological survey (records search and site visit). Mr. Benson's survey was completed in September 2005. The survey recommended a Phase II survey, which includes a more detailed site visit, field work and the digging of auger and test pits to determine the potential for cultural resources on the site. The Phase II survey (also prepared by Mr. Benson) was completed in December 2005.

On June 21, 2007 Placer County received an Environmental Questionnaire for a proposed church to be located on the subject parcels. Processing this application involved a review of the Phase I and Phase II Archaeological Surveys.

Consistent with the recommendations of the original Phase II Survey, County staff required a Treatment Plan to handle potential discoveries of significant archaeological resources or human remains. Following consultation with the Native American Heritage Commission, Mr. Benson, the project archaeologist, sent letters of inquiry to three local tribal representatives, requesting their comments and suggestions about the project and how best to proceed with the development of the site. Mr. Benson also conducted a follow-up phone call to each of them, and forwarded the responses of the letters and phone calls to the County.

Mr. Benson received one comment from the United Auburn Indian Community (UAIC – Miwok and Maidu) stating their knowledge of the existence of lithic scatter on the project site. The UAIC recommended that any additional prehistoric cultural sites should be incorporated into open space or protected areas. They also requested copies of the archaeological report and Treatment Plan. Neither of the other two tribes responded to the letters of inquiry, although Mr. Benson was able to contact one of them, Rose Enos (Washoe-Maidu), by phone on January 17, 2008. Mr. Benson states that Ms. Enos had no concerns with the project with the exception of the discovery of burials.

On July 22, 2008 a Mitigated Negative Declaration was prepared for the project which contained a discussion of the cultural resources known to exist on the site and the Treatment Plan that would be adopted as a mitigation measure for unanticipated discoveries. A public hearing for the approval of the project was scheduled with the Placer County Zoning Administrator on September 4, 2008.

On August 29, 2008, the Planning Department received correspondence from Grayson Coney, Cultural Director of the Tsi-Akim Maidu Tribe. The letter requested a continuance of the hearing date until new evidence, raised in the letter, could be analyzed and considered. On September 2, 2008, the Planning Department responded to Mr. Coney's request by forwarding his letter to the previously contacted local tribes and to the NAHC. His letter was accompanied by a letter from the Planning Department that requested a timely response as to whether the new information would alter any previous comment submitted for the project.

On September 3, 2008 the Planning Department received additional correspondence from the NAHC that identified the project site as a "known Maidu burial site, village and ceremonial site", and expressed concern about the potential for destruction and damage to grave sites. The NAHC requested a Phase II be conducted for the project prior to any decision to approve a Minor Use Permit for the project. Upon being informed that a Phase II Study had previously been prepared for the project, Dave Singleton, Program Analyst for the NAHC, requested a copy be sent for their review and comment. A copy was sent to them soon afterward.

At the Public Hearing on September 4, 2008, the Planning Department requested, and the Zoning Administrator agreed, to continue the hearing request until such time as the issues raised by the local tribal representative and the NAHC could be resolved.

On December 3, 2008, Mr. Singleton submitted a second correspondence stating that, although the NAHC had previously conducted a records search that failed to indicate the presence of Native American cultural resources, the absence of specific site information does not guarantee the absence of cultural resources in any project area. The letter went on to state that the NAHC was evaluating new archaeological/Native American resource documentation (September 4 letter submitted by Mr. Coney), and that they would make a determination of the validity of the documentation by December 20, 2008. The December letter also recommended new consultation with an expanded list of Native American contacts. The revised list included Mr. Coney as a representative of the Tsi-Akim Maidu tribe, as well as five additional individuals or tribes.

On December 16, 2008 Mr. Coney submitted a second letter to the Planning Department and to the NAHC that listed 11 issues that the Tsi-Akim Maidu tribe believed should be addressed prior to a hearing for the Minor Use Permit. One of those issues is the need for "an on-site visit to the Hownosum Soka Village to be attended by all affected parties".

The Placer County Planning Department arranged a site visit on January 21, 2009. The primary purpose of the meeting was to determine the adequacy of the Phase II Archaeological Survey that was prepared for the site in 2005, as it relates to the proposed Celebration Community Fellowship project. Secondly, the visit was intended to provide the basis for a determination of the validity of the claims presented by Mr. Coney in his letter dated December 16, 2008.

As a result of the January 2009 site visit, it was determined that, at a minimum, the applicant should prepare a new Phase II archaeological report that adequately addresses the history and sensitivity of the site and provides a more thorough investigation of the existing on-site cultural resources. The applicant agreed with this determination and contracted with Cindy Arrington, MS, RPA of GeoEngineers, who conducted a cultural resource investigation including resource literature search, pedestrian survey, 23 auger units and four test excavation units. The results of Ms. Arrington's report are kept confidential, but generally, discovered more significant resources than were found in the previous Phase II survey. Although the resources discovered on-site lend credit to claims by Mr. Coney that the site is culturally significant, Ms. Arrington's conclusion was that the site lacks integrity and is not eligible for

inclusion into the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR).

Upon receipt of the new Phase II report, Planning Department staff contacted the applicant to request funding for a third party peer review of the survey. The applicant agreed to fund Placer County to contract with an independent consultant to conduct a peer review of the report. Planning Department staff contacted the NAHC to request a list of preferred archaeologists. From this list, staff contracted Shelly Tiley, PhD with Pacific Legacy, Inc, who performed a peer review of the new Phase II report and provided analysis and recommendations to Placer County.

The peer review, dated October 30, 2009, recommended additional field work to address questions raised in the review and also disagreed with the conclusion that the site is not eligible for inclusion into the NRHP. Specifically, Ms. Tiley believed that the lack of site integrity was insufficient to determine the level of significance of a site, particularly when Native American representation believes the site to be culturally significant.

The applicant was advised that Placer County would seek adoption of the recommendations found in the peer review. The applicant then contracted Ms. Arrington to conduct additional field review and revise the Phase II report. The revised Phase II report, dated January 8, 2010 concluded that, although the site lacks integrity, it is considered potentially eligible for inclusion into the NRHP.

ANALYSIS

The revised Cultural Resources Technical Report found that the site (GEO-01-09) reflects three primary time periods of human land use. A prehistoric component associated with the Late Kings Beach Complex (A.D. 1200-historic contact), an ethnohistoric/contact period associated with Nisenan occupation and a third land use during the Gold Rush era likely associated with the documented pioneer settlements and transportation networks of the area during the mid to late 19th century.

Site GEO-01-09 is in poor condition, where evidence of disturbance is abundant. The site has been affected by road construction, both Highway 40 and later by I-80, and earlier construction and subsequent demolition of residences in the late 1860s (1865 GLO map shows the "Brickleys" house in the southwest corner), and artifacts have undoubtedly been collected over the years by looters. Bioturbation at the site, mainly in the form of rodent disturbance, was identified in each of the four Test Units. These actions have undoubtedly disturbed the primary context of the prehistoric artifacts near the surface.

Although no material suitable for radiocarbon dating was recovered from site GEO-01-09, resources were collected from the site. Based on the relative age of these resources, the site can be assigned minimally to the Emergent Period (A.D. 1000-Historic contact) and more closely to the Late Kings Beach complex (A.D. 1200-Historic contact). It is also possible that some of the activity represented by the resources may have occurred into the Ethnohistoric Period.

The overall result of the subsurface excavation of site GEO-01-09 demonstrates that there is no intact midden; the deposits have been impacted by biological activity, exposed to flooding episodes, erosion activity, affected by the construction of roads, and lack a significant amount of subsurface intact cultural material. As such, the site is of limited utility in regard to furthering our understanding of prehistoric or historic lifestyles.

Based on the surface and subsurface evidence, it is unlikely that this site represents a prehistoric village or occupation area as there is evidence that suggests that if a prehistoric village or occupation area existed, it lies further to the west under what is now I-80. The resources on the project site most likely represent a secondary deposit from the construction of Highway 40 and I-80.

CONCLUSION

The revised Phase II Cultural Resources Report concluded that, although the site lacks integrity, it is possible that objects and/or features of a sacred ceremonial nature might be present. If the site is important to local Native Americans, it could be eligible under National Register Criterion A. Due to the sensitivity of the site to the local Native American community, it is considered potentially eligible for inclusion into the NRHP.

In addition, the Report recommends avoidance of a highly sensitive prehistoric area on the northwestern edge of the project site. A 70-foot radius exclusion area, identified on the revised site plan as an Environmentally Sensitive Area (ESA) will be established and ground disturbing activities will be prohibited within that area.

A Monitoring and Treatment Plan have been prepared for the project. The Plan presents the approach that Celebration Community Fellowship will use to ensure the protection of the cultural resources and to address emergency discoveries of cultural and archaeological resources during construction activities outside the ESA for the proposed development. This plan provides for the identification, protection and treatment of cultural resources discovered by archaeological monitors, Native American monitors, or construction workforce during project activities either inside or outside designated project boundaries.

Placer County will require all of these measures, as indicated below, in addition to standard County measures to reduce potential impacts to cultural resources to a less than significant level.

REGULATORY COMPLIANCE

NEPA/CEQA Compliance:

Due to the presence of jurisdictional waters of the United States on the project site, U.S. Army Corps of Engineers (USACE), as the lead federal agency, will need to comply with NEPA regulations during any permit process that may be required. This process will include determination of site eligibility in the National Register of Historic Places (NRHP). Mitigation Measure MM-IV-4 (Biological Resource section), requires that the property owner furnish evidence that the USACE have been notified by a certified letter, and that a determination is made regarding the requirement for a permit. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work. Because the USACE will review any necessary federal permit applications under a separate NEPA process, this document does not specifically address NEPA compliance. However, the determination of site eligibility for recordation into the NRHP as a function of CEQA compliance has been analyzed and mitigation measures have been included to ensure that impacts are less than significant. The applicant will be required to satisfy all federal requirements under a separate NEPA process.

Local Compliance:

The Report concluded that significant cultural resources exist within the northwestern area of the Area of Potential Effects (APE). Consistent with the ABCP Policies E(3)(a) and E(3)(e), the project has identified these resources and proposes avoidance through the establishment of an Environmentally Sensitive Area (ESA), within which no ground disturbing activities shall be permitted. The boundaries of the ESA will establish a radius of 70 feet extending out from the area known to contain the significant cultural resources. The ESA will be required as a mitigation measure.

Mitigation Measures- Items V-1,2:

MM V.1 Prior to any construction activities on the site, the owner/applicant shall submit an application to the State Historic Office of Preservation for nomination of the site into the National Register of Historic Places. Determination of eligibility or lack thereof must be received prior to approval of Improvement Plans from Placer County.

MM V.2 A 70-foot radius exclusion area, known as an Environmentally Sensitive Area (ESA) shall be established around the sensitive area in the northwestern portion of the site as indicated on the site plan. No ground disturbing activities shall occur within the ESA.

MM V.3 Prior to approval of the Improvement Plans, the ESA shall be recorded as an exclusive public easement for the protection and enjoyment of the sensitive cultural resource with right of ingress and egress over the grantor's property.

MM V.4 Prior to approval of the Improvement Plans, the property owner shall record a Deed Restriction which acknowledges the cultural resource within the ESA and restricts the use of the ESA in perpetuity.

MM V.5 The Monitoring and Treatment Plan created by GeoEngineers shall be adopted for the project and adhered to throughout all phases of construction. The Plan requires worker cultural awareness training, discovery procedures and the presence of an archeological monitor, a Native American monitor and a Cultural Resource Specialist (CRS) during all ground-disturbing activities, as well as other phases of the project. The Plan shall be relied upon throughout the development of the site.

MM V.6 If major archaeological or historical resources are discovered, which require temporary halting or redirecting of grading or construction activity, the archaeologist shall report such findings to the project developer, and to the Planning Department. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the California Register of Historic Resources (CRHR) or the Native American Heritage Commission (NAHC). The archaeologist shall submit a follow-up report to the CRHR and the Planning Department which shall include the period of inspection, an analysis of the resources found, and present repository of the resources

MM V.7 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 the Registered Professional Archaeologist shall 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.

MM V.8 Throughout construction of the project, and until a Certificate of Occupancy is issued for the church, the Registered Professional Archaeologist shall provide evidence that the Treatment Plan is being implemented and adhered to. Such evidence shall consist of a written description of how the Plan is being implemented (i.e. presence of a Native American Monitor, treatment of finds, etc.) as well as updates on the progress of the project. These updates shall be submitted every six months to the Planning Department.

Discussion- Item V-3:

The proposed project will not, directly or indirectly, result in the destruction of a known paleontological resource or site or unique geologic feature.

Discussion- Item V-4:

The proposed project does not have the potential to cause a physical change, which would affect any known unique ethnic cultural values.

Discussion- Item V-5:

The proposed project will not restrict existing sacred uses within the potential impact area because, consistent with Discussion Item V-1,2, the significant cultural resources discovered on the project site will be protected in a cultural easement and shall remain protected and undisturbed by human activity in perpetuity. With the implementation of the following mitigation measures, the project impacts on existing sacred uses of the site would be reduced to a less than significant level.

Mitigation Measures- Item V-5:

Refer to text in MM V.2
 Refer to text in MM V.3
 Refer to text in MM V.4

Discussion- Item V-6:

The proposed project will not disturb any known human remains. If a discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must 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 included in the General notes section of the Improvement Plans for the project. With the implementation of the following mitigation measures, potential impacts to known human remains will be reduced to a less than significant level.

Mitigation Measures- Item V-6:

Refer to text in MM V.2
 Refer to text in MM V.3
 Refer to text in MM V.4

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

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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	
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 Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,4,8:

The property is located on the lower western slopes of the Sierra Nevada within the Sierra Nevada Geomorphic Province. According to the United States Department of Agriculture Soil Conservation Service, the project area is characterized with two predominant soil types. Soil adjacent to the Interstate 80 right-of-way is indicative of Xerorthents, cut and fill areas, which consist of mechanically removed and mixed soil material in which horizons are no longer discernible. These cut and fill areas are typically well drained and are typically well-suited for construction of highways and urban development. Soil adjacent to Neils Road is characterized as Mariposa-Josephine complex, typically consisting of well-drained soil with a brown loam surface layer, subsoils of clay loam and silty clay loam over weathered slate approximately 52 inches deep. There are no unique geologic or physical features for the soil that would be destroyed or modified, nor are any severe soil limitations anticipated. Construction of the proposed buildings and associated driveways and parking areas would not create any unstable earth conditions or result in liquefaction or change any geologic substructure resulting in unstable earth.

Discussion- Items VI-2,3:

The project proposal would result in the construction of approximately 19,000 square feet of buildings for the church, detached classroom, and fellowship hall, with associated infrastructure including driveways, parking areas, sewer, drainage, and water. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site buildings, driveways and parking area improvements, foundations, and various utilities. Approximately 3.3 acres will be disturbed by grading activities. The project grading would result in approximately 600 cubic yards of imported soil. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes soil cuts of up approximately 3,470 cubic yards and fills of approximately 3,530 cubic yards as identified on the preliminary grading plan. The project's site specific impacts associated with soil disruptions and topography changes will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Engineering and Surveying Department 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. Prior to plan approval, all applicable recording and reproduction cost shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee 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 Engineering and Surveying Department prior to acceptance by the County of site improvements.

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

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee. 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 concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

Submit to the Engineering and Surveying Department 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 Development Review Committee/Engineering and Surveying Department for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Development Review Committee/Engineering and Surveying Department to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Discussion Items VI-2, 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VI.3 Water quality Best Management Practices 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).

Construction (temporary) Best Management Practices for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-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 Engineering and Surveying Department. Best Management Practices 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) Best Management Practices for the project include, but are not limited to: infiltration/treatment vault. 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 Best Management Practices shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to Engineering and Surveying Department 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 Engineering and Surveying Department upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan, 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 VI.4 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System 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 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. The project would be constructed in compliance with the California Building Code, which includes seismic standards. These standards are expected to be adequate for the intensity of shaking that may result from seismic activity on the project site. No mitigation measures are required.

Discussion- Item VI-9:

According to the United States Department of Agriculture Soil Conservation Service, the project area is indicative of a soil type that is anticipated to have a low shrink-swell potential.

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

Discussion- Item VII-1:

The project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials. The project as described is a community church and fellowship hall. There is no significant involvement or use of hazardous materials in this operation.

Discussion- Item VII-2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including California Occupational Safety and Health Administration requirements and manufacturer's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

Based upon the project analysis, there is no existing or proposed school within a quarter mile to the project location and the project is not expected to emit substantial hazardous emissions. No mitigation measures are required.

Discussion- Items VII-4,9:

A Phase 1 Environmental Site Assessment was conducted on this project site, consisting of a records search and related review. The Environmental Site Assessment did not identify any past uses known to be associated with human health hazards and that the site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Discussion- Items VII-5,6:

The project is not located within two miles of a private airstrip or public use airport, nor is it located within an airport land use plan.

Discussion- Item VII-7:

The project site is surrounded by a grassland and woodland environment that is typical of the wildland areas in the foothills which can be conducive to the generation and spread of wildfires. The Placer Hills Fire Protection District has reviewed the project application and has determined that, if constructed to commercial standards now in effect, including, but not limited to, providing fire sprinklers, alarms, sufficient water storage and the installation of two fire hydrants, the project would be consistent with fire safety standards required by the Fire District.

Because a Building Permit is required for all projects in the County, and because these and other fire safety policies and procedures are standard requirements when a Building Permit is issued, the project impacts will not expose people or structures to risk of loss, injury or death involving wildland fires. No mitigation measures are required.

Discussion- Item VII-8:

Existing sources of potential health hazards that people may be exposed to as a result of the project is limited to mosquitoes, if conditions exist that allow the breeding of mosquitoes. Mosquitoes are potential vectors of diseases therefore, they are a health hazard. Conditions that allow the breeding of mosquitoes include standing water, which may occur as a result of overwatering of landscaping. Drip irrigation is recommended for landscaped areas where shrubbery and trees are located and to prevent the ponding of water and a habitat for mosquitoes. The lawn areas of the property shall be properly graded to prevent the ponding of water and to allow for effective irrigation methods. 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			X	

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)				
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item VIII-1:

The water well for this project is properly constructed via permit through Environmental Health Services. The well has met the primary standard for water quality. The site will be served by an on-site sewage disposal system which will be located over 500 feet from the water well. This distance is beyond the standard setback of 100 feet from the water well to an on-site sewage disposal system. Thus, the potential for the project to violate any potable water quality standards is less than significant. No mitigation measures are required.

Discussion- Items VIII-2,11:

The water well for this site has been constructed and drilled into a fractured rock aquifer. A fractured rock aquifer may not be a steady source of water and the supply of water can decline over time. In order to reduce the likelihood of a limited water supply, the California Waterworks Standard (Title 22, Division 4, Chapter 16, Article 2) requires either a 72-hour or 10-day water well capacity test. When a 72-hour water well capacity test is conducted, the water well capacity is determined by assigning a capacity of 25% of the pumping rate at the end of the completed test's pumping. For a 10-day water well capacity test, the water well capacity is assigned a capacity of 50% of the pumping rate at the end of the completed test's pumping. In this case, the project proponent conducted a 72-hour well capacity test and at the end of the pumping cycle, a capacity of 1.8 gallons per minute (7.5 gallons per minute x 25% = 1.8 gallons per minute) was determined to be the actual yield of the water well. This yield gives an indication of how much water can conservatively serve this project.

The Celebration Community Fellowship Church will have offices that will be used by several employees during the work week and will be busiest during the weekends for church services. The amount of water needed by the facility has been determined to be 2000 gallons per day, while the water well itself can produce 2500 gallons per day over a 24-hour period. Thus, the water well is not likely to substantially deplete groundwater supplies.

The introduction of impervious surfaces can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge are less than significant. No mitigation measures are required.

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Discussion- Item VIII-3:

A preliminary drainage report was prepared by the applicant's engineer. The site is a vacant lot bound on the northwest by Interstate 80 and to the southwest by Dry Creek Road and on the southeast by Neils Road. The adjoining parcel to the northeast is also vacant. There are existing roadside drainage ditches along Dry Creek Road and Neils Road. Additionally, existing surface drainage is intercepted by an existing 36 inch corrugated metal pipe on the southeast side of Neils Road discharged to an existing 42 inch culvert located northerly of the northwest property line and within the Caltrans right-of-way. This project is proposing to detain peak flow runoff and proposes no change to how the drainage enters and leaves the project site. Consequently, project drainage patterns will not change significantly from the existing condition to the post-project condition. No mitigation measures are required.

Discussion- Item VIII-4:

The proposed project will increase impervious surfaces including on-site parking areas and buildings. This increase in impervious surfaces typically has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The post project flows identified in the report indicated an increase in flows from pre-development levels. The project proposes to ensure that the quantity of post development peak flow from the project is, at a minimum, no more than the pre-development peak flow quantity by installing detention facilities.

The post development volume of runoff will be higher due to the increase in proposed impervious surfaces; however, this is less than significant because the project proposes detention facilities designed to handle the increase in peak flow runoff.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-4:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Department of Public Works 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 address storm drainage during construction and thereafter and shall propose Best Management Practice measures to reduce erosion, water quality degradation, etc. Said Best Management Practice measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, and erosion protection at culvert outfall locations.

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities or through a drainage report that does not identify any increase in peak flows at all downstream discharge points from the property. 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 Department of Public Works. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Discussion- Items VIII-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include, but are not limited to, sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality 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.1

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Refer to text in MM VI.2
 Refer to text in MM VI.3
 Refer to text in MM VIII.1

MM VIII.3 The project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's National Pollutant Discharge Elimination System Municipal Stormwater Permit (State Water Resources Control Board National Pollutant Discharge Elimination System General Permit No. CAS000004).

Discussion- Item VIII-7:

The project will not substantially degrade groundwater quality as it will utilize stormwater best management practices to reduce stormwater leaving the site, to reduce erosion of the site and to prevent the siltation of nearby waterways from the site.

Discussion- Items VIII-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency. The project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project site is not located within any levee or dam failure inundation area.

Discussion- Item VIII-12:

The proposed project is located within the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-12:

Refer to text in MM VI.1
 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.1
 Refer to text in MM VIII.3

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 adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X

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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- Items IX-1,4,6:

The project site is bordered by single-family residential development and large, undeveloped lots that will eventually become home sites as new residents continue to move into the community. The established community, therefore is considered rural residential. While churches are not residences, they are commonly located in rural areas as a meeting place for local residents. The proposed church will draw neighbors in and provide a facility in which they can hold public meetings and events. Therefore, the project will become an integral part of this community and will not result in an incompatible use within the neighborhood.

Discussion- Items IX-2,7:

The Auburn Bowman Community Plan land use designation for the project site is Rural Residential and the site zoning is Farm with a minimum lot size of 4.6 acres. Although the parcels combine to form a property that is smaller than the zone district minimum, they are considered legal non-conforming due to their creation in 1981, prior to a zone district change that increased the minimum parcel size for the area. As a result, development of this site is possible and would be consistent with the Placer County Zoning Ordinance. The proposed use and intensity of use are consistent with both Community Plan policies and Zoning Ordinance standards. In addition, the proposed project will not result in a substantial alteration of the present or planned land use. The project is consistent with County plans for this site.

Discussion- Item IX-3:

The project does not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policy, plan or regulation adopted for the purpose of avoiding or mitigating environmental effects.

Discussion- Item IX-5:

The project site is currently undeveloped and does not support agricultural or timber uses. Site development would not have an impact to soils, operations or plans associated with these uses.

Discussion- Item IX-8:

The project will not cause economic or social changes that would 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 Mineral Land Classification of Placer County (California Department of Conservation–Division of Mines and Geology, 1995), was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone 1 (MRZ-1), meaning, this is an area of no mineral resource significance.

With respect to those mineral deposits formed by hydrothermal processes, as well as aggregates and industrial minerals, the site and vicinity have been classified as Mineral Resource Zone 4 (MRZ-4). As is the case with deposits formed by mechanical concentration, this is an area of no known mineral resource significance and there are no aggregate operations or quarries in the vicinity.

Because the site has never been mined, and because no valuable, locally important mineral resources have been identified on the project site, implementation of the proposed project will result in less than significant impacts to mineral resources.

Discussion- Item X-2:

No recovery site has been delineated on the subject property or vicinity. Therefore, no impacts to the availability of locally-important mineral resources would occur as a result of the development of this 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:

The project will expose people to transportation and stationary noise impacts in exceedance of the Placer County General Plan Noise Element standards. The project proponent had two Environmental Noise Assessments completed by Bollard Acoustical Consultants on July 19, 2005 and October 26, 2007. The Environmental Noise Assessments showed that Interstate 80 produces significant transportation noise impacts at the site. Stationary noise impacts to sensitive receptors result from outdoor church activities such as, outdoor church concerts and wedding celebrations with amplified sound.

In order to reduce the elevated noise impacts from Interstate 80 and the outdoor concerts, the Environmental Noise Assessments require exterior and interior noise reduction features. For the Interstate 80 transportation noise impact, a six-foot soundwall is proposed. According to the Bollard Acoustical Consultants report, the project would be able to meet the 70-dB Ldn exterior noise exposure as reasonable attenuation can be achieved with the six-foot soundwall. The Auburn Bowman Community Plan allows a 70-dB Ldn noise level adjacent to Interstate 80 within one-half mile of the freeway.

The Bollard Acoustical Consultants report identified interior noise reductions which would be required to meet the County's interior noise exposure criteria of 40-dB Leq for Churches and Meeting Halls. A commercial building shell will typically produce a 25-dB Leq noise reduction. The projected transportation noise impact from Interstate 80 is expected to be 69-dB Leq at the building envelope. Thus, the interior noise level is expected to be 44-dB Leq, which is 4-dB greater than the interior noise exposure criteria set forth in the Auburn Bowman Community Plan. The following mitigation measure identifies the interior noise reduction measure required for the project to meet the 40-dB interior noise standard.

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Celebration Community Fellowship will hold occasional outdoor concerts and wedding ceremonies. The closest neighbor lies approximately 950 feet southeast of the project site. The soundwall proposed for the project will incorporate absorptive properties which will help the project meet the County's 45-dB hourly Leq performance criteria at the closest neighboring residences on Neils Road.

Mitigation Measures- Item XI-1,2:

MM XI.1 The project will be able to meet the 70-dB requirement of the Auburn Bowman Community Plan by installing a six-foot soundwall as detailed according to the Bollard Acoustical Consultants Environmental Noise Assessment of June 12, 2008. The soundwall shall incorporate absorptive material as indicated in the Environmental Noise Assessment to mitigate reflected sound energy and associated noise exposure to the closest neighbors. This action will reduce noise from future church concerts and other amplified events to meet the Placer County General Plan 45-dB hourly Leq performance criterion at the closest neighboring residences on Neils Road.

The interior noise exposure as detailed in the discussion could be as high as 44-dB hourly Leq from future Interstate 80 traffic conditions. This level exceeds the established interior noise exposure standard for Church uses as described in the Auburn Bowman Community Plan. In order for this project to meet the 40-dB hourly Leq interior noise standard, the project proponent shall follow the July 19, 2005 Environmental Noise Assessment by Bollard Acoustical Consultants which will reduce this impact to less than significant.

- Design and orient the project building so that noise-insensitive rooms (e.g., restrooms, hallways, storage rooms, Lobby) are positioned between noise-sensitive rooms (e.g., Church Sanctuary, meeting rooms, offices, classrooms) and Interstate 80.
- Minimize the surface area of windows and doors (acoustically-weak elements) on project building facades with line-of-sight to Interstate 80.
- Doors and/or windows within building facades with line-of-sight to Interstate 80 should provide for a laboratory sound transmission classification rating of 35 or greater. Assuming fixed window glazing, STC 35 performance may be obtained with a ¼" laminated glazing assembly.

Discussion- Item XI-3:

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XI-4:

The project is not located within an airport land use plan.

Discussion- Item XI-5:

The project is not located near any known private airstrips.

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 improvements proposed on the project site are consistent with the development vision presented in the Auburn Bowman Community Plan (Section VI, Land Use & Planning). The proposed use will provide a service for the neighboring community, but the project will have a less than significant impact to population growth because members of the congregation will primarily come from a base of existing local area residents. No mitigation measure is required.

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Discussion- Item XII-2:

The project site is currently undeveloped and therefore will not displace existing residences

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- All Items:

The Placer Hills Fire Protection District provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads; school districts serving the site include Placer Hills Union Elementary and Placer Union High School.

Because the proposed project is consistent with the underlying land use designations, the project development will result in a negligible additional demand on the need for these public services. The proposed project is not anticipated to impact schools. As is required for all new projects, "Will Serve" letters will be required from these public service providers. The incremental increase in demand for these services will not result in significant impacts associated with the construction of new or physically altered governmental services or facilities. No mitigation measures are required.

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- All Items:

The project will not increase the use of existing parks or other recreational facilities because no new residences are proposed. In addition, because the church provides an outdoor activity area, which is covered within the scope of work analyzed in this environmental document, there is no anticipated adverse physical effect on the environment in order to provide the outdoor recreation.

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	
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- Items XV-1,2:

The project proposal would result in the construction of approximately 19,000 square feet of buildings for the church, detached classrooms, and fellowship hall on a vacant parcel with existing frontage improvements that include an approximately 35 foot wide road plus shoulders and roadside drainage ditches. For potential cumulative impacts, the Auburn Bowman Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, would help reduce the cumulative traffic impacts to less than significant levels. The increases in traffic due to this project are consistent with those anticipated in the Auburn Bowman Community Plan. The proposed project's impacts associated with increases in traffic will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XV-1,2:

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

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$41,132.31 for the 19,000 square feet of church facilities. 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-3:

The proposed project includes two new driveway connections to existing frontage improvements. The project proposes to construct the driveway connections in accordance with Placer County Standard Plate R-17, therefore, there will be a less than significant impact. No mitigation measures are required.

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Discussion- Item XV-4:

The servicing fire district has provided comments on the proposed project and has not identified any impacts from inadequate emergency access. The project is proposing to construct two driveway access connections onto Neil Road, at approximately 200 feet and 560 feet north of the intersection of Dry Creek Road. The proposed project does not impact the access to any nearby use. Therefore, the impact is less than significant and no mitigation measures are required.

Discussion- Item XV-5:

According to the Placer County Zoning Ordinance, the required on-site parking for a house of worship is one stall per every four fixed seats, plus one stall for each office and classroom. The project proposes 396 fixed seats and 12 office/classrooms. The resulting on-site parking required is 111 stalls. The applicant proposes the construction of 111 on-site parking spaces. As proposed, the project would not result in insufficient parking capacity and there is no impact to parking.

Discussion- Item XV-6:

The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. Therefore, this is a less than significant impact and no mitigation measures are required.

Discussion- Item XV-7:

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

Discussion- Item XV-8:

The project construction and related site improvements will not change air traffic patterns or increase the air traffic levels that result in substantial safety risks.

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- Items XVI-1,2,6:

A septic system is proposed to collect wastewater from the office building and the construction of this system is not expected to cause significant environmental effects. No mitigation measures are required.

Discussion- Item XVI-3:

The project will result in the construction of new on-site sewage disposal systems. The project proponent had soil testing completed as required by Environmental Health Services as there is no public sewer service available in the project area. As such, this impact is routine and typical for a project within the unincorporated area of the County. No mitigation measures are required.

Discussion- Item XVI-4:

The stormwater will be collected in the on-site drainage facilities and conveyed via an underground storm drain system into existing drainageways. The existing system has the capacity to accept flows from the proposed project since the proposed project will not increase any downstream flows from the pre-development condition. This project proposes the construction of a storm drain system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVI-5:

As noted in Discussion Item VIII 2,11, the project proponent had a water well drilled and constructed via permit from Environmental Health Services. The water well according to Placer County guidelines can consistently produce 1.8 gallons per minute as the well is located in a hard rock aquifer which can have varying potential for producing a long-term steady supply of potable water. As the amount of potable water the project can supply is less than five gallons per minute, the project proponent will be required to install a storage facility to maintain a sufficient supply of potable water on-site.

The project requires a maximum daily demand of 2000 gallons of water per day. With the conservative rate of 1.8 gallons per minute, the water well can produce over 2500 gallons of water in a 24-hour period. This amount exceeds the maximum daily demand which the project requires for the busiest days at the church. For purposes of environmental review, the project is able to provide an adequate volume of water. Additionally, the project proponent will be required to obtain a public water system permit with Environmental Health Services. This is a routine requirement which this office handles on a regular basis. Thus, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-7:

The project is served by a landfill with sufficient capacity to meet the project's solid waste demand. The solid waste will ultimately be deposited at the Western Regional Sanitary Landfill in Roseville.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

<input 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

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<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> Native American Heritage Commission
<input 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, Gerry Haas, Chairperson
- Engineering and Surveying Department, Sharon Boswell
- Engineering and Surveying Department, Wastewater, Janelle Heinzler
- Department of Public Works, Transportation
- Environmental Health Services, Jill Kearney
- Air Pollution Control District, Angel Rinker
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature  Date March 30, 2010
 Loren Clark, Acting 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 type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey

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		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<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 checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
	<input type="checkbox"/> _____	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	<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"/> _____	

