



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

Paul Thompson
Deputy Director of Planning

HEARING DATE: February 28, 2013
ITEM NO.: 4
TIME: 11:00 AM

TO: Placer County Planning Commission
FROM: Christopher Schmidt
DATE: February 19, 2013
**SUBJECT: LANDSCAPE DESIGN GUIDELINES (PCPJ T20120313)
NEGATIVE DECLARATION**

STAFF PLANNER: Christopher Schmidt

LOCATION: Countywide

APPLICANT: Placer County Planning Services Division

PROPOSAL: The Placer County Planning Services Division requests that the Planning Commission recommend approval to the Board of Supervisors for adoption of new Landscape Design Guidelines.

CEQA COMPLIANCE: A Negative Declaration has been prepared for this project and has been finalized pursuant to CEQA (Attachment 2). The Negative Declaration was released for public comment on November 27, 2012 and the public comment period ended on December 28, 2012. Based on the environmental assessment, the proposed project is not anticipated to have a significant impact on the environment. The Negative Declaration must be found to be adequate by the decision-making bodies to satisfy the requirements of CEQA, and findings for this purpose can be found at the end of this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS: A legal notice was published in the *Sacramento Bee* and *Sierra Sun* newspapers.

BACKGROUND: The Landscape Design Guidelines are an implementation tool used by staff in the review of land development applications and is allowed and derived from the Placer County General Plan. The Guidelines establish consistent and specific design expectations for residential, commercial and industrial projects. With applicability to projects throughout unincorporated Placer County, the proposed Landscape Design Guidelines have been written taking into account the variety of built forms that exist within the county, from the most concentrated suburban neighborhoods to our rural communities. The Design Guidelines

embrace the diverse nature of Placer County while at the same time offering clear direction for better design outcomes for a wide variety of neighborhoods.

Adoption of the updated Guidelines will supersede the Landscape Design Guidelines adopted by Resolution by the Board of Supervisors on January 5, 1988 (Resol. 86-290) and revised on January 5, 1993 (Resol. 93-4). In the ensuing years, much has changed, including new State laws related to landscaping. Requirements for defensible space to protect structures and people from wildfires have become better understood and are now codified as law. In addition, more is now understood about the ecological aspects of home and commercial landscaping, water conservation, irrigation technologies, and storm water management. Landscaping is a regular condition of Placer County design review approval, and is often a condition for other discretionary land use permits.

The Planning Services Division was tasked with creating Landscape Design Guidelines that address common design objectives applicable to a variety of suburban and rural forms. To ensure the Guidelines would be widely used, they were written with a diverse audience in mind and organized in an easy to understand format including photo examples of "recommended" and "not recommended" approaches. The guidelines are expected to be used by Planning Services Division staff, staff from other departments, as well as architects and developers, and community stakeholders such as Municipal Advisory Councils (MAC) and the public.

The updated Landscape Design Guidelines will apply to all new developments and site alterations to existing developments that require discretionary approvals.

The lack of current, established guidelines to set design expectations for proposed projects at an early stage has resulted in design issues being vetted for the first time toward the end of the public process in MAC, Planning Commission, and Board of Supervisors meetings. Often the project's design has been developed to the extent that there is little opportunity to make modifications, frustrating community stakeholders, staff, and the project applicant.

Therefore, the Planning Division set out to update the Landscape Design Guidelines to establish clear expectations from the start to ensure that all discretionary projects receive the same high level of design consideration.

Design guidelines provide a connection between general planning policies and implementing regulations. Although the written language aspect is necessary, design guidelines often use photographs, sketches, and diagrams to convey their information. No single form of communication alone is adequate to explain design concepts so that they are meaningful to planners, designers and the general public.

PURPOSE:

A well-conceived landscape can benefit the community and individual property owners in numerous ways. Landscaping can provide significant aesthetic benefit, privacy and recreational amenities; and it can enhance property values. It can also provide positive environmental effects including habitat enhancement, ground stabilization, nurturing of healthy soil, reduction of storm-water runoff and storm-water pollutants, absorption of carbon dioxide and air pollutants, and reduction of energy consumption. It can screen or appropriately soften the visual impacts of a new building in an otherwise visually prominent location or provide a buffer between two types of land use, maintaining or enhancing property values.

These guidelines have been developed to assist property owners, developers, landscaping professionals, County staff and decision makers, and the general public in understanding the various factors involved in creating a successful landscape. It is an "integrated" set of guidelines, as it considers numerous factors that must be taken into account when designing, installing and maintaining landscaping.

The Landscape Design Guidelines will establish design expectations for new development based on countywide goals, policies and objectives. The guidelines will illustrate ways for individual projects to promote walkability, maintain neighborhood form and character, and promote creative development solutions that balance existing neighborhood character and improve the streetscape experience.

The objectives of the guidelines are to:

- Provide general and specific guidelines for landscape plan design and installation throughout the county;
- Enhance the beauty, livability and prosperity of the community;
- Encourage high quality development and screen undesirable views;
- Preserve existing natural habitat, rock outcroppings and mature trees;
- Ensure the highest level of resource conservation including water conservation and ground water recharge;
- Retain flexibility and encourage creativity through appropriate design; and,
- Ensure that the review process is fair and consistent both in policy and implementation to allow all who are involved to benefit from the process.

If adopted by the Board of Supervisors, the Landscape Design Guidelines are intended to be a "living document" with periodic updates and modifications in consultation with the Planning Commission and interested stakeholders. Staff envisions continued efforts to evaluate the effectiveness of the guidelines.

RELATIONSHIP TO OTHER PLANS AND POLICIES:

General Plan

The General Plan establishes the general direction for planning and development by prescribing goals, objectives, and policies for land use planning. The proposed revised Landscape Design Guidelines are an extension of adopted County policies and further articulate the goals and objectives upon which those policies were founded in the General Plan.

Community Plans

Some of the County's more recently-adopted Community Plans include a Design chapter with goals, objectives, and policies; however, five older Community Plans contain no design guidelines. In the Community Plans that address design, most of the policies address building architecture and design and site layout with minimal discussion on landscaping other than buffering. Newer plans refer to the County's Landscape Design Guidelines for landscape requirements.

For communities lacking adopted design guidelines, basic Landscape Design Guidelines can fill in the blanks where Community Plans are silent on certain design issues. At the same time,

instead of repeating basic landscape guidelines, a new Community Plan can elaborate on the countywide guidelines and create more tailored, neighborhood-specific guidelines as needed.

The Granite Bay Community Plan, which was recently updated, illustrates how countywide Landscape Design Guidelines may be used. Granite Bay is a suburban community with an established rural, equestrian character. Although most of the countywide Landscape Design Guidelines will apply to areas within Granite Bay, there was a need for more focused guidelines that address the unique character of the Granite Bay community particularly along Auburn-Folsom Road and Douglas Boulevard.

In the event of a conflict, the landscape design guidelines found in Community Plans will prevail over the countywide Landscape Design Guidelines.

Specific Plans

Specific Plans often include Specific Plan Design Guidelines which establish more specific design and landscape guidelines or development regulations than found in a Community Plan or in the countywide Landscape Design Guidelines. Whenever adopted, Specific Plan Design Guidelines prevail over the Landscape Design Guidelines in the event of a conflict.

Zoning Ordinance

The Landscape Design Guidelines do not promote or alter existing zone density, intensity, use, parking or other regulations in any way. Where there is conflict between the provisions of the Landscape Guidelines and the Zoning Ordinance, the Zoning Ordinance shall prevail. And, where the Landscape Guidelines are silent on general site development regulations (e.g. parking requirements and signage), the Zoning Ordinance shall apply.

Improvement Standards

Except as otherwise specifically identified in the Landscape Guidelines, at a minimum, development within the County will comply with the County's adopted Improvement Standards.

Tree Preservation Ordinance

The Guidelines are not intended to duplicate or replace the adopted Tree Preservation Ordinance. The Tree Ordinance applies to all native trees, riparian zone trees in designated Tree Preservation Zones, and to all projects where discretionary permit approvals are required by the County.

Design Guidelines (Historic and Rural)

The Design Guidelines include some development and design provisions that are unique to the document. However, except as otherwise specifically stated, subsequent development within areas covered by other design guideline documents, such as the Historic and Rural Design Guidelines, are required to comply with those documents.

APPLICABILITY:

The Landscape Design Guidelines will apply to individual development projects that receive discretionary review from the Planning Services Division, excluding projects involving single-family, agricultural, open space uses or where there are Specific Plans with adopted guidelines. Although the Landscape Design Guidelines are written in a manner that provides some design flexibility in unique circumstances, the intention of the guidelines is very clearly stated in each section and discretionary projects will be required to demonstrate that they meet the overall intent and purpose of each of the objectives.

The adoption of countywide Landscape Design Guidelines would not preclude the future development of design standards and would not preclude the use of other tools such as Community Plans, Specific Plans and Design Overlay (Corridor) Districts. These types of documents or ordinances are an effective means of establishing fixed standards (with "shall" directives) rather than the more flexible guideline approach (recommendations with "should" directives).

SUMMARY OF REQUIREMENTS:

County staff has worked with Landscape Architects, Arborists, and others to prepare this update to the Landscape Design Guidelines. The guidelines are organized by topic into the following sections: Landscape Design, Parking Lot Design, Streetscapes, Neighborhood Entries, Fencing and Screening, Tree Preservation, Planting Practices, Irrigation Standards, Maintenance Standards, Storm Water Management, and Defensive Space. Also provided is a list of recommended street tree species and a list of undesirable plants.

A key goal throughout the guidelines is to protect significant natural features, resources, and sensitive areas in order to minimize the impacts of development on the environment, and create more distinctive neighborhoods and mixed-use areas. Such features should be used as amenities to enhance the value of development.

A summary of the objectives and requirements is provided below.

Landscape Design

- Landscaped areas shall be maximized and distributed throughout the site
- Landscaping should cover a minimum of 15 percent of site
- Existing healthy trees should be preserved wherever possible
- Recommends setbacks for trees when planted adjacent to roadways and walks
- Water features and/or artwork are encouraged in larger projects
- Provides standards for visual clearance/site distances at intersections
- Layered landscaping is encouraged: groundcovers, grasses, shrubs and trees
- Sets standards for planting sizes at time of installation

Parking Lot Design

The focus of the Guidelines is on parking lots and streetscapes since this is more prevalent in the public's eye.

- Landscape planting areas shall be provided an average of every ten parking stalls
- Recommends an eight-foot wide planter to ensure the long-term survival of a tree
- Requires shading of 50 percent of the parking area within 15 years after planting
- Pedestrian access from the street to the building is required, where appropriate
- Drive-thru lanes adjacent to a street shall be screened

Streetscapes

Streetscape as referred throughout the Guidelines refers to exterior public spaces between street curbs and building facades. It is composed of sidewalks, lighting, trees, public art, and street furniture such as benches, trash containers and planters.

- Landscaped planter strips should be provided between sidewalks and roadways
- Street trees should preferably be located between a sidewalk and a curb within a landscaped planting strip
- Street trees should be approximately 20 to 30 feet apart depending on species
- Sets guidelines for planting in medians

Neighborhood Entries

Neighborhood entrances are “gateways” into a neighborhood and should be designed to create a distinct identity.

- The use of indigenous natural material is encouraged
- A combination of plant materials and hardscapes such as monuments, walls, fencing, pilasters, signage and special paving is permitted, but understated entry features are desirable
- If subdivision intersections are illuminated, additional entrance lighting is not necessary and is discouraged
- Signs and logos are subject to Sign Ordinance and applicable Community Plan standards

Fencing and Screening

- Walls 50 feet in length or longer and four feet in height or taller shall be designed to minimize visual monotony
- Walls should be compatible with the architecture of associated buildings
- Timbers, railroad ties or sheet pilings are not acceptable. Wrought iron fences shall not have “spiked” tops
- Low landscaping, such as vines and shrubs, should be planted between walls/fences and public streets to soften their appearance and to deter graffiti
- Trash and storage areas should be screened from view utilizing landscaping and/or architectural elements that are compatible with the project design
- A minimum three foot landscape buffer should be provided on all non-accessible sides of trash enclosures

Tree Preservation

The Guidelines do not replace the adopted Tree Preservation Ordinance. Preservation of existing trees on site is encouraged and the Guidelines prescribe measures that should be taken to prevent disturbance within a tree’s Critical Root Zone. There is also guidance for projects that must preserve existing oak trees within or adjacent to a project site.

Planting Practices

Requires that all landscape materials be installed to current industry standards and has guidelines regarding soil amending, mulching, watering and proper tree staking.

Irrigation Standards

- Use of native vegetation is encouraged to reduce landscaping water consumption
- Principles of xeriscape shall be utilized in the design of the irrigation system
- Follow Water Efficient Landscape Ordinance (future); Irrigation plans will be required

Maintenance Standards

Landscaping shall be maintained to represent the original integrity of the design and installation over time. Recommendations for composting, mulching, staking, pruning, etc. are provided.

Storm Water Management

New developments are encouraged to implement Low Impact Development features. Low Impact Development uses site design and storm water management to maintain the site's pre-development runoff rates and volumes. Opportunities include bioswales, rainbarrels, permeable pavement, bioretention, and living or green roofs where feasible.

Defensible Space

There is a general discussion about defensible space guidelines and designing and maintaining a landscape that reduces the potential for loss to fire. Regulations governing Wildland Urban Interface areas require fuel reduction and accessible open areas as defensible space around structures. The primary objectives are to provide separation between vegetative fuels and allow open areas for firefighters to utilize when fighting a wildfire. The Landscape Design Guidelines do not supersede California Department of Forestry defensible space standards and requirements.

ADMINISTRATION:

Whether or not it is required as a condition, landscape design is an integral element of site design, and it cannot narrowly focus on meeting one or two of the objectives discussed in the Guidelines document to the exclusion of others. Property owners, developers and landscape professionals will be advised to consult with affected departments and staff to understand how various land development requirements might impact landscape design, and to identify potential conflicts as early in the design process as possible.

The Placer County Planning Services Division will have primary responsibility for ensuring implementation of the Landscape Design Guidelines. After adoption, subsequent development that requires discretionary approvals will be required to be consistent with the Guidelines. The Planning Services Division will have the authority to interpret the Guidelines, discuss the application of the guidelines on individual projects with project applicants, and determine whether a discretionary project meets the overall purpose and intent of the guidelines and objectives.

Terminology and Interpretation

Within the document, common terms are used in reference to prescriptiveness of the stated guideline. These terms are intended to have the following meaning with respect to compliance:

- Consider/Encourage – design criteria that should be thought about during the design process. Guidelines using the words ‘encouraged’, ‘discouraged’ or ‘may’ are desirable but not mandatory.
- Should – required unless there are sufficient reasons, based on the overall design concept that the criteria should not be imposed. An alternative measure may be considered if it meets or exceeds the intent of the guideline.
- Must or Shall – mandatory except under extraordinary conditions particular to a given project or site.

The images and diagrams contained in the document are conceptual in nature and are meant as examples that demonstrate the design intent of the stated guideline.

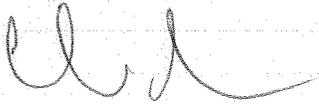
CORRESPONDENCE:

Correspondence included an email from Muriel Davis seeking clarification on the purpose of the update and a letter from CALTRANS. CALTRANS suggested several changes regarding setbacks and measures to increase landscape maintenance worker safety. These suggestions have been incorporated into the draft document.

RECOMMENDATION: The Planning Services Division recommends that the Planning Commission forward a recommendation to the Board of Supervisors to:

1. Adopt a Negative Declaration including errata sheet as set forth in Attachment 3 subject to the following findings:
 - a) The Negative Declaration has been prepared as required by law. The Project is not expected to cause any significant adverse impacts.
 - b) There is no substantial evidence in the record as a whole that the project will have a significant effect on the environment.
 - c) The Negative Declaration for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
 - d) The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Auburn CA, 95603.
2. Adopt a resolution adopting the Landscape Design Guidelines subject to the following findings:
 - a) The Landscape Design Guidelines promote the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
 - b) The Landscape Design Guidelines are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.
 - c) The Guidelines complement the intent and purpose of development regulations found in the Placer County Code, provide direction for development to achieve consistency with the policies of the General Plan, specific plans and community plans, and provide flexibility and creativity for future development.

Respectfully submitted,



Christopher Schmidt
Senior Planner

ATTACHMENTS:

Attachment 1 – Proposed Landscape Design Guidelines (provided under separate cover)

Attachment 2 – 1994 Landscape Design Guidelines (provided under separate cover)

Attachment 3 – Negative Declaration and Errata Sheet

Attachment 4 – Correspondence

cc: Michael J. Johnson - CDRA Director
Paul Thompson - Deputy Director of Planning
Karin Schwab - County Counsel
Rebecca Taber - Engineering and Surveying

John Ramirez, Parks
Andrew Gaber, Public Works
Subject/chrono files

**Landscape Design Guidelines
Initial Study/Negative Declaration
(PCPJ T20120313)
Errata Sheet**

Section E. Mandatory Findings of Significance

Page 14 of Initial Study and Checklist

Discussion- All Items:

The proposed amendments to the zoning ordinance would add a definition for single room occupancy residential hotels but does not identify the location and size of new development. Accordingly, these changes do not authorize specific special needs housing development projects for specific sites. Housing projects undertaken in the course of implementing the revised ordinance will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines. Any indirect impacts associated with future special needs housing construction have already been addressed in the Placer County General Plan EIR and various community plan EIRs.

The results of the preceding analysis and discussions of responses to the Initial Study Checklist have determined that the proposed project would have no effect upon sensitive biological resources and would not result in significant impacts to historical, archeological or paleontological resources. The proposed project does not involve any development activity, and thus the project would not contribute to short-term or long-term cumulative impacts.

The Landscape Design Guidelines do not authorize any plan for a development or redevelopment on any property within unincorporated Placer County. The project would not result in substantial adverse effects on human beings.



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 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 Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Landscape Design Guidelines (PCPJ 20120313)

PROJECT DESCRIPTION: The proposed Landscape Design Guidelines will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines will establish design expectations for new development based on County goals, policies, and objectives.

PROJECT LOCATION: Unincorporated Placer County

APPLICANT: Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603

The comment period for this document closes on **December 28, 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 County's public libraries. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd. in Tahoe City. 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 Thursday, November 29, 2012



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL
COORDINATION
SERVICES

E. J. Ivaldi, Coordinator

NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Landscape Design Guidelines	Plus# PCPJ 20120313
Description: The proposed Landscape Design Guidelines will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines will establish design expectations for new development based on County goals, policies, and objectives.	
Location: Unincorporated Placer County	
Project Applicant: Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603	
County Contact Person: Christopher Schmidt	530-745-3076

PUBLIC NOTICE

The comment period for this document closes on **December 28, 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 County's public libraries. 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.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
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Michael J. Johnson, AICP
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INITIAL STUDY & CHECKLIST

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

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

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

A. BACKGROUND:

Project Title: Landscape Design Guidelines	Plus# PCPJ 20120313
Entitlements: None	
Site Area: Countywide	APN: Various
Location: Unincorporated Placer County	

Project Description:

The proposed project involves the adoption of countywide Landscape Design Standards (see attachment A, or visit County's web page at this link <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>). The purpose of the guidelines is to assist property owners, developers, landscaping professionals, County staff and decision makers, and the general public in understanding the various factors involved in creating a successful landscape. The proposed Landscape Design Guidelines will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines will establish design expectations for new development based on County goals, policies, and objectives.

Adoption of the new guidelines will supersede the Landscape Design Guidelines adopted by ordinance by the Board of Supervisors on January 5, 1988 and revised on January 5, 1993.

No specific projects are approved as part of adoption of these guidelines. The Guidelines will apply to individual development projects that receive discretionary review from the Planning Services Division, excluding projects involving single-family, agricultural, open space uses or where there are Specific Plans with adopted guidelines. The guidelines are organized by topic into the following sections: Landscape Design, Parking Lot Design, Streetscapes, Neighborhood Entries, Fencing and Screening, Tree Preservation, Planting Practices, Irrigation Standards, Maintenance Standards, Storm Water Management, and Defensive Space.

Project Site: County-wide

B. ENVIRONMENTAL SETTING:

Placer County is a geographically diverse county. While the western portion of the County contains suburbs of the Sacramento Region, the eastern portion lies within the Lake Tahoe Region. Placer County is one of the fastest growing counties in the state. Between 2000 and 2010, the County's population grew from 248,399 to 348,432.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Community Plans

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, 775 North Lake Boulevard, 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- All Items:

Where scenic vistas are identified, it is presumed that policies are already in place to protect them and this proposal would not change any existing provisions. The project will not substantially damage scenic resources including trees, rock outcroppings and historic buildings with a state scenic highway. The project would not degrade but rather improve the existing visual character of the county or its surroundings by establishing minimum landscape design guidelines to which a new development must adhere. The project is expected to reduce the potential for new sources of light or glare that would adversely affect day or nighttime views because the proposed guidelines contain provisions to encourage the use of dark-sky compliant and shielded lighting fixtures.

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

Discussion- All Items:

The proposed project would generally not apply to agricultural zoned land and are primarily intended for residential, commercial and industrial projects. No rezoning is proposed as part of this project and would therefore not result in the conversion of existing farmland nor result in the loss of any existing property with an existing Williamson Act contract. No impact would occur.

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III. AIR QUALITY – Would the project:

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

Discussion- All Items:

The project does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with State and County codes and policies that pertain to Air Quality. The project does not propose any construction and no change in density is proposed. The project is expected to indirectly improve air quality by promoting the protection of existing trees and planting of additional trees and other landscaping. Individual projects will be evaluated for compliance with air quality regulations.

IV. BIOLOGICAL RESOURCES – Would the project:

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

6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- All Items:

The proposed project will not impact existing zoning and land use designations. Therefore, it is not expected to create any new activity that could have a substantial adverse effect on any riparian habitat or sensitive natural community, or have a substantial adverse effect on any native resident or migratory fish, wildlife corridors or wildlife species.

Future development projects will be subject to all applicable County codes and policies including General Plan and Community Plan policies such as the Tree Preservation Ordinance that discourage development in environmentally sensitive areas and protect significant ecological areas, habitat resources, watersheds and riparian vegetation.

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 those interred outside of formal cemeteries? (PLN)				X

Discussion- All Items:

The proposed project does not involve a change in density or changes of use, and therefore is not expected to have foreseeable impacts on archaeological or historical resources or an impact to paleontological resources or unique geologic features.

Adherence to applicable County, State, and Federal standards and guidelines related to the protection/preservation of cultural resources will be implemented when a future project is proposed.

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- All Items:

The proposed project does not identify the location and type of new development and therefore will not affect geologic and soil conditions. The proposed project does not expose people or structures to additional potential substantial adverse effects, including the risk of loss, injury or death. Future developments will be subject to all applicable County codes and policies for residential, commercial and other projects, including General Plan policies. The proposed Guidelines do not override construction and safety standards. No impact is anticipated as a result of the Landscape Design Guidelines.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X

4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- All Items:

The proposed adoption of the Landscape Design Guidelines will not create concerns regarding hazards or hazardous materials. Future development in the county will be subject to hazardous materials regulations and would be required to meet fire safe guidelines. The proposed project is a policy document. Project-specific health hazards will be evaluated at the time a specific development proposal is made.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

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

9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

Discussion- All Items:

The proposed project will not change permitted land uses; it is a landscape guidelines policy document. By including stormwater management best practices in the Guidelines, new development may reduce the amount of stormwater runoff and related impacts by adhering to the relevant guidelines. All future development will be subject to County and other agencies' runoff/stormwater and floodplain regulations, permit and approvals, including Placer County's Flood Damage Prevention Ordinance, Stormwater Management Manual, and NPDES Municipal Stormwater Permit, and will comply with all applicable County policies related to hydrology and water quality. No impact is anticipated as a result of the Landscape Design Guidelines.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
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- All Items:

The proposed project is a policy document and is intended to provide design guidance for new development. The guidelines would communicate countywide baseline landscape design expectations, fair and consistent application of design objectives, high quality development, and design appropriate to Placer County's climate, habitat and built

environment. The proposed project does not amend or conflict with any applicable conservation plan nor does it result in increased development in sensitive ecological areas.

X. MINERAL RESOURCES – Would the project result in:

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

Discussion- All Items:

Adopting the proposed Landscape Design Guidelines will not result in the loss of the availability of mineral resources, particularly mineral (minerals include several different types of aggregate that are used for purposes other than petroleum) resources. All future development will be subject to all applicable County codes and policies for residential projects, including General Plan and Community Plan policies that protect known mineral resources reserves from encroachment of incompatible land uses.

XI. NOISE – Would the project result in:

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

The proposed project does not involve zone changes or changes to the existing land use designations that could affect density or noise levels in residential, commercial or industrial neighborhoods. The County's existing Noise Ordinance (Article 9.36 of the County Code) and standards would apply to proposed future developments. No portion of the new provisions would subject new populations to excessive noise levels resulting from a nearby airstrip.

XII. POPULATION & HOUSING – Would the project:

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

Discussion- All Items:

The proposed project would not change any existing land use designations or result in an increase in new home construction beyond the existing capacity. The Guidelines would neither induce nor prevent population growth, nor direct population growth to new areas. No aspect of the project involves the displacement of existing housing.

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

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

Discussion- All Items:

The proposed project will not change residential land use designations within the Land Use Element of the Placer County General Plan and / or Community Plans and, therefore, would not in and of itself cause an increase in demand for public services. As a policy document, the Guidelines are not expected to impact existing levels of service. Adoption of the document is not expected to result in any increase in population density that would generate the need to require additional infrastructure or other governmental services.

XIV. RECREATION – Would the project result in:

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

Discussion- All Items:

The proposed project will not change residential land use designations in the Land Use Element of the Placer County General Plan and, therefore, would not cause an increase in demand for recreational facilities. The project does not include facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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

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

Discussion- All Items:

The proposed project will not directly affect transportation facilities or traffic conditions and does not alter any existing standards or requirements related to transportation and traffic. Adoption of the Guidelines is not expected to impact population growth or capacity. Vehicular traffic congestion would not be impacted because the project does not involve any zone changes or changes to existing land use designations that would increase population or employment

densities. The proposed project is intended to support adopted policies, plans and programs that support alternative modes of transportation. Proposed guidelines encourage walkability, the inclusion of bicycle racks, and improvements addressing pedestrian access, comfort and safety.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- All Items:

The proposed project is not expected to result in an increase in the potential for new construction or a redirection of population growth. It does not propose development that would directly affect utilities and service systems. Future development would be evaluated at the time of application submittal. Future development will continue to be subject to health and safety regulations including water, wastewater, storm water drainage and solid waste disposal.

XVII. 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 AQ)				X
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN AQ)				X

Discussion- All Items:

The proposed project is a countywide policy document and does not grant entitlements for any projects. Since no development is anticipated at this time, the specific effects to greenhouse gas emissions would be speculative at this time. The project is expected to indirectly decrease levels of greenhouse gas emissions by promoting sustainable green building techniques and improvements to walkability through build form and design considerations that

encourage pedestrian and bicycle amenities. The Guidelines also encourage landscape design that enhances the natural environment and reduces the impact of the built environment including reduced costs of heating and cooling.

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

Discussion- All Items:

The proposed amendments to the zoning ordinance would add a definition for single room occupancy residential hotels but does not identify the location and size of new development. Accordingly, these changes do not authorize specific special needs housing development projects for specific sites. Housing projects undertaken in the course of implementing the revised ordinance will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines. Any indirect impacts associated with future special needs housing construction have already been addressed in the Placer County General Plan EIR and various community plan EIRs.

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Christopher Schmidt, Chairperson
 Engineering and Surveying Division, Rebecca Taber
 Facility Services, Environmental Engineering Division, Wastewater, Janelle Heinzler
 Department of Public Works, Transportation Division, Andrew Gaber
 Environmental Health Services, Laura Rath

Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature _____ Date November 27, 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, 8 am to 5 pm, 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, 775 North Lake Boulevard, Tahoe City, CA 96145.

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

Landscape Design Guidelines Initial Study & Checklist continued

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