COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

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: Gold Hill Gardens (PMPB 20110228)

PROJECT DESCRIPTION: The applicant proposes the approval of a Minor Use Permit, a Variance, and an Approval from Parcel Review Committee for the Modification to a Building Envelope, to allow for the operation of a Rural Recreation use (i.e., guest ranch), a Community Center, a Plant Nursery, Retail and use of the site for garden tours.

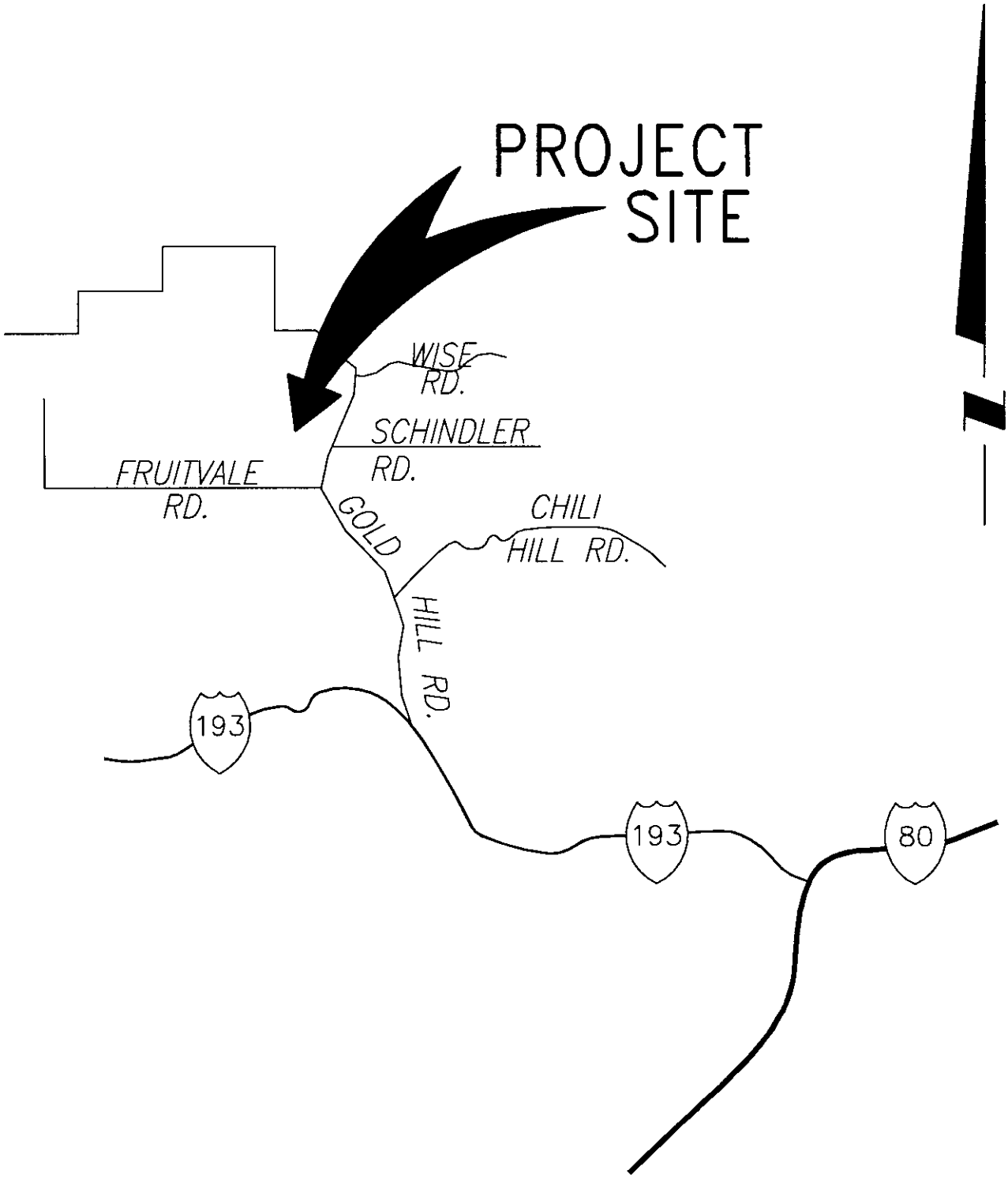
PROJECT LOCATION: 2325 Gold Hill Road, approximately 3.7 miles from the intersection of Chili Hill Road and Gold Hill Road, Newcastle, Placer County

APPLICANT: Mike Carson, 2325 Gold Hill Road, Newcastle, CA 95658

The comment period for this document closes on **July 24, 2012**. 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, Lincoln, Loomis, and Penryn Public Libraries. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the decision-makers. 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.

Published in Sacramento Bee on Tuesday, June 26, 2012

3091 County Center Drive, Suite 190 / Auburn, California 95603 / (530) 745-3132 / Fax (530) 745-3080 / email: cdraecs@placer.ca.gov



VICINITY MAP

NO SCALE

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
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MITIGATED NEGATIVE DECLARATION

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

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

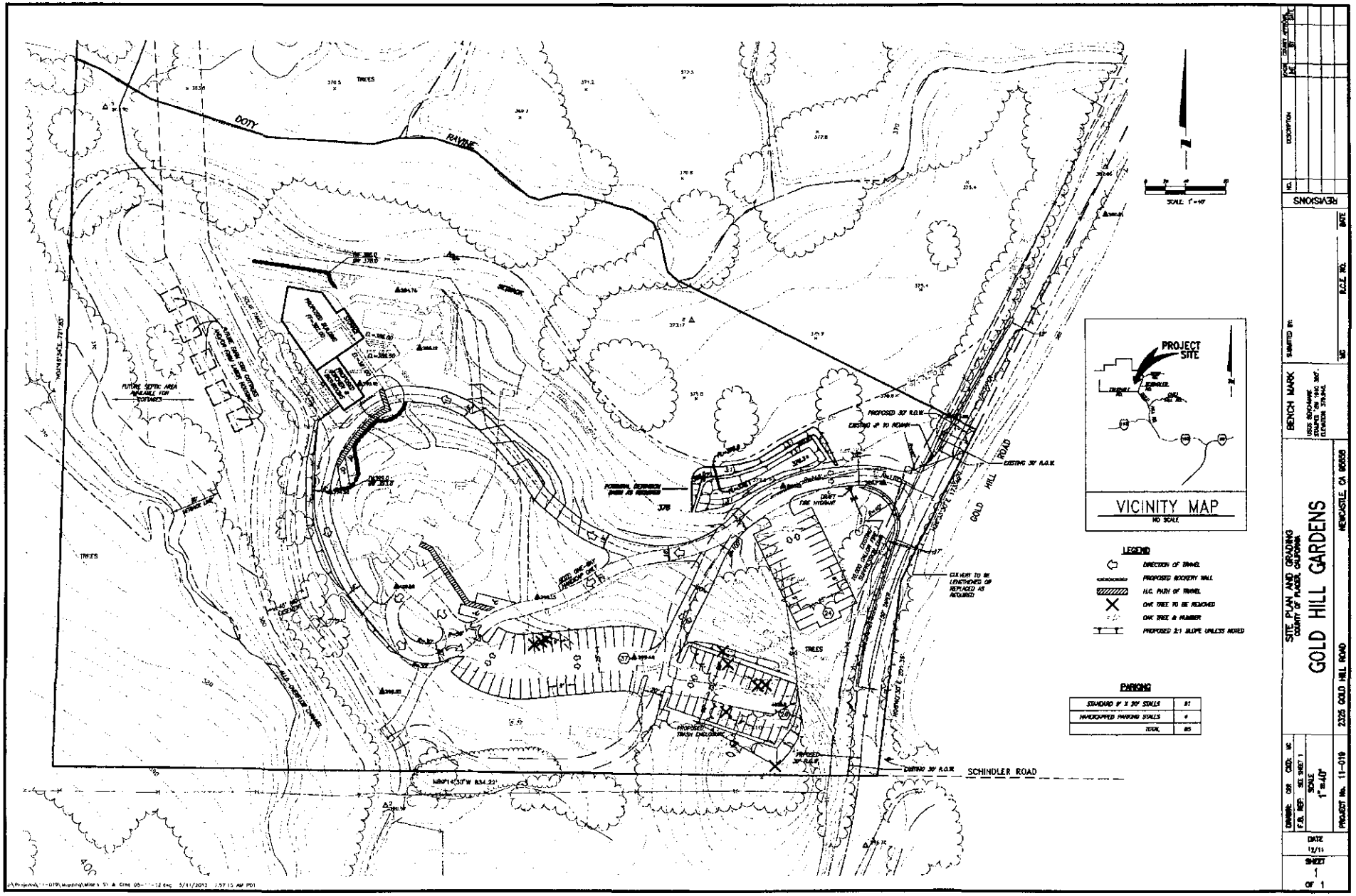
PROJECT INFORMATION

Title: Gold Hill Gardens	**Plus#** PMPB 20110228
Description: The applicant proposes the approval of a Minor Use Permit, a Variance, and an Approval from Parcel Review Committee for the Modification to a Building Envelope, to allow for the operation of a Rural Recreation use (i.e., guest ranch), a Community Center, a Plant Nursery, Retail and use of the site for garden tours.	
Location: 2325 Gold Hill Road, approximately 3.7 miles from the intersection of Chili Hill Road and Gold Hill Road, Newcastle, Placer County	
Project Owner/Applicant: Mike Carson, 2325 Gold Hill Road, Newcastle, CA 95658	
County Contact Person: Melanie Jackson	530-745-3036

PUBLIC NOTICE

The comment period for this document closes on **July 24, 2012**. 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, Lincoln, Loomis, and Penryn Public Libraries. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the decision-makers. 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. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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.



REVISIONS

NO.	DESCRIPTION	DRAWN BY	CHECKED BY	DATE

SUBMITTED BY: DATE

BENCH MARK
USGS BENCHMARK
ELEVATION 379.944

SITE PLAN AND GRADING
COUNTY OF PLACER, CALIFORNIA

GOLD HILL GARDENS

NEWCASTLE, CA 95658

2325 GOLD HILL ROAD

DRAWN: CDR CKD: MC
F.B. REF: SS 9857 1
SCALE 1"=40'
PROJECT No. 11-019

DATE 12/11

SHEET 1 OF 1

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E. J. Ivaldi, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Gold Hill Gardens	Plus# PMUP 20110228
Entitlement(s): Minor Use Permit, Variance, Approval from Parcel Review Committee for the Modification to a Building Envelope per Note 3 of Parcel Map Book 30 Page 89	
Site Area: 11.5 acres / 500,940 square feet	APN: 031-050-046-000
Location: 2325 Gold Hill Road, approximately 3.7 miles from the intersection of Chili Hill Road and Gold Hill Road, Newcastle, Placer County	

A. BACKGROUND:

Project Description:
The applicant is requesting approval of a Minor Use Permit to allow for the operation of a Rural Recreation use (i.e., guest ranch), a Community Center, a Plant Nursery, Retail and use of the site for garden tours. The applicant is also requesting a Variance to allow for the construction of the 5,252 square foot event structure 50 feet from the centerline of the Nevada Irrigation District Canal where 100 feet from the centerline of the canal is required. In addition, the applicant is requesting a Variance to allow the construction of the Guest Ranch cottages 60 feet from the centerline of the Nevada Irrigation District overflow channel and 22.5 feet from the centerline of the Nevada Irrigation District Canal. Finally, the applicant is requesting approval from the Parcel Review Committee in order to permit an additional building site as described in Note 3 of Parcel Map Book 30 page 89.

The guest ranch would include the transient occupancy of up to four rooms in the existing residence and the construction and transient occupancy of up to five additional guest cottages. The applicant proposes a three-phase project so that there will be a gradual implementation of the proposed operations over an eight year period. Lodging in the residence or guest cottages would be for overnight or up to a maximum of 30 days.

The proposed guest ranch would include the use of the existing 4,200 square-foot single-family residence for four bedroom units. The guest ranch would be operated by the property owners and would include up to two full-time

employees to assist with the grounds and housekeeping. Hours of operation would be 24 hours while guests are present. The applicant also proposes the construction of up to five cottages that would be used in addition to the residence for the house guests as part of the guest ranch. In total, the guest ranch operation could accommodate 18 guests in 9 rooms with a maximum of two guests per room. The guest ranch would be utilized for group activities that occur on site, including activities related to the agricultural uses located on site, such as cattle ranching and calf raising. In addition, the applicant will require that the patrons utilizing the venue for wedding purposes rent the rooms at the guest ranch. Thus, no additional guests would be able to utilize the guest ranch while wedding events are in operation, and thus, the use of the guest ranch would not require additional parking stalls.

The proposed Community Center would ultimately involve the construction of an approximately 5,250 square-foot event center structure, a paved 90-stall parking area, and would allow for up to 200 guests for events. Hours of operation would be from 4:30 pm until 10:00 pm. Operations would primarily occur on the weekends between Friday and Sunday but the site would be available any day of the week. The Community Center would also include the construction of a bathroom facility with four to six fixtures for each male and female restroom area. The 5,250 square-foot structure would include an area for events and a kitchen with a sink, warming ovens and serving tables for outside caterers. The Community Center would involve two employees and outside personnel of up to ten additional persons.

The plant nursery would include approximately 5,000 square feet of growing area and approximately 1,000 square feet of retail nursery area, and would involve the growing and retail sale of plants. Operation of the plant nursery would require one additional employee. The plant nursery would be open Wednesday through Sunday, though it would be closed during scheduled events. The garden viewing and tours would be limited to the nursery hours and would involve tours of the onsite grounds and gardens.

The Community Center, guest ranch and plant nursery operations will include a total of 14 employees (four onsite employees, ten outside personnel) and up to 200 guests at one time if all facilities are in operation. With the exception of the two full time onsite owner/managers, all employees would be located offsite.

Phase I

The project would be implemented in three phases. Phase I would include the construction of a 20-foot wide paved access drive to the parking areas and residence (12 feet wide where one way circulation is approved), and construction of 65 parking stalls, 49 of which would be paved and two (2) would be designated as ADA stalls. The remaining overflow parking stalls shall be constructed with an approved all-weather surface. Additionally, a septic system would be constructed to service the Community Center uses and ultimately the event center structure. Temporary bathroom facilities' would be connected to the septic system to provide for guest use and a 10,000 gallon water storage tank would be installed and connected to a fire hydrant. Events during Phase I would be seasonal and operations would be limited to the dates of April 15 through October 15, not to exceed more than 60 calendar days of use in any given year. Operations of the guest ranch, the plant nursery and the garden tours would occur year-round. Phase I would also include use of up to four bedrooms of the guest ranch in the existing residence for transient occupancy.

Phase II

Phase II would involve the construction of the approximately 5,250 square foot Community Center (also known as an event center) structure, the construction of a 16-foot wide concrete paver drive aisle around the existing residence and the construction of a well meeting the standards of a public water well. Additionally, Phase II would involve the paving of the remaining parking areas for a total of 90 paved parking stalls. The applicant would have a maximum of 4 years after the complete implementation of Phase I to implement Phase II. Phase II would be triggered by the applicant for a building permit for the event center structure.

Phase III

Phase III would involve the construction of five guest ranch cottages. This would include the installation of a septic system, parking stalls to accommodate each structure and a concrete paver. Phase III would be implemented after the successful completion of Phase I and Phase II, and would be triggered by the application of a building permit(s) for the guest ranch cottages.

Project Site (Background/Existing Setting):

The project site is located in western Placer County in the foothills of the Sierra Nevada mountain range. The project site is presently developed with an approximately existing 4,200 square foot single-family residence, an approximately 500 square foot pool cabana, a 55,000 gallon pool, a mobile home and a pole barn. The project site contains irrigated pasture, dry pasture, unimproved farm/ranch roads, a paved residential driveway, a single family

residence, an apple/cherry orchard and a horse arena. The site also contains Doty Ravine (and associated riparian corridor), a Nevada Irrigation District ditch, a Nevada Irrigation District overflow channel, and oak woodland habitats. The surrounding properties include cattle pasture to the north, west and south, and oak woodland to the east. An organic farm with a Placer County/Department of Conservation agricultural conservation easement is located to the immediate southwest.

The subject property is currently utilized for residential use and for cattle pastures. The property is zoned Farm, with a 10-acre minimum parcel size, and has a Placer County General Plan Designation of Agriculture/Timberland, with a 10-acre minimum parcel size. No Williamson Act contract is affiliated with the subject property however, the neighboring property directly to the west of the subject parcel is within a Williamson Act Contract.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F-B-X 10 AC MIN (Farm, combining minimum Building Site of 10 acres)	Agriculture/Timberland – 10 acre minimum	The property is developed with an approximately 4,200 square-foot residence, an approximately 500 square-foot pool cabana, a 55,000 gallon pool, a mobile home and a pole barn, and contains a basketball court, riding arena and an irrigated pasture for livestock. The study area includes landscaped residential habitat, irrigated pasture, dry land pasture, mixed oak/foothill pine woodland, mixed mature riparian woodland, and perennial stream habitats.
North	same as project site	same as project site	Developed with a single-family residence.
South	F 4.6 AC MIN (Farm, 4.6 acre minimum)	Rural Residential, 1-10 acre minimum	Developed with a single-family residence.
East	same as project site	same as project site	Developed with a single-family residence.
West	same as project site	same as project site	Developed with a single-family residence.

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

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

- ➔ Placer County General Plan EIR

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.
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- Items I-1,2:
The proposed project will not have a substantial adverse effect on a scenic vista because the project is not located within a design scenic corridor nor in proximity to, or within, a scenic vista. In addition, the proposed project would not substantially damage scenic resources within a state scenic highway because it is not located within a state scenic highway corridor.

Discussion- Item I-3:
The subject property is currently developed with a paved access drive, an approximately 4,200 square-foot residence, a barn, basketball court, pool, riding arena and miscellaneous structures. The proposed project would involve site grading, parking and access improvements, the construction of five small cottages and an approximately 5,250 square foot event structure. The construction of these improvements would degrade the existing visual character of the site by removing trees and other natural vegetation and by altering the natural landscape of the property. A majority of the proposed construction would occur in already developed areas of the site, and thus modification of other areas would create a negligible impact when viewed in conjunction with the existing development. The subject property is not located within a scenic vista or scenic corridor, however, it is still considered and scenic and visually sensitive area. For this reason, to ensure that impacts to the visual quality of the site are mitigated to a less than significant level, the following mitigation measures are required.

Mitigation Measures- Item I-3:
MM I.1 The project is subject to review and approval by the Placer County Design/Site Review Committee. Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; recreation vehicle storage area(s); fences and walls for security and screening; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features and trails.

Discussion- Item I-4:
The proposed project would result in a new source of light or glare in the area by the inclusion of structure lighting, parking area lighting and street lighting. The addition of lighting as a part of the project has the potential to adversely affect day or nighttime views in the area. In order to mitigate these affects to a less than significant level, the following mitigation measures are required.

Mitigation Measures- Item I-4:
MM I.2 Lighting shall be of a type, height, and design to direct lighting downward, shielding, to the greatest extent practical, light exposure beyond that needed for proper intersection lighting.

MM I.3 The following standards shall apply to project lighting: All interior street lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary that maintains

public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All streetlighting shall be reviewed and approved by the DRC for design, location, and photometrics,

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion- Items II-1,5:
The subject property is considered Farmland of Statewide and local importance by the California Department of Conservation's Farmland Mapping and Monitoring Program. A portion of the subject property contains cattle pastures and is utilized for cattle grazing. However, the proposed project would have minimal impacts to these areas because site development is proposed to occur outside of the grazing areas and on portions of the site that are already developed. For this reason, impacts are considered less than significant and no mitigation measures are required.

Discussion- Items II-2,3:
The Placer County General Plan sets forth Policy 7.B.1 related to land use buffers, which states "The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland." The proposed Community Center falls within the definition of a suburban use in the Placer County General Plan. The subject property is located adjacent to a parcel that is within a Williamson Act Contract and is utilized for cattle grazing. Additionally, the parcel to the immediate southwest and adjacent to the subject property is utilized as an organic farm and is permanently conserved through the recordation of an agricultural conservation easement. These uses fall within the definition of an agricultural land use in the Placer County General Plan. As such, the applicant, as owner of the parcel for which the development permit (Minor Use Permit) is sought, is required to provide a land use buffer between the Community Center and guest ranch operations and the neighboring organic farm and cattle pastures. According to Table I-4 of the Placer County General Plan, a buffer of 50 feet shall be maintained between the suburban use and pastures. Additionally, Table I-4 requires that a buffer of 300 feet shall be maintained between suburban uses and irrigated vegetables. The proposed Community Center is located approximately 220 feet from the west property line, and the existing residence, which would serve as the guest ranch, is located approximately 310 feet from the west property line, for this reason, the land use buffers required for the neighboring cattle pastures to the west of the subject property would be met. The parking improvements for the Community Center are located approximately 120 feet from the property line that the applicant shares with the neighboring organic farm. In addition, the organic farm is located a distance away from this property line, totaling approximately 300 feet from the proposed parking

areas to the organic farm operations. Thus, the applicant's proposed operations for the Community Center and the guest ranch would meet the land use buffer requirements of the Placer County General Plan. However, to ensure that impacts related to land use buffers remain at a less than significant impact, the following mitigation measures are required:

Mitigation Measures- Items II-2,3:
MM II.1 No improvements shall occur within 50 feet of the grazing pastures located to the immediate west of the subject property.

MM II.2 No improvements shall occur within 300 feet of the organic farm or other irrigated vegetable crops located to the immediate southwest of the subject property.

Discussion- Item II-4:
The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production because the proposed project and the surrounding area is zoned Farm and farm land in this area does not contain timber or forest land.

III. AIR QUALITY – Would the project:

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

Discussion- Item III-1:
The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County. The project proposes conversion of an existing single-family residence, residential accessory structures, pools and entertainment features to a wedding and event center for use by up to 150 individuals at a time. Events would be held year-round. With approval of a Minor Use Permit, the use is consistent with the zoning and would not contribute a significant impact to Region, as the associated airborne emissions would be below the significant level. The project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:
The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), unclassified for the federal particulate matter standard ($PM_{2.5}$) and non-attainment for the federal particulate matter standard (PM_{10}).

Construction of the project will include reconstruction of the existing driveway accesses to commercial standards which may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the

commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions.

Operational related emissions would result from traffic from guests traveling to and from the site and the occasional use of back-up generators. The anticipated traffic resulting from the proposed project would be below the significant level and will not violate air quality standards or substantially contribute to existing air quality violations.

With the implementation of the following mitigation measures and notes on the grading improvement plans, construction and operational related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria. Further, the use of a back-up generator with an engine greater than 50 brake horsepower requires an Authority to Construct permit from the Placer County Air Pollution Control District prior to construction or operation.

Mitigation Measures- Items III-2,3:

MM III.1 Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall not break ground prior to receiving APCD approval.

a. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
b. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
c. Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

The following standard notes shall be shown on the Improvement/Grading Plans:

MM III.3 During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

MM III.4 The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

MM III.5 In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).

MM III.6 The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

MM III.7 Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

MM III.8 A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.

MM III.9 During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

MM III.10 During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

MM III.11 During construction, no open burning of removed vegetation shall be allowed unless permitted by the

PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

MM III.12 Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the Placer County Air Pollution Control District prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. Note that equipment associated with residential structures containing no more than 1 to 4 residential units are exempt from this requirement. Developers / contactors should contact the District prior to construction for additional information.

Discussion- Items III-4,5:
The nearest sensitive receptor is located onsite which is within close proximity to the access driveway and event location. Construction of the project includes minor grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. Operational activities associated with the project do not include any sources that would omit TAC emissions or odor. However, the access drive way to and from the event location is not paved which could cause an increase in PM emissions from dust. With the implementation of the mitigation measures listed above, short-term construction-generated TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect.

Mitigation Measures- Items III-4,5:
Refer to text in MM III.1 to MM III.12

IV. BIOLOGICAL RESOURCES – Would the project:

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

6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)		X		

Discussion- Items IV-1,2,4-8:
An Assessment of Special Status Species and Waters of the United States was conducted on the subject property on December 29, 2011 by Samuel R. Garcia, PWS. The proposed property includes landscaped residential habitat, irrigated pasture, dry land pasture, mixed oak/foothill pine woodland, mixed mature riparian woodland and perennial stream habitats. The watercourses located in the project area include Doty Ravine, a Nevada Irrigation District Canal and a Nevada Irrigation District overflow channel. Of these, Doty Ravine is likely to be considered a jurisdictional water of the United States by U.S. Army Corps of Engineers. Doty Ravine also has the potential to support federally-listed chinook salmon and steelhead trout.

The Biological Assessment conducted on the property determined that the improvements associated with the proposed project would not result in impacts to waters of the United States. Further, the study determined that the proposed project would not result in impacts to habitats that could support special status fish and wildlife species because no improvements would occur within 140 feet (measured from centerline of the watercourse) of Doty Ravine nor within the Doty Ravine riparian area. The proposed road and parking improvements, as well as the proposed guest ranch cottages, would be constructed in areas made up of ruderal annual grassland habitat, which has little habitat value in this area of the county. Further, the proposed event center would be constructed in an area currently developed with a cement basketball court. To ensure that impacts to these areas as a result of the proposed project are less than significant, the following mitigation measures are required.

The applicant is also requesting a Variance to allow for the construction of the 5,252 square foot event structure 50 feet from the centerline of the Nevada Irrigation District Canal where 100 feet from the centerline of the canal is required. In addition, the applicant is requesting a Variance to allow the construction of the Guest Ranch cottages 60 feet from the centerline of the Nevada Irrigation District overflow channel and 22.5 feet from the centerline of the Nevada Irrigation District Canal. Finally, the applicant is requesting approval from the Parcel Review Committee in order to permit an additional building site as described in Note 3 of Parcel Map Book 30 page 89. Impacts related to the Variance and building envelope modification would be less than significant because the canal and overflow channel are man-made watercourses used for irrigation purposes, and because there are no sensitive riparian areas located within the vicinity of these watercourses.

Mitigation Measures- Items IV-1,2,4-8:
MM IV.1 Project improvements shall not occur within 100 feet of the centerline of Doty Ravine.

MM IV.2 In conformance with Policy 6.A.1 of the Placer County General Plan, project improvements shall not be constructed within 50 feet of the riparian habitat of Doty Ravine or any other riparian habitats located on site.

Discussion- Item IV-3:
As stated, the Biological Assessment of the project area determined that the subject property contains oak/foothill pine woodland. In addition to the Biological Assessment, an arborist report was prepared for the subject property by Mann Made Resources. The arborist report surveyed 50 protected trees within the project area, 15 of which would be removed for project improvements. Although these impacts could be considered significant, with the implementation of the following mitigation measures, impacts would be reduced to a less than significant level.

Mitigation Measures- Item IV-3:
MM IV.3 Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC, as follows:

For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate).

If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

In lieu of the tree planting mitigation for tree removal listed above, a contribution of $100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to (Choose one): acceptance of improvements, issuance of a Certificate of Occupancy, issuance of a Building Permit, Grading Permit, or any other discretionary permit issued by Placer County.

ADVISORY COMMENT: The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/approval.

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
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-1,4,5,6:
A Cultural Resources Records search was conducted on the property on July 2, 2000 by ECORP Consulting. The Resources Records Search determined that the subject property does not contain any recorded historic archeological sites. Further, the proposed project would not cause a physical change which would affect unique ethnic cultural values nor would it restrict existing religious or sacred uses. There is no evidence that human remains exist on the subject property and thus, it's unlikely that any would be impacted as a result of the construction of the proposed project. To ensure that no impacts to human remains would occur, a condition of approval will be placed on the Minor Use Permit that would require proper handling of such remains should they be discovered during the construction process.

Discussion- Items V-2,3:
A site survey was conducted on the subject property on July 2, 2000 and a Cultural Resources Assessment was prepared by ECORP Consulting on July 6, 2000. These documents were prepared for the purposes of the parcel split that created the subject property. The assessment determined that Native American sites were located within the vicinity of the project site. The assessment further determined that cultural resources on the project site consisted of pre-contact Native American sites, gold mining and irrigation features, and a standing structure and associated outbuildings. However, these sites are located on the parcel adjacent to the subject property, to the north of Doty Ravine and are not located within the project area. The potential for disturbance of culturally and archeologically sensitive areas as a result of the construction of the proposed project would be considered less

than significant. However, because the sensitive areas are in close proximity to the project site, it is possible that additional sensitive resources could be discovered during project construction. For this reason, a condition of approval will be placed on the Minor Use Permit that would require proper handling of such resources should they be discovered during project construction. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
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:
According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on two different soils classified as: Andregg coarse sandy loam and Xerofluvents. The predominant soil at the site is Andregg coarse sandy loam. The limitations identified for the Andregg coarse sandy loam is the potential for bedrock to be located less between 20" and 40" below the surface and slopes greater than 8%. The limitations identified for Xerofluvents is that they are frequently flooded, are saturated at depths from 2.5' to 6', and have a moderate potential for expansive soils. The soils survey does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that will be destroyed or modified. The site is not known to be located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated parking/roadway improvements will not create any unstable earth conditions or change any geologic substructure resulting in unstable earth. Therefore, there is no impact.

Discussion- Items VI-2,3:
This project proposal will result in the construction of an approximately 5,250 square foot event center, a Guest Ranch including the rental of five bedrooms within the existing single-family residence and five guest ranch cottages, a small plant nursery, and parking and circulation improvements. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site circulation and parking area improvements. Approximately 1.5 acres will be disturbed by grading activities. The

earthwork, approximately 250 cubic yards, is proposed to balance on site and not require any import or export of soil material. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts and soil fills of up to 4 feet as shown on the preliminary grading plan and in the project description. The soil on the site has the potential to contain bedrock and the project may be required to use blasting techniques as part of the site disruption. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

MM VI.2 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval for Phase 1 and Phase 2. 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 and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction 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 (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

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

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.3 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

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

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

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

Discussion- Items VI-5,6:
The disruption of the soil discussed in Items 2 and 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 drainage ways by transporting erosion from the disturbed area into local drainage ways. 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 can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
Also refer to text in MM VI.2, MM VI.3

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

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

MM VI.5 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit (if applicable) and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.6 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004, Board Order 2003-005-DWQ) and shall be shown on the Improvement Plans.

Discussion- Items VI-7,8:
The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The site is located in a relatively quiet seismic area when compared to other more active areas of California. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The only structures proposed to be constructed are an event center building and 5 Guest Ranch cottages. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the

California Building Code, which includes seismic standards. Therefore, these impacts are less than significant and no mitigation measures are required.

Discussion- Item VI-9:
According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on two different soils classified as: Andregg coarse sandy loam and Xerofluvents. One limitation identified for Xerofluvents is that they have a moderate potential for expansive soils. Expansive soils change in volume with changes in moisture and can shrink or swell and cause heaving and cracking of slabs on grade, pavements, and structures founded on shallow foundations. Compliance with the CBC/UBC will require all project structural elements to be designed to withstand any potential expansive soils. The project's site specific impacts associated with creating substantial risks to life or property based on expansive soils can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-9:
MM VI.7 Prior to any Building Permit issuance for the Phase 2 event center structure and/or Phase 3 farm Guest Ranch housing units, the applicant shall prepare and submit a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer to the Engineering & Surveying Department and the Building Services Division. The report shall address and make recommendations on the following:

A) Structural foundations, including retaining wall design (if applicable);
B) Special problems discovered on-site (specifically expansive soils, etc.)
C) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO2), methane (CH_4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by guests, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The project would result in minor grading and minimal traffic. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the

emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion- Items VIII-1,2:
The project as proposed will not involve routine transport or disposal of hazardous materials. Limited use of hazardous materials may be used onsite as a fuel source for backup power for the proposed event center. Construction of the proposed project will likely involve the short term use and storage of hazardous materials typically associated with grading and construction, such as fuel and similar substances. All materials will be used, stored and disposed of in accordance with applicable federal, state and local laws, including Cal-OSHA requirements and manufacturer's instructions. Therefore, the proposed project will not create a significant hazard to the public or the environment related to the handling, transport, use or disposal of hazardous materials or accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VIII-3:
The project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact.

Discussion- Item VIII-4:
The project site is not included on a list of hazardous material sites complied pursuant to Government Code Section 65962.5

Discussion- Items VIII-5,6:
The subject property is not located within an airport land use plan or within two miles of a public or private airport and therefore, will not result in a safety hazard for people residing or working in the project area.

Discussion- Item VIII-7:
The property is located within an area that contains wildlands and is considered to be an area of moderate fire hazard. The potential to expose persons to a risk of loss, injury or death involving wildland fires would be increased as a result of the proposed project. However, impacts related to an increase of risk can be mitigated to a less than significant level with the implementation of the following mitigation measures.

Mitigation Measures- Item VIII-7
MM VIII.1 The applicant shall provide a minimum 20 foot wide all weather surface to within 150 feet of all parts of exterior walls of all buildings and areas open to the public. An alternate 16' wide one-way circulation road is subject to fire department approval.

Discussion- Items VIII-8,9:
The project will not create any hazard, potential health hazard or expose people to existing sources of potential health hazards.

IX. HYDROLOGY & WATER QUALITY – Would the project:

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

11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item IX-1:
The proposed Phase 1 of the project will utilize the existing water well onsite. An acceptable bacteriological analysis has been received for this well. For Phase 2 and Phase 3 of the project the applicant will be required to be served by a public water supply. The applicant will construct a well, under permit with Environmental Health Services meeting all public well construction standards as well as water quality and quantity requirements; therefore, the impact is less than significant with mitigation measures.

Mitigation Measures- Item IX-1:
Prior to building permit issuance for the construction of the event center in Phase 2 and the Guest Ranch cottages in Phase 3, the project will be required to drill and construct a public water well with a permit from Environmental Health Services (EHS), must complete all required water quality and quantity testing requirements as specified by EHS for a public water supply permit, and receive a Well Final Certificate from EHS. Prior to final occupancy, the project will be required to apply for and receive approval for a public water supply permit, meeting all standards and testing requirements, as specified by EHS.

Discussion- Item IX-2:
The project is not likely to substantially deplete groundwater supplies as the project will utilize an individual water well for its domestic water uses only. Agricultural uses by the project will utilize irrigation water. Since the use of groundwater will be limited to domestic use and irrigation water will be used for agricultural this project is not likely to substantially impact groundwater supplies and as such, this impact is considered to be less than significant. No mitigation measures are required.

Discussion- Item IX-3:
A preliminary drainage report was prepared by the applicant's engineer. The project site consists of approximately 11.5 acres within the Doty Ravine watershed. Doty Ravine is the main drainage feature within the site and flows from east to west along the northern edge of the proposed development. The confluence of Sailors Ravine and Doty Ravine occurs on the site; however, all no project drainage flows directly into Sailors Ravine.

There is an existing ridge that runs northwesterly from the southeast corner of the site which splits the property into two drainage sheds, both of which ultimately drain into Doty Ravine. The runoff from the northern shed, approximately 9 acres, is sheet flow across an irrigated pasture varying in width from 100' to 300'and there are no established water courses. The runoff from the southern shed, approximately 4 acres, flows south to a local annual swale for approximately 200 feet. It then turns north and flows approximately 1,000 feet before joining Doty Ravine.

The Nevada Irrigation District (NID) has existing spill rights over the subject parcel. The spill rights are limited to the existing swale located along the southwest edge of the subject parcel. Any spill water simply passes through the subject parcel in the existing swale. Any proposed improvements are over approximately 50' away from the swale and over approximately 8' above the flow line of the swale. The spill rights do not appear to impact the proposed development and the development does not appear to impact the existing spill rights. Then NID has reviewed the proposed project and has not indicated any significant impacts.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge point as the pre development condition and ultimately into the same existing drainage facilities and watershed leaving the site. The existing irrigated pasture and natural grass areas surrounding the development area will continue to allow slow movement of sheet flow runoff. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-4:
The proposed project 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 existing 10, and 100 year peak flows from the site are identified as 21.49 and 42.01 cubic feet per second, respectively. The post project flows identified in the report indicated an increase in flows from pre development levels of 1.76, and 2.94 cubic feet per second for the 10, and 100 year storm event, respectively. The project site is located in an area identified in the Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation Study as recommended for local stormwater detention. 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 for the 2, 10, and 100 year storm events by installing detention facilities.

The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the 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 peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:
Also refer to text in MM VI.2, MM VI.3

MM IX.1 The Improvement Plan submittal shall include 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 Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

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

Discussion- Items IX-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 can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:
Also refer to text in MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, and MM IX.1

MM IX.3 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and

Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Infiltration Trenches (TC-10), Vegetated Buffer Strip (TC-31), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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

MM IX.4 All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

Discussion- Item IX-7:
The project will be required to utilize stormwater best management practices (BMP) to prevent erosion, ease stormwater runoff and downstream drainage impacts. This project will utilize an existing onsite sewage disposal system and new onsite sewage disposal systems for wastewater disposal. A Health Site Evaluation has been completed and approved by Environmental Health Services (EHS) to accommodate the expansion of the existing system and the new systems that will be installed with each phase. The onsite sewage disposal systems will be installed under permit and inspection with EHS and will be required to meet all applicable requirements of the Placer County Onsite Sewage Disposal Ordinance. Therefore, no mitigation measures are required.

Discussion- Items IX-8,9,10:
The existing site includes Doty Ravine. The Federal Insurance Rate Map No. 06061C0425G shows a Zone A flood area within the parcel. The applicant's engineer computed the water surface elevation at the western edge of the proposed development. The 100 year water surface elevation is 372.2 feet. The proposed development improvements are located at existing ground surface elevations of approximately 380 feet, approximately 8 feet above the 100 year water surface elevation. The project improvements are not proposed within a 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project development area is not located within any levee or dam failure inundation area. Therefore, this impact is less than significant.

Discussion- Item IX-11:
The usage of groundwater will be for domestic use, therefore, this is considered to be a less than significant impact.

Discussion- Item IX-12:
The proposed project is located within the Doty Ravine/Coon Creek watershed identified in the Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation Study. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-12:
Also refer to text in MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM IX.1, MM IX.3, and MM IX.4

X. LAND USE & PLANNING – Would the project:

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

Discussion- Item X-1:
The proposed project would not divide an established community. No mitigation measures are required.

Discussion- Items X-2,5:
The proposed project includes the establishment of a Community Center for weddings and events of up to 200 guests, a guest ranch with up to nine rooms, a plant nursery and garden tours. The base zone district for the project is the Farm zone district, and the Placer County General Plan designation is Agriculture/Timberland 10 acre minimum. The Farm zone district allows for the proposed uses with the approval of a Minor Use Permit if the appropriate hearing body can make findings, as required per Section 17.58.140 of Placer Code, and, based upon facts in the record, In addition, the proposed project would not result in impacts to timber resources or operations because there are no timber resources on site that would be affected by the proposed use.

The mobile home on the property constitutes a second dwelling in a zone district and General Plan land use designation that allows for one single family dwelling and one secondary dwelling unit. In order to avoid an inconsistency with the General Plan and/or a conflict with the Farm zone district, it will be necessary to remove the mobile home or provide evidence that the subject dwelling is in compliance with County Code. See Mitigation Measure X.1 below.

Lastly, the subject property is located adjacent to a Williamson Act property that contains cow pastures to the immediate west of the property, and an organic farm to the immediate southwest of the property. Table I-4 of the Placer County General Plan establishes that land use buffers must be placed between agricultural and suburban uses. Because the proposed project is considered a suburban use, the applicant must allow a buffer of at least 50 feet between the proposed use and the cow pastures to the west, and at least 300 feet between the proposed use and the organic farm to the southwest. For this reason, and to ensure that impacts remain at a less than significant level, the following mitigation measures are required.

Mitigation Measures- Items X-2,5:
Also refer to text in MM II.1 and MM II.2

MM X.1 The applicant shall remove the existing mobile home from the subject property prior to approval of Improvement Plans. Alternatively, the applicant shall provide evidence that the subject dwelling is in compliance with County Code prior to approval of Improvement Plans.

Discussion- Item X-3:
The County is in the process of preparing a Habitat Conservation Plan and Natural Communities Conservation Plan. Completion of these plan is not expected to occur before 2014.

An Assessment of Special Status Species and Waters of the United States was conducted on the subject property on December 29, 2011 by Samuel R. Garcia, PWS. The proposed property includes landscaped residential habitat, irrigated pasture, dry land pasture, mixed oak/foothill pine woodland, mixed mature riparian woodland and perennial stream habitats. The watercourses located in the project area include Doty Ravine, a Nevada Irrigation District Canal and a Nevada Irrigation District overflow channel. Of these, Doty Ravine is likely to be considered a jurisdictional water of the United States by U.S. Army Corps of Engineers. Doty Ravine also has the potential to support federally-listed chinook salmon and steelhead trout.

The Biological Assessment conducted on the property determined that the improvements associated with the proposed project would not result in impacts to waters of the United States. Further, the study determined that the proposed project would not result in impacts to habitats that could support special status fish and wildlife species because no improvements would occur within 140 feet (measured from centerline of the watercourse) of Doty Ravine nor within the Doty Ravine riparian area. The proposed road and parking improvements would be constructed in areas made up of ruderal annual grassland habitat, which has little habitat value in this area of the county. Further, the proposed event center would be constructed in an area currently developed with a cement basketball court. To ensure that impacts to these areas as a result of the proposed project are less than significant, the following mitigation measures are required.

Mitigation Measures- Item X-3:
Refer to text in MM IV.1 and MM IV.2

Discussion- Items X-4,7:
The subject property is developed with a single-family residence, pastures and miscellaneous structures. The property is zoned Farm and is located in a rural area of the County that is zoned for, and developed with, single-family residences, farms and agricultural uses. The purpose of the Farm zone district is to provide areas for the conduct of commercial agricultural operations that can also accommodate necessary services to support agricultural uses, together with residential land uses at low population densities. The proposed project includes recreation and public assembly uses (Guest Ranch and Community Center) and an agricultural use (retail plant nursery). The commercial nature of a retail nursery and Community Center creates the potential that these uses would conflict with surrounding agricultural and residential uses. For this reason, these uses are allowed only with the approval of a discretionary Minor Use Permit.

The proposed Community Center would allow for up to 200 guests on the project site on a year-round basis. On the days when the Community Center is not being utilized, and between the days of Wednesday and Sunday, the nursery and garden tours would operate on the project site, attracting patrons consistent with this type of use. These uses would allow for a large number of guests on site when the uses are in operation, which would increase the number of vehicle trips to and from the site, would affect the scenic nature of the area, and has the potential to create and/or increase light and noise pollution. These affects would be considered a negative impact to the surrounding properties and have the potential to be incompatible with the surrounding uses. In order to mitigate these affects, the following mitigation measures are required.

Mitigation Measures- Items X-4,7:
Refer to text in MM I.1, MM I.2, MM I.3, MM II.1, MM II.2, MM XII.1, MM XII.2, MM XII.3, MM XII.4

Discussion- Item X-6:
The propose project will not disrupt or divide the physical arrangement of an established community. No mitigation measures are required.

Discussion- Item X-8:
The proposed 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.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion- Item XI-1:
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 deposits 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 MRZ-1, meaning, this is an area where available geologic information indicates there is little likelihood for the presence of significant mineral resources.

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 MRZ-2b$^{(h-3)}$. This is the Ophir District that envelopes the quartz vein system of the Ophir mining district, situated between Auburn and Gold Hill. The veins are known for small but rich pockets of gold.

Evidence of previous mines was discovered during the Cultural Resources Assessment prepared by ECORP Consulting in July of 2000. However, the Cultural Resources Assessment determined that this evidence was not located on the project site. There is no further evidence that suggests that the site has been previously mined. Because of this, and because no valuable, locally important mineral resources have been identified on the project site, implementation of the proposed project would result in less than significant impacts to mineral resources and no mitigation measures are required.

Discussion XI-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.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		

2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Item XII-1:
The proposed project would introduce a new source of noise and in the project area with events of up to 200 people that would include amplified music. The Placer County Noise Element of the General Plan establishes hourly noise exposure limits for non-transportation (stationary) noise sources affecting community residential land uses. These limits are established at 65 dB for daytime noise levels and 60 dB for nighttime noise levels. An Environmental Noise Assessment was prepared for the project by Bollard Acoustical Consultants, Inc. on December 16th, 2011. The assessment included a simulation of noise levels for events for up to 200 people with amplified music. Based on these simulations, the assessment determined that noise levels associated with amplified music and noise associated with events of up to 200 guests fell below the allowable noise levels set forth by the General Plan. The assessment determined that noise associated with the proposed project would satisfy the Placer County Noise Standards at the project property lines and the nearest existing residences, with the implementation of mitigation measures. In order to ensure that impacts related to noise remain less than significant, the following mitigation measures are required.

Mitigation Measures- Item XII-1:
MM XII.1 All events and on-site activities shall be completed by 10:00 p.m., including amplified speech and music.

MM XII.2 Background music played in the reception area shall not exceed maximum sound levels of 75 dBA Lmax at a position 75 feet in front of the source of amplification (e.g. speakers).

MM XII.3 The speakers at the reception area shall be oriented to the south as proposed, facing away from the nearest residences to the north and west.

MM XII.4 Amplified music and speech originating at the reception area may occasionally be audible at the nearest residences under certain atmospheric conditions. Although audibility is not a threshold for a finding of significant noise impacts, facility representatives are encouraged to work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the project site.

Discussion- Item XII-2:
The project would not create a substantial permanent increase in ambient noise. No mitigation measures are required.

Discussion- Item XII-3:
Construction of the project, through the build-out of all phases, would increase ambient noise levels. Properties surrounding the proposed construction site are developed with residential and agricultural uses. Occupants of these properties may be negatively impacted by the noise generated by construction of the project. This impact is considered to be 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- Items XII-4,5:
The proposed project is not within an airport land use plan, within two miles of an airport nor is it within the vicinity of a private landing strip.

XIII. 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 XIII-1:
The applicant proposes the construction of five guest ranch cottages, and also intends to operate the residence as a part of the guest ranch, providing up to four rooms for transient occupancy. The cottages would be operated as a part of the guest ranch. In total, the guest ranch would include nine rooms available for transient occupancy. For this reason, the project would increase the population in the area by 9-18 persons when the guest house is at full capacity. However, a temporary increase in the population by up to 18 persons is considered negligible. No mitigation measures are required.

Discussion- Item XIII-2:
The proposed project would not displace large numbers of existing housing as no residences are proposed to be removed as a part of the project.

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

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

Discussion- Item XIV-1:
The proposed project has the potential to increase the need for Fire protection and emergency services by creating a transient population use and because of the potential to have up to 200 guests on the property at one time. In order to mitigate impacts related to this increase, the following mitigation measures are required.

Mitigation Measures- Item XIV-1:
Also refer to text in MM VIII.1

MM XIV.1 Approved turnarounds shall be provided for all dead ends exceeding 150 feet.

MM XIV.2 All commercial buildings exceeding 1,500 square feet shall have an approved automatic fire alarm system.

MM XIV.3 All commercial buildings exceeding 3, 600 square feet shall have an approved automatic fire sprinkler system.

MM XIV.4 A minimum of 10,000 gallon water tank with associated fire department appurtenances shall be provided at an approved location.

MM XIV.5 All new structures shall comply with California Building Code 7A to include a residential sprinkler system in the new cottages.

MM XIV.6 The existing residential structure may be used as part of a guest ranch and maintain the residential occupancy classification providing the structure is used by only registered guests at the guest ranch and not used for dinners, meetings, parties etc. for non-guests.

Discussion- Items XIV-2,3,5:
The proposed project would not generate the need for new sheriff protection facilities, new school facilities or the need an increase in other governmental services.

Discussion- Item XIV-4:
The proposed project would result in the use of the property as an event center for up to 200 guests and associated infrastructure that would be accessed from a County maintained road. The project does not generate the need for more maintenance of public facilities than what was expected with the build out of the General Plan. Therefore, impacts are considered less than significant. No mitigation measures are required.

XV. RECREATION – Would the project result in:

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

Discussion- Item XV-1:
The project would involve the use of the existing residence as part of a guest ranch with up to four rooms, and the construction of five cottages that would be used as part of the guest ranch operation. The use of the guest ranch and the addition of the five cottages would result in an increase in transient population in the area, which could increase the use of neighborhood or regional parks or other recreational facilities. However, the increase in transient population growth would be approximately 9-18 persons, and would have a negligible impact on regional parks and recreational facilities.

In addition to the guest ranch, the project would result in an event center that would host up to 200 guests. This use is not anticipated to cause a substantial increase in the use of existing neighborhood and regional parks or other recreational facilities because the intent of the event center is to have guests concentrated on site. Thus, the Community Center would not cause a significant impact to regional parks or recreational facilities by increasing use of these areas. No mitigation measures are required.

Discussion- Item XV-2:
The project does not include, nor does it require, the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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

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

Discussion- Items XVI-1,2:
The proposed project will result in the construction of an approximate 5,250 square foot events center, a Guest Ranch including the rental of up to four rooms within the existing residence and the rental and construction of up to five Guest Ranch cottages, and a small plant nursery. A traffic impact analysis was prepared for the project.

The proposed project will generate approximately 190 daily trips for a maximum event (200 person wedding) and approximately 80 daily trips for a regular event during the weekday. Approximately 31 trips will be generated during the PM peak hour during the week and approximately 81 trips will be generated in the peak hour during the weekend.

Existing Plus Project: The addition of project traffic will increase the volume of traffic on the existing roadway segments in the area. The existing Gold Hill Road segment can carry up to 2,100 vehicles per day per lane at Level of Service (LOS) C or a total volume of 4,200 vehicles per day. The current existing volume of traffic is 1,000 to 1,200 vehicles per day which results in a LOS B condition. The proposed project would add up to 190 vehicle trips per day to Gold Hill Road. The resulting traffic volume of 1,190 to 1,390 vehicles per day will still result in LOS B conditions.

Cumulative: The 2025 traffic volumes on Gold Hill Road are projected to be 1,290 vehicles per day which results in a LOS B condition. With the addition of the proposed project traffic of 190 vehicles per day, the resulting 1,480 vehicles per day will remain at the LOS B standard.

Cumulative impacts are also addressed in the Placer County Countywide Traffic Fee Program. The Countywide Traffic Fee Program includes a fully funded Capital Improvement Program which, with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, will help reduce the cumulative traffic impacts to less

than significant levels. New development within Placer County contributes to the cost of regional circulation system improvements by paying adopted fees.

The roadway segments analyzed will all operate within Placer County's LOS C standard.

The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:
MM XV.1 Prior to Improvement Plan approval and/or Building Permit issuance, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Placer Central), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
B) South Placer Regional Transportation Authority (SPRTA)
C) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is $28,416.61 (based on the information supplied). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees to be paid will be those fees in effect at the time the payment occurs.

Discussion- Item XVI-3:
The traffic study prepared for the project analyzed the safety of two routes to the site that most guests might use. The route for guests arriving from the west is SR193 to Fowler Road, to Fruitvale Road, to Gold Hill Road. The route for guests arriving from the east is Interstate 80 to SR 193, to Gold Hill Road. Guests arriving from the northeast will be more familiar with the rural area roads. All of the roadways are in generally good condition and many have been overlaid and restriped fairly recently. All of the roadways appear to be correctly striped to preclude passing in areas where sight distance is limited. All of the roadways are generally 20 to 24 feet wide with limited unpaved shoulders. All of the curves on Gold Hill Road are accompanied by curve warning signs. The locations where bridges have width that is less than the adjoining street are clearly marked by advance warning signs. Speed limits are posted on Fowler Road, Fruitvale Road, and Wise Road. All the rural roads in the area have street name signs posted at major intersections.

Vehicle sight distance was also evaluated at the proposed project encroachment. Existing vehicle sight distance to the north is more than 800 and to the south is 600 feet. The standard sight distance for Gold Hill Road (45 mph design speed) is 495 feet. The existing conditions exceed the minimum required sight distance.

The requirements for a left turn lane were also analyzed based on AASHTO guidelines. Rural roads are typically widened to provide left turn lanes when the number of waiting left turns is so large as to regularly obstruct through traffic or when sight distance is limited. Because background traffic volume on Gold Hill Road is relatively low (122 vehicles per hour during the highest volume hour), the existing traffic volume plus the project traffic volume will not reach the level that justify a left turn lane. Since long term traffic volumes for Gold Hill Road do not suggest an appreciable increase, a left turn lane is also not required for the cumulative condition. With the available sight distance, northbound motorists are unlikely to unexpectedly come upon a queue of traffic waiting to turn left into the site. Therefore a left turn lane is not required based on sight distance.

The existing encroachment onto Gold Hill Road will be improved to meet the Placer County Land Development Manual Standard Plate R-17 standard encroachment.

Therefore, any impacts to vehicle safety due to roadway design features are less than significant. No mitigation measures are required.

Discussion- Item XVI-4:
The servicing fire district has provided comments on the proposed project and has not identified any significant impacts that would result in any physical change to the environment. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVI-5:
The proposed project would include the creation of a 200 guest wedding and event center, a guest ranch including the rental of five bedrooms within the existing residence and the construction and rental of five cottages, a plant

nursery and garden tours. Section 17.54.060(B) of the Placer County Zoning Ordinance (Parking Space Requirements by Land Use) provides that for a Community Center use, the applicant shall provide one parking stalls per one parking stall per 40 square feet of multi-use floor area. The event center would not have fixed seats, but would include approximately 3,596 square feet of multi-purpose use area. This amount of multi-purpose use area equates to 89.9 parking stalls per the Placer County Zoning Ordinance. The applicant proposes to construct a total of 90 parking spaces, which would meet the standards set forth by the Placer County Zoning Ordinance. In addition, as a part of the project description, the applicant will require that the patrons utilizing the venue for wedding purposes rent the rooms at the guest ranch. Therefore, additional guests would not be able to utilize the guest ranch while wedding events were in operation, and thus, the use of the guest ranch would not require additional parking stalls. Finally, the applicant would not operate the plant nursery or garden tours while an event was scheduled, and thus, these uses also would not require additional parking spaces. Therefore, the applicant would provide sufficient parking capacity on site and would have a less than significant impact. No mitigation measures are required.

Discussion- Item XVI-6:
The proposed project will be constructing site improvements that do not create any significant hazards or barriers for pedestrians or bicyclists. Therefore, this impact is less than significant.

Discussion- Item XVI-7:
The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion- Item XVI-8:
The proposed project would not create a change in air traffic patterns.

XVII. 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 XVII-1,2,6:
The proposed project will utilize septic systems for the method of sewage disposal. The project site is served by domestic well and NID water for irrigation. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Item XVII-3:
This project will result in the expansion and construction of new on-site sewage disposal systems. Soil testing was conducted for the proposed project and sewage disposal areas were defined meeting requirements of the Placer County Onsite Sewage Disposal Ordinance and Manual. Construction of the system will be under permit with Environmental Health Services and are routine in nature. This is less than significant impact and no mitigation measures are required.

Discussion- Item XVII-4:
The storm water runoff from the site will not be significantly changed after the proposed project construction. The existing drainage system has the capacity to accept flows from the proposed project. This project proposes the construction of a storm drain system to Placer County standards including stormwater detention. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVII-5:
The proposed Phase 1 of the project will utilize the existing water well onsite. An acceptable 4 hr well yield has been received for this well. For Phase 2 and Phase 3 of the project the applicant will be required to be served by a public water supply. The applicant will construct a well, under permit with Environmental Health Services meeting all public well construction standards as well as water quality and quantity requirements, therefore, the impact is less than significant with mitigation measures.

Mitigation Measures- Item XVII-5:
MM XVII.1 Prior to building permit issuance for the construction of the event center in Phase 2 and the Guest Ranch cottages in Phase 3, the project will be required to drill and construct a public water well with a permit from Environmental Health Services (EHS), must complete all required water quality and quantity testing requirements as specified by EHS for a public water supply permit, and receive a Well Final Certificate from EHS. Prior to final occupancy, the project will be required to apply for and receive approval for a public water supply permit, meeting all standards and testing requirements, as specified by Environmental Health Services.

Discussion- Item XVII-7:
This project will be served by the Western Regional Landfill which has adequate capacity to serve this project.

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:

☒ California Department of Fish and Game	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency

☐ California Department of Toxic Substances	☒ U.S. Army Corp of Engineers
☐ California Department of Transportation	☒ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☒ California Regional Water Quality Control Board	☐ _____

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 Services Division, Melanie Jackson, Chairperson
Planning Services Division, Air Quality, Gerry Haas
Engineering and Surveying Department, Phil Frantz
Department of Public Works, Transportation
Environmental Health Services, Laura Rath
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Environmental Engineering Division, Janelle Heinzler
Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature_____ Date June 22, 2012
E. J. Ivaldi, 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	☒ Air Pollution Control District Rules & Regulations	
	☐ Community Plan	
	☒ Environmental Review Ordinance	
	☒ General Plan	
	☒ Grading Ordinance	
	☒ Land Development Manual	
	☐ Land Division Ordinance	
	☒ Stormwater Management Manual	
	☐ Tree Ordinance	
	☐ _____	
Trustee Agency Documents	☐ Department of Toxic Substances Control	
	☐ _____	
Site-Specific Studies	Planning Services Division	☒ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☒ Cultural Resources Records Search
		☐ Lighting & Photometric Plan

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

Mitigation Monitoring Program
Mitigated Negative Declaration PLUS # PMUP 20110228
for Gold Hill Gardens

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre project implementation):
The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s: MM I.1; MM I.2; MM I.3; MM II.1; MM II.2; MM III.1; MM III.3; MM III.4; MM III.5; MM III.6; MM III.7; MM III.8; MM III.9; MM III.10; MM III.11; MM III.12; MM IV.1; MM IV.2; MM IV.3; MM VI.1; MM VI.2; MM VI.3; MM VI.4; MM VI.5; MM VI.6; MM VI.7; MM VIII.1; MM IX.1; MM IX.2; MM IX.3; MM IX.4; MM X.1; MM XII.1; MM XII.2; MM XII.3; MM XII.4; MM XIV.1; MM XIV.2; MM XIV.3; MM XIV.4; MM XIV.5; MM XIV.6; MM XV.1; MM XVII.1