



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**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: Catuna Residential Care Home (PLN19-00275)

PROJECT DESCRIPTION: Construction and operation of a 10,400 square foot residential care home attached to an existing 2,171 square foot single-family dwelling on a 1.90-acre (82,765 sq. ft.) site. The project proposes to convert the existing residence into a 15-client residential care facility to serve clients with dementia.

PROJECT LOCATION: 6505 Arabian Circle, Granite Bay, Placer County

APPLICANT: David Catuna

The comment period for this document closes on April 3, 2020. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

<https://www.placer.ca.gov/2826/Negative-Declarations>

Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on March 5, 2020

CATUNA RESIDENTIAL CARE HOME

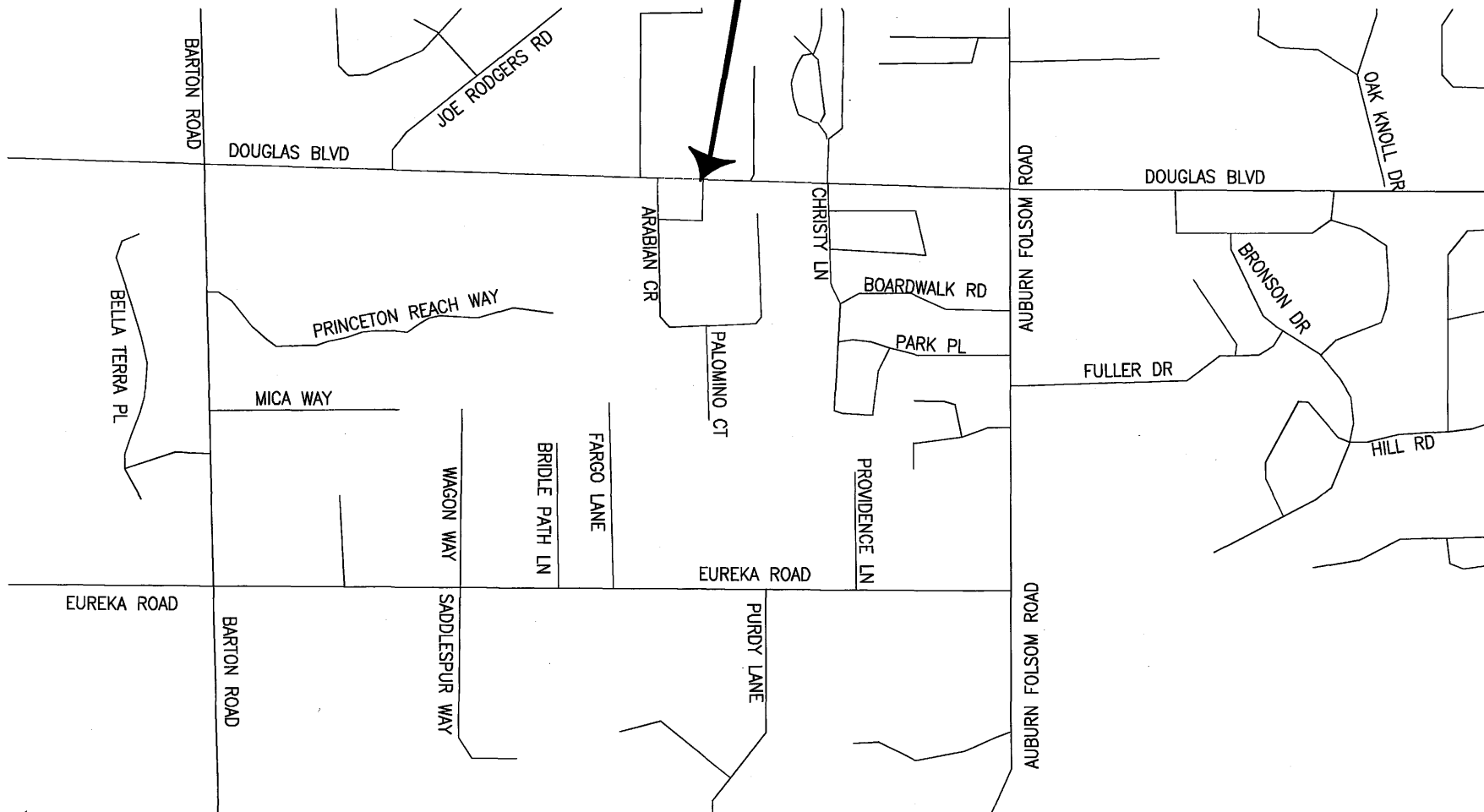
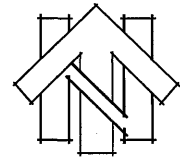
FIGURE 1 - VICINITY MAP

GRANITE BAY, CALIFORNIA

SCALE: NTS

JANUARY, 2020

PROJECT
LOCATION



Engineering & Surveying

Civil Engineering □ Land Surveying □ Land Planning

3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

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: Catuna Residential Care Home	Project # PLN19-00275
Description: Construction and operation of a 10,400 square foot residential care home attached to an existing 2,171 square foot single-family dwelling on a 1.90-acre (82,765 sq. ft.) site. The project proposes to convert the existing residence into a 15-client residential care facility to serve clients with dementia.	
Location: 6505 Arabian Circle, Granite Bay, Placer County	
Project Owner: David Catuna	
Project Applicant: same	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **April 3, 2020**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Zoning Administrator**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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.

CATUNA RESIDENTIAL CARE HOME

PRELIMINARY SITE PLAN

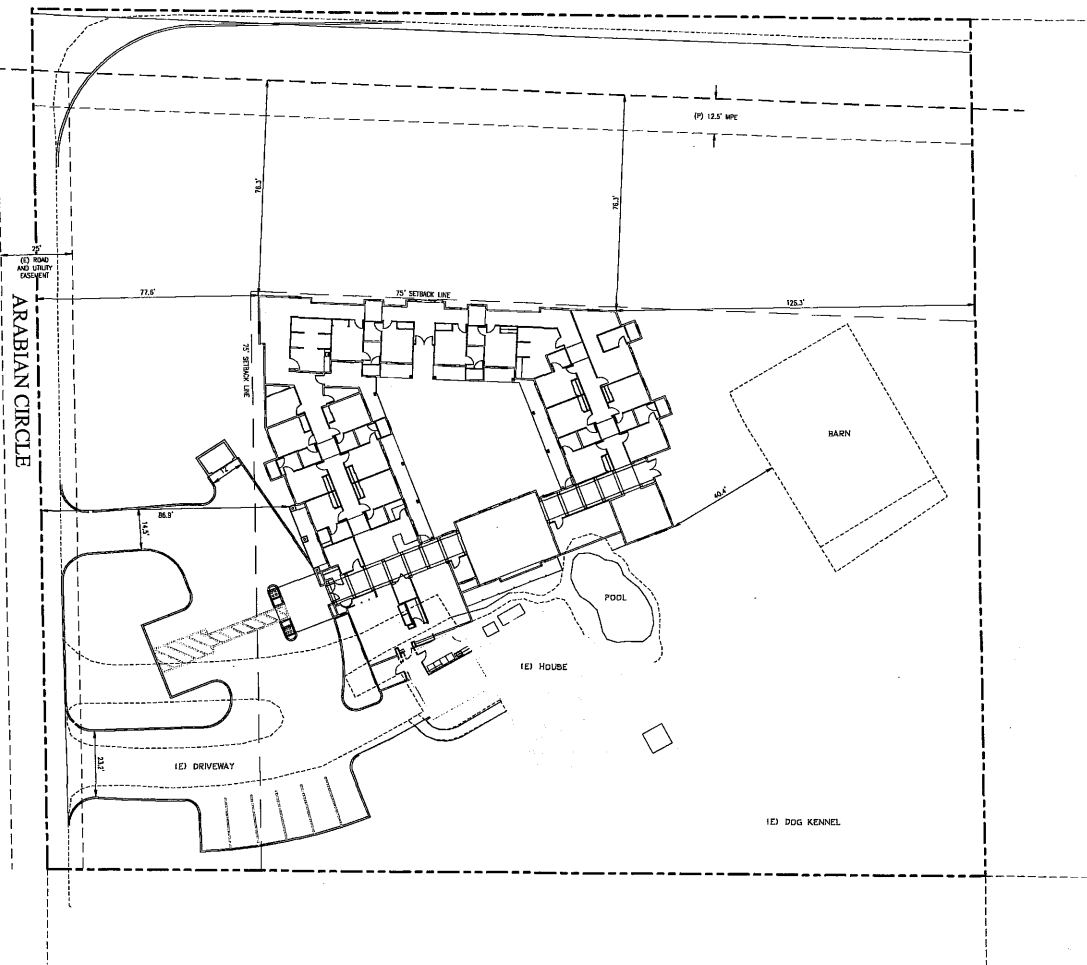
PLACER COUNTY, CALIFORNIA

SCALE: AS SHOWN

JANUARY, 2020

DOUGLAS BLVD

ARABIAN CIRCLE



PLAN VIEW

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Catuna Residential Care Home	Project # PLN19-00275
Entitlement(s): Minor Use Permit	
Site Area: 1.9 acres / 82,765 square feet	APN: 048-132-056-000
Location: 6505 Arabian Circle, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Minor Use Permit to allow for the construction and operation of a 10,400 square foot residential care home attached to an existing single-family dwelling on a 1.90 acre (82,765 sq. ft.) site located at 6505 Arabian Circle in Granite Bay (see Figure 1). The site (APN 048-132-056-000) is situated within the Granite Bay Community Plan area and currently contains a three-bedroom 2,171 square foot single-family residence with attached garage, a 1,656 square foot detached barn and in-ground pool.

The property has a Land Use Designation of Rural Residential 2.3 - 4.6-acre minimum and is currently zoned RA-B-100 (Residential Agriculture, combining minimum build site of 100,000 square feet). Residential care homes with seven or more clients are allowed within the Residential Agriculture zone district with approval of a Minor Use Permit.

The project proposes to convert an existing residence into 15 client residential care facility to serve clients with dementia. The care home would include common kitchen, living room, and dining room facilities with a media library room, laundry room, administrative office and outdoor courtyard. Operation of the residential care home consists of a small staff (5-7 employees) providing 24 hour nonmedical care for up to 15 clients with dementia. The care and supervision provided on-site would include assistance with dressing, grooming, personal hygiene, assistance with self-administered medications and monitoring food intake or special dietary needs. The residential care home would provide programs and activities to meet social, emotional and physical needs of the clients. The existing single family house would be occupied as a residential use by the owner/operators of the care home.

Access to the property is from a driveway off of the private road known as Arabian Circle. The existing driveway is proposed to be improved to provide circulation consisting of a one-way circular driveway that varies in width with a minimum width of 14 feet. The circulation provides access to the front door under a covered driveway with a provision to bypass the covered portion. On-site parking is provided around the circular driveway for eight vehicles including two spaces signed and demarcated for American with Disabilities Act (ADA). The residential care home addition would have a separate main entrance and be attached to the single-family dwelling by the existing garage. Existing evergreen trees situated on a berm along Douglas Boulevard frontage would remain with additional landscaping along the property frontage, perimeter and entrance that include Windover Gold Ginkgo, Crape Myrtle, Chinese Pistache, and Chanticleer Pear trees as well as, low water use shrubs and groundcover.

Off-site work would occur at the existing Arabian Circle/ Douglas Boulevard intersection to improve driver visibility onto Douglas Boulevard and vehicle transitions at the intersection. In addition, a sewer line extension would be constructed from the existing manhole near the intersection of Arabian Circle and Douglas Boulevard to the south property line. Utilities for the proposed project would consist of Placer County for sanitary sewer (Sewer Maintenance District #2) and San Juan Water District for domestic and irrigation (landscaping) water. Site drainage would consist of a proposed vegetated swale that collects on-site water and provides percolation and water quality benefits.

The proposed residential care home building meets the GBCP Preferred Design Elements and Goals for the Douglas Corridor. The structure design incorporates the "Craftsman-style village" architectural design elements that include using natural materials such as wood and stone, low-pitched rooflines with gabled or hipped roofs, incorporation of courtyard, lush natural-looking landscaping, walkways, earth-tone building colors, and articulation of building fronts and roofline.

Project Site (Background/Existing Setting):

The proposed project is located on the east side of Arabian Circle, south of Douglas Boulevard, in Granite Bay. The 1.90-acre project site is bounded by single-family residential lots on the east and south, to the west of Arabian Circle is the Granite Bay Veterinary Clinic and north of Douglas Boulevard is the Stratford Downs subdivision. The proposed project site is approximately 0.4 mile west of the Auburn Folsom Road and Douglas Boulevard intersection.

The subject property is designated Rural Residential 2.3 - 4.6-acre minimum in the Granite Bay Community Plan and is zoned RA-B-100 (Residential Agriculture, combining minimum build site of 100,00 square feet). The parcel is generally square in shape with relatively flat terrain that gradually slopes from south to north towards Douglas Boulevard. Elevation on site ranges from approximately 360 to 375 feet above mean sea level.

The site includes a 2,171 square foot single story residence with an attached garage, in-ground pool, and a detached 1,656 square foot barn located on the eastern side of the parcel.

Vegetation on the site is classified as Urban habitat with features such as ornamental lawn and landscape trees and shrubs and garden. Developed areas encompass 1.93 acres and include the graded driveway, residence, pool, barn, chicken coop and landscaped area. Vegetation within the developed areas consists of grassy lawn area and ornamental landscape trees include coast redwood (*Sequoia sempervirens*), eucalyptus (*Eucalyptus* sp.), incense cedar (*Cedrus decurrens*), interior live oak (*Quercus wislizeni*), and crepe myrtle (*Lagerstroemia*).

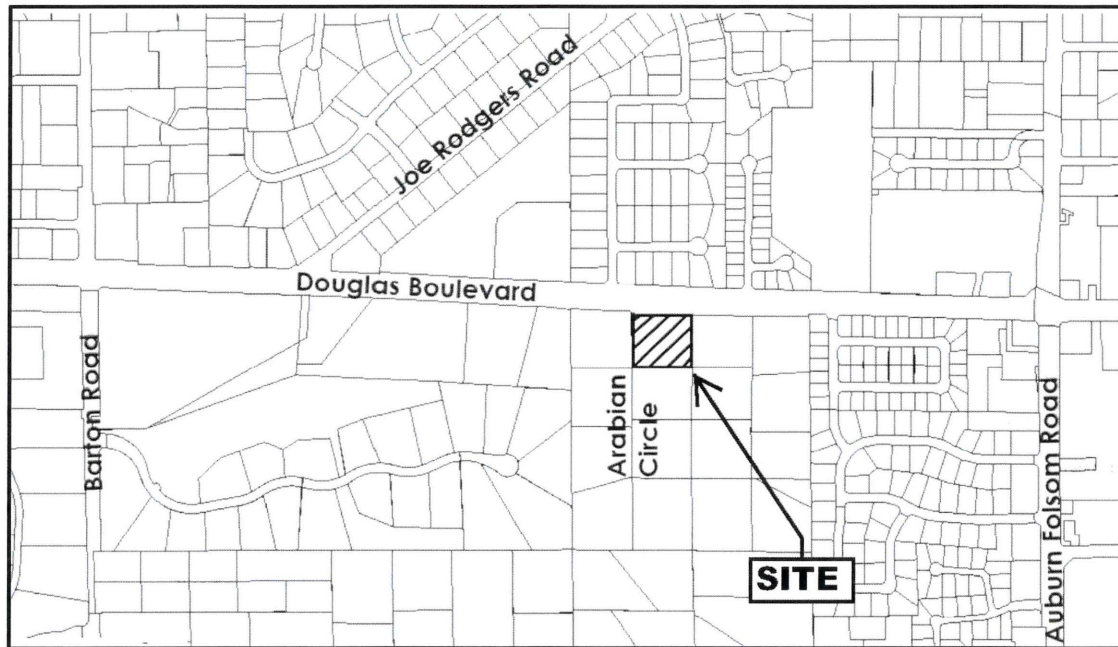


Figure 1 – Project Location Map



Figure 2 – Proposed Layout

B. Environmental Setting:

The 1.9-acre project site is located at 6505 Arabian Circle in Granite Bay. It is located on the east side of Arabian Circle, approximately 0.4 mile west of the Auburn Folsom Road and Douglas Boulevard intersection.

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100 (Residential Agriculture, combining minimum build site of 100,00 square feet)	Rural Residential 2.3 to 4.6-acre minimum	Single-family Residence, Accessory Structure
North	RS-AG-B-X-20 PD = 2 (Residential Single-Family, combining Agriculture, combining minimum build site of 20,000 square feet, combining Planned Residential Development of 2 units per acre)	Low Density Residential 0.4 to 0.9 acre minimum	Stratford Ranch Subdivision
South	RA-B-100 (Residential Agriculture, combining minimum build site of 100,00 square feet)	Rural Residential 2.3 to 4.6-acre minimum	Single-family Residence
East	RA-B-100 (Residential Agriculture, combining minimum build site of 100,00 square feet)	Rural Residential 2.3 to 4.6-acre minimum	Single-family Residence
West	RA-B-100 (Residential Agriculture, combining minimum build site of 100,00 square feet)	Rural Residential 2.3 to 4.6-acre minimum	Granite Bay Veterinary Clinic

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On September 18, 2019, Placer County contacted four Native American tribes to offer consultation for Tribal Cultural Resources. At the time of preparation of this Initial Study, the United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports and requested a mitigation measure addressing inadvertent discoveries. No other tribes have contacted the County.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and 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
- ➔ Granite Bay Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (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	

Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. Lighting issues address the effects of nighttime illumination and daytime glare on adjacent land uses.

Scenic views and vistas are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not protected under CEQA. Therefore, impairment of private views is not considered to be a significant impact under CEQA.

The surrounding area is developed with residential and commercial uses. The development of a 10,400 square foot addition on a 1.9-acre site would change the existing visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Granite Bay Community Plan (2012). Development of the proposed project site would create new sources of light and glare typical of suburban development. External lighting would be directed downward and shielded from neighboring parcels.

Discussion Item I-1:

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While vacant or mostly vacant areas have a natural aesthetic quality, there are no designated scenic vistas within the Granite Bay Community Plan area that are protected.

There are designated scenic corridors however. The Granite Bay Community Plan (GBCP) Community Design Goal 4 expresses a desire to “maintain a landscaped scenic corridor along Douglas Boulevard and Auburn-Folsom Road to enhance and maintain the existing landscaping and scenic qualities.” Auburn-Folsom Road was designated as a “Scenic Corridor” within the Placer County Scenic Highway Element. Both Auburn-Folsom Road and Douglas Boulevard are designated as “Scenic Roads” in the GBCP.

According to the GBCP, as Scenic Roads, the following guidelines should be considered for land development projects along both the north and south side of Douglas Boulevard: All development shall be required to dedicate 70 feet of right-of-way as measured from centerline. Building setbacks from the edge of the right-of-way shall be a minimum of 75 feet.

The GBCP Community Design Section also states that “all parcels currently undeveloped, or created after the adoption of the Community Plan and intended for residential use, shall maintain a 300 foot scenic setback/noise buffer along the south side of Douglas Boulevard as measured from the edge of the ultimate right-of-way. Within this

buffer area, vegetation removal shall be kept to a minimum and revegetation of all disturbed areas shall be required.”

The proposed project site is zoned Residential Agriculture and is currently developed with a single-family dwelling as allowed by the Zoning Ordinance. Therefore, the 300 foot residential use setback buffer along the south side of Douglas Boulevard is not applicable. The subject site has minimal existing vegetation and only a few trees and, therefore, the proposed project would not remove trees and significant shrubs beyond fifteen feet of the edge of pavement. The proposed project would preserve the existing mature landscaping along Douglas Boulevard and add new landscaping to the proposed project Douglas Boulevard frontage and the site perimeter.

Views to or from the proposed project site would be short range and limited to travelers on Douglas Boulevard and Arabian Circle. Current views of the proposed project site include the existing fallow land, barn and single-family dwelling which are limited along Douglas Boulevard because the grade between the existing travel way and natural grade on the property ranges between 4-7 feet, creating a bank which has been landscaped with evergreen trees, that will remain. The construction of a single-story 10,400 square foot building plus landscaping would change the visual quality of the proposed project site and surrounding area. However, the proposed structure is consistent with the GBCP area Douglas Boulevard setbacks and landscaping. Further, the design is similar in nature to surrounding buildings. Construction of the proposed development would not interfere with or degrade a scenic vista and the proposed project as designed complies with the requirements of the Scenic Road guidelines of the GBCP. A less than significant impact would occur. No mitigation measures are required.

Discussion Item I-2:

The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Therefore, there is no impact.

Discussion Item I-3:

As discussed at the beginning of this section, private views (those available from vantage points on private property) are not protected by CEQA. The proposed project's design would be evaluated in terms of the ability of the proposal to meet the design guidelines contained in the Granite Bay Community Plan.

Ground level views from neighboring properties to the east, south and west are limited due to vegetation within open space areas. A wider view of the proposed project site occurs from Douglas Boulevard and Arabian Circle, though the views are partially obstructed by mature trees and the existing bank along Douglas Boulevard.

Construction of the proposed project would result in temporary but minor changes in local visual conditions during construction, such as the visibility of construction equipment within the proposed project site. However, given the relatively short-term nature of these construction-related activities, construction-related visual impacts are considered negligible. Construction of the proposed project would result in the construction of a single story building that would alter the general visual character of the area.

The architecture is proposed as a Craftsman-style village concept. The residential care home building would have traditional materials and architecture. The proposed structure would incorporate recommended features described in Appendix One of the Granite Bay Community Plan, the Granite Bay Municipal Advisory Council's "Douglas Corridor – Design Elements and Landscape Goals." The Guidelines provide a design vision for the Douglas Corridor and recommends Craftsman elements for new construction. Craftsman features proposed for the proposed project's buildings include: horizontal board siding, decorative lighting, and earth-tone colors.

The proposed landscaping is designed to complement the architectural styling of the proposed project. Large and small trees, shrubs, and ground cover are proposed to soften the architectural façades and provide visual relief within the parking area. Trees would create shade and provide visual screening from surrounding properties.

The Municipal Advisory Council's design guidelines also convey single-story buildings as being "preferred". The maximum height in the B-100 combining zoning district is 36 feet. Required front setbacks are 75 feet from edge of the 70 foot right-of-way along Douglas Boulevard and 75 feet from center line of traveled way along Arabian Circle. A side setback of 30 feet is required on the eastern property line and southern property line.

In summary, the proposed project is an appropriate land use and building structure for the land use and zoning designations and is consistent with the surrounding development and uses. The proposed project would be consistent with the visual character of surrounding developments. Given the visual character of the existing site, the addition of the proposed project would not degrade the visual character or quality of the site and its surroundings. Impacts to visual character would be less than significant. No mitigation measures are required.

Discussion Item I-4:

The development of the proposed project would introduce some new lighting to the area, primarily due to parking lot lighting, building exterior lighting, and illumination emanating through the windows of the proposed buildings, as well as vehicles traveling on the proposed project site. There are no specific features within the proposed project that would create unusual light and glare. These sources of light and glare are typical of suburban development. The potential construction of such improvements would also result in an incremental increase in the amount of nighttime light or glare in the proposed project vicinity associated with commercial or institutional lighting applications.

Lighting on the site would comply with Chapter 15, Article 15 of the Placer County Code, which adopts the 2013 California Energy Code (CEC), CCR Title 24, Part 6. Section 140.7 of the CEC Title 24, Part 6 that addresses requirements for outdoor lighting. Compliance with these requirements would ensure that lighting intensity levels, types of lighting fixtures, standard heights, and other lighting features would avoid excessive lighting, uplighting and spill over lighting or light trespass onto adjacent properties. Because existing County requirements would limit light spillover and intensity, this would be a less than significant impact. No mitigation measures are required.

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 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 existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. 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
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

The proposed project site is not considered prime farmland, agricultural or forestry lands; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The project site is not in agricultural use, is located adjacent to suburban land uses, and it is not suitable for intensive agricultural uses.

Discussion Item II-1, 2, 3:

The proposed project site is shown as Urban and Built-Up Land on the Placer County Important Farmland Map (2016). The proposed project site is not irrigated, is not currently used for agricultural production, and is not under a Williamson Act contract. The site may have been used for agricultural uses in the past; such as grazing. As a result of the site being near suburban land uses (detached single-family homes and retail and office space), some agricultural practices may be incompatible with these adjacent and nearby land uses. The proposed project site is not located adjacent to land in productive agriculture; as such, the County's agricultural buffering standards do not apply. Therefore, there is no impact.

Discussion Item II-4, 5, 6:

Neither the proposed project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. As there is no timberland on the proposed project site, development of the proposed project would not conflict with zoning for forest land or timber production, or convert forest land to non-forest use. There would be no effect on these types of resources as a result of the proposed project. No important agricultural resources or activities exist on the proposed project site. Therefore, there is no impact.

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? (AQ)			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			X	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			X	
4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ)			X	

Discussion Item III-1, 2:

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016, as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

1. Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM₁₀);
2. Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM₁₀; and
3. Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM₁₀.

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square feet commercial building.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM₁₀.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.

- Visible emissions are not allowed beyond the project boundary line.
- Visible emissions may not have opacity of greater than 40 percent at any time.
- Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

The proposed project would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The project would not increase traffic nor result in delays at nearby intersections and would therefore not result in substantial concentration of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling, is located on the project site.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following idling restriction (five minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. With compliance of State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, the project would not result in substantial CO emissions at intersections. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposures to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma. The proposed project is not located in any areas identified by published geologic mapping (California Division of Mines and Geology, Special Report 190 (2006)) as an area with a likelihood for the presence of NOA mitigation measures and therefore would have a less than significant effect. No mitigation measures are required.

Discussion Item III-4:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust that could create odors. However, residential and living health facility uses are not typically associated with the creation of objectionable odors.

Therefore, potential impacts from odors would be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)				X
3. Have a substantial adverse effect on federal or state protected wetlands (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
4. 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		
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
6. 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
7. 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
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X

The 1.9-acre proposed project site contains a three-bedroom, 2,171 square foot single-family residence, an in-ground pool, detached 1,656 square foot barn, driveway and landscaped area. The proposed project site is primarily flat, with a gradual slope from south to north. Elevation on site ranges from approximately 360 to 375 feet above mean sea level.

Discussion Item IV-1, 4:

A Biological Survey for the property was prepared by Environmental Science Associates (ESA) on June 20, 2019. The biological survey consisted of conducting a botanical inventory, evaluating vegetative communities, and documenting habitat for special-status species with the potential to occur within the study area. Biological communities/land cover types were characterized and mapped in the field using aerial photography. The boundaries of biological communities/land cover types were subsequently digitized using Geographic Information System (GIS) software in the State Plane coordinate system (NAD 83) with units as "survey feet."

County staff has reviewed the documentation and is also aware that ESA has a professional reputation that makes their conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, County staff accepts the conclusions found in the reports which are summarized below.

Soil Types

The proposed project site is comprised of a single soil unit (USDA, NRCS, 2019). This soil unit occurs on hills with parent material comprised of residuum weathered from granite. This is a well-drained soil with a low available water storage comprised of about 3.5 inches. The typical profile is comprised of coarse sandy loam from 0 to 29 inches and weathered bedrock from 29 to 33 inches. The hydric soils list for Placer County identifies an unnamed component found in drainageways of this soil type as hydric (USDA, NRCS, 2019b).

Natural Communities

Natural communities are assemblages of plant species that occur together in the same area and are defined by species composition and relative abundance. The natural community classification presented herein is based on field observations and the California Wildlife Habitat Relationship (CWHR) System. No natural communities occur within the study area. The following biological community/land cover type occur within the study area: urban (Figure 3).

Urban Land. Urban habitat occurs throughout study area which is entirely developed. There is a residential dwelling and associated outbuildings, chicken coop, pool, and graded driveways. These features encompass about 0.34 acres of the study area. The rest of the study area includes maintained ornamental lawn and landscape trees and shrubs and garden which encompass about 1.93 acres. Ornamental landscape trees include coast redwood (*Sequoia sempervirens*), eucalyptus (*Eucalyptus* sp.), incense cedar (*Cedrus decurrens*), interior live oak (*Quercus wislizeni*), and crepe myrtle (*Lagerstroemia*). Incense cedar and interior live oak are tree species native to Placer County. Herbaceous lawn species include summer mustard (*Hirschfeldia incana*), English plantain (*Plantago lanceolata*), bindweed (*Convolvulus arvensis*), wall barley (*Hordeum murinum*), and storksbill (*Erodium cicutarium*).

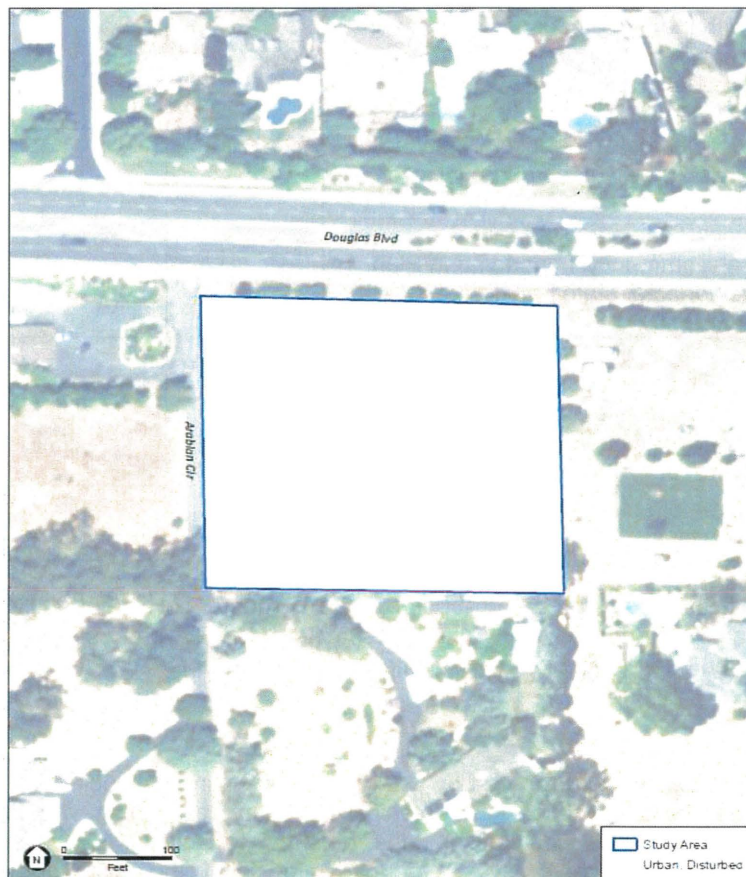


Figure 3 – Natural Community Designation

Wildlife Occurrence and Use

The following wildlife were observed in the vicinity of the study area during the biological survey: house wren (*Troglodytes aedon*), American robin (*Turdus migratorius*), northern mockingbird (*Mimus polyglottos*), house sparrow (*Passer domesticus*), and American crow (*Corvus brachyrhynchos*).

Species known to occur in the vicinity of study area are protected pursuant to federal and/or State endangered species laws, or have been designated as Species of Special Concern by CDFW. Section 15380(b) of the *CEQA Guidelines* provides a definition of rare, endangered, or threatened species that are not included in any listing. Species recognized under these terms are collectively referred to as "special-status species."

Special-status species considered for this analysis are based on the CNDDDB, CNPS, and USFWS lists and a review of CNDDDB special-status species occurrences within 5 miles of the study area. A comprehensive list of special-status plant and wildlife species that were considered in the analysis is provided in Appendix B. The list includes the common and scientific names for each species, regulatory status (federal, State, local, CNPS), habitat descriptions, and a discussion of the potential for occurrence on the study area. Most species were ruled out for the following reasons: the study area does not provide suitable habitat for the species or the study area occurs outside of the known extant geographic range for the species. Species without the potential to occur are not discussed further. Species with a high, moderate, or low likelihood to occur are discussed further below.

Plant Species. The study area does not provide suitable habitat for state or federally listed plants and no state or federally listed plant species are known to occur within the study area. The study area does not provide suitable habitat for non-listed special-status plants (e.g., California Rare Plant Rank 1A, 1B, 2A, or 2B). No non-listed special-status plants occur within the study area.

Animal Species. There is one CNDDDB record for Swainson's hawk within five miles of the study area (CNDDDB occurrence number 2662), based on an observation made in 1962. This species was not observed during the biological survey. The larger trees within the study area provide potential nesting habitat for this species, but the study area does not provide suitable foraging habitat. Given that only one occurrence (from over five decades ago) has been documented within five miles, and the lack of foraging habitat within the study area, this species has a low potential to nest within the study area.

White-tailed kite is a medium-sized raptor that is a yearlong resident in coastal and valley lowlands in California. White-tailed kite can breed from February to October, peaking from May to August (Zeiner et al., 1990). This species nests near the top of dense oak (*Quercus* sp.), willow (*Salix* sp.), or other large trees. The generally accepted nesting season extends from February 1 through August 31. There is one CNDDDB occurrence documented for this species within five miles of the study area. The larger trees within the study area provide suitable nesting habitat for this species. No white-tailed kites were observed during the biological survey. Given that only one occurrence has been documented within five miles, and there is poor quality foraging habitat in the vicinity, this species has a low potential to nest within the study area.

Purple martin nests in snags, tree cavities, crevices in rocks, and abandoned woodpecker holes in the vicinity of water. The generally accepted nesting season extends from February 1 through August 31. This species forages over fields, water, and marshes. The trees within the study area that have cavities provide potential nesting habitat for this species, if present. There is one CNDDDB occurrence documented for this species within five miles of the study area. No purple martin were observed during the biological survey. Given that only one occurrence has been documented within five miles, this species has a low potential to nest within the study area during the nesting season.

Migratory Birds. Migratory birds and other birds of prey are protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code. The larger trees within the study area provide suitable nesting habitat for migratory birds and other birds of prey. No active nests were observed during the biological survey. Migratory birds have a high potential to nest within the study area during the nesting season. The generally accepted nesting season is from February 15 through August 31.

Wildlife Movement Corridors. Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or areas of human disturbance or urban development. Topography and other natural factors in combination with urbanization can fragment or separate large open-space areas. The fragmentation of natural habitat can create isolated "islands" of vegetation and habitat that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity. The retention of wildlife movement corridors ameliorates the effects of such fragmentation by allowing animals to move between remaining habitats, which in turn allows depleted populations to be replenished. Such movement may also

promote genetic exchange between separated populations. The study area is not part of major or local wildlife corridor/travel routes because it does not connect two or more larger areas of natural habitat. Additionally, the study area is surrounded on all sides by residential development.

Mitigation Measures IV-1, 4:

Migratory birds and other birds of prey, protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code, have the potential to nest within and in the vicinity of the study area, including areas that would be impacted by project construction. Given the low likelihood of Swainson's hawk, white-tailed kite, and purple martin nesting within the study area, the conservation measures identified for nesting migratory birds and other birds of prey are sufficient to avoid and/or minimize impacts to these species.

MM IV.1

The applicant should conduct any tree removal activities required for project construction outside of the migratory bird breeding season (February 1 through August 31), including Swainson's hawk (March 1 through September 15). Therefore, trees should be removed between September 16 and January 31, to the extent feasible.

MM IV. 2

A qualified biologist should conduct a preconstruction survey within seven days prior to commencement of ground disturbance, if construction is anticipated to commence during the nesting season. The preconstruction survey should be conducted within a 500-foot buffer of the study area, where accessible. If no active nests are observed, a letter report documenting the results of the preconstruction survey should be submitted to the applicant. No additional measures are recommended unless construction does not commence within seven days of the preconstruction survey or construction halts for more than seven days. In these instances, a subsequent preconstruction survey should be conducted within seven days prior to construction commencement.

MM IV. 3

If active nests are identified in these areas, the applicant shall coordinate with CDFW and the County to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site.

If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location. Should construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, fly off the nest, or show other signs of distress or disruption, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the nesting bird study and/or as recommended by the CDFW.

If all project construction occurs between September 2 and January 31, a survey is not required and no further studies are necessary.

Discussion Item IV-2:

No riparian habitat or other sensitive natural community occur within the study area. Therefore, there is no impact.

Discussion Item IV-3:

No federal or state protected wetlands occur within the study area. Therefore, there is no impact.

Discussion Item IV-5:

Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Preservation Ordinance (Chapter 12, Article 12.16 of the County Code) provides protections for landmark trees and heritage trees. The proposed project does not remove or impact any trees and does not impact oak woodland. Therefore, there is no impact.

Discussion Item IV-6:

No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been approved for Placer County. The draft Placer County Conservation Program (PCCP) was released in 2019, which proposes a streamlined strategy and permitting process for a range of covered activities in western Placer County for the next 50 years. The proposed project site is located within the boundaries of the draft PCCP. The mitigation and conservation protocols that are applied through the PCCP are an equal to or greater functional equivalent mitigation standard for biological resources that are represented in this Mitigated Negative Declaration (MND). In the event the PCCP should be adopted prior to submittal of improvement plans for the proposed project, then the protocols adopted with the PCCP would replace mitigation measures for the same effects as characterized within this MND. Therefore, there is no impact.

Discussion Item IV-7:

The USFWS defines the term critical habitat in the federal Endangered Species Act as a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The study area is not within designated critical habitat for any listed plant or wildlife species. Therefore, there is no impact.

Discussion Item IV-8:

No oak woodland habitat is present in the study area. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Disturb any human remains, including those interred outside of dedicated cemeteries? (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

A Cultural Resources Assessment was prepared for the proposed project site by Environmental Science Associates (ESA) in July 2019. The effort to identify cultural resources in the proposed project area consisted of records research, reviewing historic and aerial photographs, conducting a pedestrian archaeological survey, and contacting the Native American Heritage Commission (NAHC). The methods and results are described below.

Record Search. On June 14, 2019, ESA Archaeologist Deanna Keegan conducted a records search for the proposed project at the North Central Information Center (NCIC), California State University, Sacramento (File No. PLA-19-51). The NCIC is the California Historical Resources Information System (CHRIS) repository housing records for the proposed project area and vicinity. The study area for the records search consisted of the proposed project area and areas within 0.5 mile of the proposed project area for archaeological resources. A records search for architectural resources was conducted within the proposed project area and immediate vicinity. The records search included a review of NCIC base maps (primarily the Folsom and Rocklin, California 7.5-minute USGS quadrangles), previously recorded site records, and previous cultural resources study reports for the proposed project area. Additional sources reviewed during the records search included historic maps, the Directory of Properties in the Historic Property Data File for Placer County, the National Register, the California Register, the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1996), and the *California Points of Historical Interest* (1992). The objectives of the records search were to: (1) determine whether known cultural resources had been recorded within or adjacent to the proposed project area; (2) assess the likelihood of unrecorded cultural resources based on historical

references and the distribution of environmental settings of nearby sites; and (3) develop a context for identification and preliminary evaluation of cultural resources.

Discussion Item V-1, 2:

Historic Resources. The residence at 6505 Arabian Circle is currently occupied and in good condition. Constructed in 1977, the style of the residence lacks historic features and is not eligible for the State and/or Federal Registers.

Prehistoric Resources. No prehistoric resources were identified during the inspection. Historically significant structures and sites as well as the potential for the discovery of unknown archaeological or paleontological resources as a result of development activities are discussed in the Placer County General Plan. Policies and mitigation measures have been included in the General Plan to encourage the preservation of historically significant known and unknown areas. Based on the records search, environmental context, and survey results, there are no cultural resources in the proposed project area. The proposed project has a low potential to uncover previously unrecorded buried archaeological resources. Although the proposed project area has a low archaeological sensitivity and a low potential to impact cultural resources, the inadvertent discovery of cultural resources or human remains cannot be entirely discounted.

Therefore, implementation of standard cultural resource construction mitigation below would ensure that this impact is less than significant.

Mitigation Measures Item V-1, 2:

MM V.1

The Improvement Plans shall include a note stating that if potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the proposed project area where they will not be subject to future impacts. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the proposed project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the proposed project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

Discussion Item V-3:

No human remains are known to be buried at the proposed project site nor were there any indications of human remains found during the field survey. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. Implementation of the following standard mitigation measure would ensure that this impact is less than significant.

Mitigation Measures Item V-3:

MM V.2

If human remains are encountered unexpectedly during construction excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County of Placer Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code (PRC) Section

5097.98. If the remains are determined to be of Native American descent, the Coroner has 48 hours to notify the NAHC. The NAHC will then identify the person thought to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD will make recommendations for means of treating, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.

Discussion Item V-4, 5:

The proposed project does not have the potential to cause a physical change, which would affect unique ethnic cultural values. ESA contacted the NAHC on June 14, 2019 in request of a search of the NAHC's Sacred Lands File (SLF) and a list of Native American representatives who may have interest in the Project. The NAHC replied to ESA on June 24, 2019. The NAHC reply indicated that the SLF has no record of any sacred sites within the Project area, and also included a list of Native American representatives who may be interested in the Project. No mitigation measures are required. Therefore, there is not impact.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				X

Discussion Item VI-1:

The applicant proposes to expand an existing residence and add 15-bed residential care facility. During construction there would be a temporary consumption of energy resources for the movement of equipment and materials, but the duration is limited and the area of construction is minimal including building, paving work, and landscaping. The majority of work would involve construction of the addition totaling approximately 10,400 square feet.

The construction and operation of the proposed project would be required by State law to comply with the California Green Building Standards Code (commonly known as "CALGreen"). Compliance with local, state, and federal regulations, which limit engine idling times and require recycling construction debris, would reduce short-term energy demand during the proposed project's construction to the extent feasible and proposed project construction would not result in a wasteful or inefficient use of energy. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or use of equipment that would not conform to current emissions standards and related fuel efficiencies. Furthermore, individual project elements are required to be consistent with County policies and emissions reductions strategies, and would not consume energy resources in a wasteful or inefficient manner. There is a less than significant impact. No mitigation measures are required.

Discussion Item VI-2:

State and local authorities regulate energy use and consumption through various means and programs. Regulations at the state level are intended to reduce energy use and greenhouse gas (GHG) emissions. The proposed project would comply with these regulations that include, among others, Assembly Bill (AB) 1493–Light-duty Vehicle Standards, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, California Code of Regulations Title 24, Part 11–California Green Building Standards. CCR Title 24 and CALGreen regulate the amount of energy consumed by new development for heating, cooling, ventilation, and lighting.

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic 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	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)				X
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 6, 7:

The project site is a 1.9-acre rectangular parcel that is currently developed with a single family residence, garage, barn and swimming pool. The parcel is flat and surrounded by residential development to the east and south; and bordered by Douglas Boulevard to the north and Arabian Circle to the west. The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil type on the site as Andregg coarse sandy loam. This is a moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. Permeability is moderately rapid and surface runoff is medium. The hazard of erosion is moderate.

The project proposal would result in the construction of an approximately 10,400 square-foot 15-bed residential care home that is attached to the existing single family residence. The new residential care home would include a kitchen, living room, laundry room, 15 separate bathrooms for each room, a dining room, and office. The project improvements include reconstruction of the existing encroachment onto Arabian Way, construction of drive aisles, required parking, and reconstruction of the Arabian Way encroachment onto Douglas Boulevard. A majority of the 1.9-acre site would be disturbed by the construction. The existing residence, barn and pool would remain undisturbed.

To construct the improvements proposed, potentially significant disruption of soils on-site would occur, including excavation/compaction for the parking/access improvements, building foundations, and various utilities. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil, as well as impacts to topography can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 6, 7:**MM VII.1**

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering

and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction 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.

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

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division 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 VII.2

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, 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 Item VII-2, 3:

The project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The soil

type in this area is not known to be expansive. The soil is typically considered suitable to support the anticipated loads and the only major limitation to urban use is the depth to rock. The proposed building would be on grade and the soils would be properly compacted. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

According to the Natural Resource Conservation Service the location of the project within Placer County has a moderate earthquake risk. According to California Department of Conservation website the site is distant from known, active faults and would experience low levels of shaking. There is a potential that the site would experience a moderate horizontal ground acceleration in the project lifetime. Although there is a potential for the site to be subject to moderate level earthquake shaking, the buildings would be constructed in compliance with the California Building Code, which includes seismic standards.

Therefore, the impacts of unstable soil, expansive soil, and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:

The project would be served by public sewer, and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:

Records search. The records search results from Dr. Holroyd of the UCMP reported that, "two sites have previously been found in the Cretaceous Chico Formation four to five miles south of the proposed project area. One of these, UCMP locality V91215, was found during construction of the Tree Lake Estates subdivision near Volcano Hill, and the other (UCMP locality V92085) occurs near the boat ramp on the American River across the river from Folsom. Both produced shark teeth and invertebrates." The records search indicates that no paleontological localities are known in the immediate area, primarily because the local geology is granitic rock, and cannot produce significant paleontological resources.

Literature Review. The compendium of California Pleistocene fossil localities (Jefferson 1991) lists Pleistocene vertebrates (mastodon) in Roseville and Rocklin. These are both within six miles of Granite Bay, but no Pleistocene sediments have been mapped near the proposed project. There are Quaternary deposits in a stream north of the proposed project. The granitic rocks of the proposed project footprint are igneous rocks that have no paleontological sensitivity, according to the standards of the SVP (2010). Based on the results of the background research and the SVP standards (2010), the proposed project area is considered to have no paleontological sensitivity in undisturbed sediments. No mitigation measures are required. Therefore, there is no impact.

Discussion Item VII-8:

According to the Fault Activity Map of California and Adjacent Areas and the Peak Acceleration from Maximum Credible Earthquakes in California, no active faults or Earthquake Fault Zones are located on the proposed project site and no evidence of recent or active faulting is present on the site. Due to the absence of permanently elevated groundwater table, the relatively low seismicity of the area and the depth to cemented soils, the potential for seismically induced damage due to liquefaction, surface ruptures, and settlement is considered low. 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 proposed project would be constructed in compliance with the California Building Code, which includes seismic design standards. Therefore, these impacts are less than significant. No mitigation measures are required.

VIII. 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 impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). 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 the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading and driveway improvements.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1. Bright-line Threshold of 10,000 metric tons of CO₂e per year for the construction and operational phases of land use projects as well as the stationary source projects
2. Efficiency Matrix for the operational phase of land use development projects when emissions exceed
 - a. the De Minimis Level, and
3. De Minimis Level for the operational phases of 1,100 metric tons of CO₂e per year.

Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. 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.

IX. 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 transport, use, or disposal of hazardous materials? (EH)			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? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			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? (EH)				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 or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1, 2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant. No mitigation measures are required.

Discussion Item IX-3:

There are no existing or proposed school sites within one-quarter mile of the project site. Further, operation of the proposed project does not propose a use that involves 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. No mitigation measures are required.

Discussion Item IX-4:

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5, 6:

The proposed project site is not located in an Airport Land Use Plan area, and no public or private airfields are within two miles of the proposed project site; therefore, the proposed project would not result in a safety hazard for people residing or working at the proposed project site. The residential care home would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is located in an area that is classified as Urban/Unzoned. The addition of a residential care home on the property would be required by Building Code to include interior fire suppression sprinkler systems. The proposed project has been reviewed by the South Placer Fire District and has been designed with adequate emergency vehicle access and hydrants for use by the District to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. No mitigation measures are required.

X. 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 water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)				X
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management			X	

of the basin? (EH)				
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		X		
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)		X		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)			X	
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			X	

Discussion Item X-1:

This project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the San Juan Water District. As such, the project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2, 6:

This project would not utilize groundwater, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

Discussion Item X-3:

The 1.9-acre project area is located in Granite Bay on the corner of Arabian Circle and Douglas Boulevard surrounded by residential development. The site currently drains from the southeast to the northwest corner of the property to an existing drainage inlet adjacent to Douglas Boulevard. The proposed improvements would closely mimic the existing drainage patterns.

The proposed project would add approximately 10,000 square feet of impervious surfaces on an area that is currently developed with approximately 12,000 square feet of existing impervious surfaces, potentially increasing the stormwater runoff peak flows. The potential for increases in stormwater peak flows has the potential to result in downstream impacts. A drainage report was prepared for the project which analyzed a drainage system that would convey runoff from the project site by way of vegetated swales and ultimately to an existing drainage inlet along Douglas Boulevard. The drainage report concluded that the 100-year post-project peak flow increase in runoff from the site would be less than significant and the vegetated swale capacity is available to detain any increase. The post development volume of runoff would 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 would 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 altering the existing drainage pattern of the site and potential increases in stormwater peak flows and volume can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:

MM VII.1, MM VII.2

MM X.1

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

MM X.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to pre-project conditions through the installation of detention facilities. 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 Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final 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. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. 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 Item X-4:

Discharge of concentrated runoff after construction has the potential to contribute to water quality impacts in the long-term. 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. A preliminary Stormwater Quality Plan was prepared that concluded that the proposed vegetated swales would effectively treat all runoff before leaving the project site.

A final Stormwater Quality Plan would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary Stormwater Quality Plan results. 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 Item X-4:

MM VII.1, MM VII.2

MM X.3

The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. 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 permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, 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 X.4

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

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

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.

MM X.5

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.

MM X.6

The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek," or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD).

MM X.7

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

MM X.8

The Improvement Plans shall show that all storm water 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 X-5:

Project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. Therefore, there are no impacts.

XI. 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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)			X	
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
4. 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 XI-1:

The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community or between a community and outlying area. The proposed project does not involve any such features and would not remove any means of access in the surrounding area. The proposed project site is surrounded by existing development including residential dwelling units. As such, the proposed project would not physically divide an established community. Therefore, there is no impact.

Discussion Item XI-2, 3:

The proposed project would add a residential care home to an existing residence for use as a 15-bed residential care home. The proposed project is consistent with the property's residential land use designation in the Granite Bay Community Plan. The subject property is designated Rural Residential 2.3 – 4.6-acre minimum. The property is currently zoned RA-B-100 (Residential Agriculture, minimum building site of 100,000 square feet). Residential Care Homes, 7 or more clients is allowed within the Residential Agriculture zone district with approval of a Minor Use Permit. The Placer County Zoning Ordinance defines Residential Care Home land use as:

“Means any family home, group care facility, or similar facility as determined by the Director, providing for twenty-four-hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. A residential care home serving six or fewer persons shall be considered a single family dwelling for all zoning purposes.”

The current RA-B-100 zoning requires a 75 foot from centerline of traveled way minimum front setback along Arabian Circle, a 75 foot from the 70 foot right of way minimum front setback along Douglas Boulevard, 30 foot minimum side setbacks and a maximum height is 36 feet. The current residence and proposed additions on the proposed project site meet the RA setback requirements. The proposed project would be consistent with the policy objectives of the General Plan, including the provision of special needs housing.

The proposed project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The proposed project improvements include modification to the encroachment on Arabian Circle to Douglas Boulevard and widening of driveway access to the care facility. This proposed access to the care facility is not new but would be widened and improved to include parking. The project proposes to widen the driveway to provide sufficient fire access. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Construction of the proposed project improvements would not result in the removal of any native trees.

Overall, the proposed project would not conflict with applicable land use plans, policies or regulations and impacts would be less than significant. No mitigation measures are required.

Discussion Item XI-4:

The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration. The proposed project would add residential care home uses in an existing neighborhood that is surrounded by residential properties.

The proposed project would be constructed in an area of the county that is characterized by a range of residential densities. There is no evidence to suggest that the addition of a residential care home to the site would draw residents away from other residential areas resulting in the abandonment and subsequent urban decay of existing residential areas. In addition, the proposed project would not develop retail commercial space, and therefore, would not result in the development of retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the proposed project vicinity, resulting in urban decay. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in 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. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion Item XII-1, 2:

No valuable locally important mineral resources have been identified on the proposed project site. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the Community Plan area and no known mineral resources that would be of value are known to occur on the proposed project site or in its vicinity.

The California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five mineral resource zone classifications found in Placer County, only MRZ-4 occurs within the proposed project site. MRZ-4 zones are areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Implementation of the proposed project would not interfere with the extraction of any known mineral resources. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		

2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)		X		
3. For a project located within the vicinity of a private airstrip or 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

Discussion Item XIII-1:

ESA prepared a Technical Noise Memorandum to assess the potential noise-related impacts that may be associated with the construction and operation of the proposed residential care home. Development of the proposed project would result in an increase in short-term noise impacts from construction activities. Existing noise conditions are determined by the presence of noise-sensitive receptors, the location and type of noise sources, and overall ambient levels. Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where a quiet setting is an essential element of their intended purpose. Residential facilities are a primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels.

The noise environment surrounding the proposed project site is primarily influenced by vehicle traffic along Douglas Boulevard. The ambient noise environment at a distance of approximately 250 feet from the centerline of Douglas Boulevard has been monitored to be 56 to 58 dBA, Leq during daytime hours (Bollard Associates, 2018). The Placer County General Plan Noise Element establishes land use compatibility criteria for both transportation noise sources such as roadways, and for non-transportation (stationary) noise sources. For transportation noise sources in residential areas, Placer County establishes a noise level criterion of 60 dB or less for outdoor activity areas, and 45 dB or less for interior noise levels.

New residents and employees on-site would not be exposed to noise levels in excess of established standards. The surrounding land uses comprised of residential uses are not expected to generate exterior ambient noise levels exceeding 60 dBA. With present and reasonably foreseeable conditions, noise levels onsite would be within the normally acceptable range.

As an 15-bed residential care home, the proposed project is not expected to expose adjacent or nearby receptors to excessive exterior noise standards. The proposed project would not exceed applicable noise standards and the impact would be less than significant with mitigation measures.

Mitigation Measures Item XIII-1:**MM XIII.1**

Contractors shall employ site-specific noise attenuation measures during construction to reduce the generation of construction noise. Measures should be implemented during project construction and include, at a minimum, the following noise control strategies:

- Noise-generating construction activities (e.g. construction, alteration or repair activities), including truck traffic coming to and from the project site for any purpose, shall be limited to the hours outlined in Policy 8.1.1.4 of the Granite Bay Community Plan; specifically, a) Monday through Friday, 6:00 AM to 8:00 PM (during daylight savings); b) Monday through Friday, 7:00 AM to 8:00 PM (during standard time); and c) Saturdays, 8:00 AM to 6:00 PM.
- Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds).
- Construction equipment with lower noise emission ratings shall be used whenever possible, particularly for air compressors.
- Sound-control devices no less effective than those provided by the manufacturer shall be provided on all construction equipment.
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air.

exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used where feasible.

- Stationary noise sources such as material stockpiles and vehicle staging areas shall be located as far from adjacent receptors as possible.
- Enclosures and mufflers for stationary equipment shall be provided, impact tools shall be shrouded or shielded, and barriers shall be installed around particularly noisy activities at the construction sites so that the line of sight between the construction activities and nearby sensitive receptor locations is blocked to the extent feasible.
- Unnecessary idling of internal combustion engines shall be prohibited.

This note shall be included on the Improvement Plans. Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

Discussion Item XIII-2:

Operation of the facility would generate noise from an increase in traffic on local roadways from residents and visitors as well as from emergency vehicles which may periodically access the proposed project site, vendor vehicles and noise from sanitation trucks routinely servicing the facility.

Based on trip generation rates published by the Institute of Transportation Engineers, the proposed facility would generate 44 vehicle trips per day. Allocating five percent of these trips to the peak hour results in two additional trips per peak hour that would be added to the existing traffic volumes on Douglas Boulevard of approximately 3,200 vehicles per hour in the a.m. peak hour (K D Anderson, 2019). The addition of these trips would not meaningfully increase existing noise levels at land uses along Douglas Boulevard where the existing noise level has been recorded to be 60 Ldn (Bollard and Associates, 2018). Therefore, noise levels associated with the proposed project would continue to be at the upper end of allowable noise for residential uses and therefore consistent with the allowable transportation noise limits established by Table 9-3 of the County's General Plan Noise Element.

Noise from emergency vehicles are exempt from the standards of the County Code (9.36.030 (6)) and would therefore not represent an operational noise impact.

Sanitation and recycling trucks would also generate noise on a weekly basis, as such services are associated with all occupied land uses. Depending on the proximity of refuse collection areas, such activity could represent a nuisance to adjacent sensitive land uses, therefore, a Noise Control Measure is identified to minimize the potential for nuisance noise impacts associated with sanitation and recycling service trucks.

Mitigation Measures Item XIII-2:

MM XIII.2

Trash bins and recycling collection areas of the proposed facility shall be shielded and located away from adjacent residential uses to the extent safely feasible considering on-site vehicle movements within parking and access areas.

Discussion Item XIII-3:

Since the proposed project site is not located in an area for which an Airport Land Use Plan has been prepared, and no public or private airfields are within two miles of the proposed project site, the residents of proposed project would not be exposed to adverse levels of noise due to aircraft overflight. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The proposed project would not construct new homes and would not demolish existing residential structures. A three-bedroom house would be expanded to add use as a residential care home for up to fifteen residents with up to a total of seven employees. Most or all of the staff could be hired from the existing qualified applicant pool already residing within or near the proposed project site. However, if staff are hired from outside the area to fill a specific role, it may result in a few new people and their families moving into surrounding neighborhoods, thus creating a slight increase in the local population. However, the proposed project would not induce substantial population growth in the area. A less than significant impact is anticipated.

Existing roads in the area would not be extended as a result of the proposed project. Water, sewer and gas lines would be extended to the proposed project site. These facilities could allow neighboring properties to connect to this infrastructure but the neighboring properties are already developed for residential uses. The proposed project would not induce substantial growth in the Granite Bay area or surrounding communities. Therefore, the proposed project would result in a less than significant population and housing impact. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project would result in the addition of a residential care home to an existing single-family dwelling. It would not necessitate the construction of replacement housing elsewhere. This is a less than significant impact. No mitigation measures are required.

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for 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. Parks? (PLN)			X	
5. Other public facilities? (ESD, PLN)			X	
6. Maintenance of public facilities, including roads? (ESD, PLN)			X	

Discussion Item XV-1:

The proposed project site is located within the South Placer Fire District. The closest fire station is South Placer Fire Station 17 located one mile southeast of the proposed project site at 6900 Eureka Road. South Placer Fire has reviewed the project proposal and has determined that the property has appropriate access for fire and rescue vehicles with the expansion of the current driveway, widening the driveway to provide adequate turning radii for emergency vehicles, addition of a fire hydrant, and installation of sprinklers within the residence.

The proposed project would result in a significant environmental impact if new or physically altered fire protection facilities would need to be built to maintain acceptable service ratios, response times, or other performance objects for fire protection. The anticipated increase in population resulting from the proposed project is minimal as the Catuna Residential Care Home would support 15 residents and up to seven employees.

It is reasonable to expect that emergency calls (primarily for fire engine support in conjunction with ambulance) would be generated by the proposed project. However, increased demands on fire and police service have been previously anticipated as part of GBCP buildout and are met with impact fees that provide funding for the incremental expansion of services. No additional fire personnel or equipment would be necessary to serve the proposed project.

The incremental increase in demand for fire protection services would create a less-than-significant impact. No mitigation measures are required.

Discussion Item XV-2:

The sheriff protection needs for the proposed project site are provided by the Placer County Sheriff's Office. The closest sheriff station, South Placer Station, is located at 6140 Horseshoe Bar Road, 6.4 miles to the north in the Town of Loomis. There would be an incremental increase in the calls for service due to the proposed development. However, the proposed project site is in a developed area that is already being served by Placer County Sheriff. This proposed project is consistent with land use and does not propose the type of uses that typically involve increased calls for service (i.e., commercial retail). No additional police personnel or equipment would be necessary to serve the proposed project. Therefore, impacts would be less than significant. No mitigation measures are required.

Discussion Item XV-3:

The proposed project site is served by two school districts: Eureka Union School District (grades K-8) and the Roseville Joint Union High School District (grades 9-12). The proposed project would not increase future enrollments however. As such, no additional facilities would be required and no additional physical environmental impacts would be created. Therefore, there is no impact.

Discussion Item XV-4:

Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having no significant impact on parks. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-5:

The proposed project would result in a negligible increase in demand for local governmental services such as assessor services, libraries, courts, and jails. These services are funded by collection of property taxes, which are allocated through the County General Fund.

The proposed project would not result in a significant increase in service demands or render the current service levels to be inadequate, and no new public facilities would be necessary to serve the proposed project beyond those already considered in the Granite Bay Community Plan. The proposed project would not require the provision of new, or physically alter existing governmental services and facilities. The impact of the proposed project would be less than significant. No mitigation measures are required.

Discussion Item XV-6:

The proposed project would result in an incremental increase in demand for maintenance of public facilities. The Placer County Board of Supervisors has approved the levying of Development Impact Fees for most new development within the county. The concept of the impact fee program is to fund and sustain improvements that are needed as a result of new development as stated in the General Plan and other policy documents within the fee program. Development Impact Fees include Traffic Impact Fees, Park Dedication and Park Facilities In-Lieu Fees, Animal Services, and Capital Facilities Fees.

There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. The proposed project would be subject to the County Traffic Impact Fee Program and payment of Traffic Impact Fees would be required prior to approval of Building Permits or Improvement Plans. Payment of Traffic Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having no significant impact on maintenance of roads.

Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having no significant impact on public facilities. Therefore, this impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

As a residential care home, the proposed project is not expected to result in impacts to recreational facilities. The proposed project involves the development of a 15-bed facility with residents that require care. These residents would not create an additional demand on the proposed project area recreational amenities. Because the proposed project would not induce substantial population growth there is little expectation that it would put further pressure on recreational amenities thereby requiring construction or expansion of such facilities. Therefore, no impacts related to the construction or expansion of recreational facilities are expected to result from the proposed project. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)				X
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (ESD)			X	

Discussion Item XVII-1:

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. The proposed design/improvements would not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The project access is from County maintained Arabian Circle. The driveway encroachment would be constructed to County standards. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district, South Placer Fire has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. The proposed project would be constructed to District Standards. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

A 15-bed residential care home is proposed for the site. The Zoning Ordinance requires one parking space per each 2 persons cared for. Eight on-site parking spaces including two disabled accessible spaces are proposed, thus meet the required parking standard. Therefore, there is no impact.

Discussion Item XVII-5:

The project proposal would result in the construction of an approximately 10,400 square-foot 15-bed residential care home that is attached to the existing single family residence. The new residential care home would include a kitchen, living room, laundry room, 15 separate bathrooms for each room, a dining room, and office. The project improvements include reconstruction of the existing encroachment off Arabian Way, construction of drive aisles, required parking, and reconstruction of the Arabian Way encroachment onto Douglas Boulevard

The project would consist of the construction of an approximately 10,400 square-foot residential care home with the associated parking, drive aisles, and driveway encroachment. The proposed project would generate approximately 3 to 7 additional PM peak hour trips and approximately 30 average daily trips. According to Placer County's methodology of assessment, the proposed project would not generate enough trips to result in unacceptable LOS.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the project would be included requiring the payment of traffic fees (estimated to be \$7,977.90 based on a 15 bed residential care facility use) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." The Guidelines section further states that although a lead agency may elect to be governed by this section immediately, lead agencies are not required to utilize VMT as the metric to determine transportation impact until July 1, 2020. The inconsistency between the implementation date of July 1, 2020 allowed by the Guidelines and the requirement of PRC 21099(b)(2) to no longer use congestion metrics creates a gap or "interim" period when use of traffic congestion metrics is no longer allowable; however, the lead agency may not yet have an established VMT threshold(s), as is currently the case for Placer County.

A recent court case (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 2019 WL 6888482) attempted to add clarity to the timing issue surrounding the transition between transportation impact metrics. The court ruled that although CEQA Guidelines section 15064.3, requiring use of VMT as the transportation impact metric, does not apply until July 1, 2020, Public Resources Code Section 21099(b)(2) is already in effect. As a result of the ruling, although lead agencies are not yet required to analyze transportation impacts under the VMT metric,

they can no longer draw a transportation impact significance conclusion solely using a metric that measures traffic congestion (e.g., level of service (LOS)).

Subsequent to the certification of the CEQA Guidelines, the Governor's Office of Planning and Research (OPR) published the Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018). OPR's advisory document identifies a potential approach which an agency could utilize as the basis for determining significant transportation impacts. Specifically, the OPR Technical guidance recommends consideration of whether the project is consistent with the applicable Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The guidance aligns with CEQA Guidelines Section 15125(d), which requires that an EIR should discuss inconsistencies between the proposed project and the regional transportation plan. For the SACOG region, this consists of the Metropolitan Transportation Plan/SCS (MTP/SCS).

The proposed project is located within an area designated as an Established Community in both the 2016 and 2020 MTP/SCS. The MTP/SCS is aimed at reducing greenhouse gas emissions through VMT reduction, and these efforts are primarily focused on urban areas, where investments in the roadway system and transit, bike, pedestrian infrastructure are built into the MTP/SCS to achieve identified air quality targets. In this "interim" period, the following qualitative discussion of VMT has been provided for the proposed project.

According to the MTP/SCS, Established Community areas are typically the areas adjacent to, or surrounding, Center and Corridor communities. Many are characterized as "first tier", "inner ring" or mature suburban communities. Local land use patterns aim to maintain the existing character and land use pattern in these areas. Land uses in Established Communities are typically made up of existing low- to medium-density residential neighborhoods, office and industrial parks, or commercial strip centers. Depending on the density of existing land uses, some Established Communities have bus service; others may have commuter bus service or very little service. For unincorporated Placer County, the 2020 MTP/SCS assumes an additional 15,080 jobs and 3,160 housing units would be developed in Established Communities by 2040 (see Appendix C of the 2020 MTP/SCS). Note this represents an increase in the forecasts provided in the 2016 MTP/SCS for Year 2035 (12,090 jobs and 2,760 housing units).

Figures 3-10 and 3-11 of the 2020 MTP/SCS show the 2016 and projected 2040 vehicle miles traveled per capita for the six-County SACOG region. The sub-region in which the project is located is shown as having both now, and in the future, ≤85-100% of the regional average VMT per capita. The MTP/SCS anticipates increased activity/growth within Established Communities. Additionally, these areas are recognized as having high VMT to capita now and in the future (2040 MTP/SCS Planning Period). Thus, it can be concluded that the potential increased activity associated with the proposed project would not conflict with the MTP/SCS' strategy for reducing VMT through investments in roadway and multi-modal infrastructure primarily in urban areas and therefore the project's impact associated with VMT increases are generally consistent with the growth anticipated by the assumptions of the approved MTP/SCS and are considered less than significant. No mitigation measures are required.

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

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

Discussion Item XVIII-1:

A Cultural Resources Assessment was prepared for the proposed project site by ESA in July 2019. The potential for presence of cultural resources on the proposed project site was determined through a records search and pedestrian survey. No historical resources were identified on the property and no additional pre-construction consideration of cultural resources was deemed necessary.

Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of the standard cultural resource construction mitigation measure below ensure that this impact is less than significant. No mitigation measures are required.

Discussion Item XVIII-2:

Effective July 1, 2015, AB 52 amended CEQA to mandate consultation with California Native American tribes during the CEQA process to determine whether or not the proposed project may have a significant impact on a Tribal Cultural Resource, and that this consideration be made separately from cultural and paleontological resources. Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies carry out consultation with tribes at the commencement of the CEQA process to identify Tribal Cultural Resources. Furthermore, because a significant effect on a Tribal Cultural Resource is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

On September 18, 2019, Placer County contacted four Native American tribes to offer consultation for Tribal Cultural Resources. At the time of preparation of this Initial Study, the United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports and requested a mitigation measure addressing inadvertent discoveries. No other tribes have contacted the County. Implementation of the following mitigation measure would reduce impacts to tribal cultural resources to a less than significant level.

Mitigation Measures Item XVIII-2:

See MM V.1

See MM V.2

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1, 2, 3:

This project proposes to connect to the San Juan Water District for domestic water from an existing waterline within Arabian Circle. San Juan Water District has indicated its requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of a "will-serve" letter from the agency.

The project obtains sewer service from Placer County Sewer Maintenance District (SMD) #2. The project includes the construction of public sewer service to the proposed project from an existing sanitary sewer manhole near the intersection of Arabian Circle and Douglas Boulevard. The project proposes to construct a sewer line extension within Arabian Circle to the south property line. The project would increase wastewater flows to the treatment plant. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist. The Placer County Department of Public Works Environmental Engineering Division has reviewed the project and did not indicate any significant sewer impacts.

A drainage report was prepared for the project which analyzed a drainage system that would convey runoff from the project site by way of vegetated swales to an existing drainage inlet within Douglas. The drainage report concluded that the 100-year post-project peak flow increase in runoff from the site would be less than significant and the vegetated swale capacity is available to detain any increase.

This project would not create significant environmental effects and would not result in the construction of existing new or expanded facilities. Thus, it would not cause significant effects to the environment and the construction and connection of this project to the existing public water service and sewer is less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

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

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)				X
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X

South Placer provides fire prevention, fire suppression, and life safety services to this area of unincorporated Placer County. The proposed project site is located in an area that is classified as "Urban Unzoned" risk for wildland fires. The proposed project site is located in an environment not typically associated with wildland fires- a suburban neighborhood with scattered oak woodland and grasslands. The area's topography, type, and amount of fuel, climate,

and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services.

Direct fire vehicle access to the site would be available via Arabian Circle. Most wildland fires are caused by human activities involving motor vehicles, equipment, arson, and burning of debris. The proposed project involves construction of new residential care home and adds workers, occupants and visitors to the site. The increased amount of impervious surface cover on the site from the new parking areas and other proposed improvements may in fact help reduce the potential fire risk.

Discussion Item XX-1:

All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes located on Arabian Circle. The proposed project would not involve the closure or alteration of Arabian Circle that would be used for evacuation in the event of a wildfire. Therefore, there is no impact.

Discussion Item XX-2:

Properties north, south, and east of the proposed project site are developed with single-family residences. The property to the west is developed with a veterinary clinic. Landscaping on the site would be irrigated. The maintenance of the landscape areas along with defensible space around the residential care home would reduce the wildfire risk to a level that is less than significant. No mitigation measures are required.

Discussion Item XX-3:

The existing roads in the area would not change. No off-site improvements to the adjacent properties would be required beyond utility installation and encroachment improvement for the proposed project's implementation. Therefore, there is no impact.

Discussion Item XX-4:

The proposed improvements are on a developed site. The existing roads, travel lane access from the east off of Arabian Circle, and the existing slopes on neighboring properties would not change. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, 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 or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<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 Corps 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 checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Delanie Farnham, Chairperson
 Planning Services Division-Air Quality, Delanie Farnham
 Engineering and Surveying Division, Michelle Lewis, P.E.
 Department of Public Works-Transportation, Stephanie Holloway
 DPW-Environmental Engineering Division, Huey Nham
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Joseph Scarbrough
 Placer County Fire Planning/CDF, Brian Skehan/Dave Bookout

Signature  Date March 4, 2020
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Landscape Plan
	Engineering & Surveying	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan

Initial Study & Checklist continued

	Division, Flood Control District	<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> West Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input checked="" type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
		<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"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Program

EXHIBIT A

MITIGATION MONITORING PROGRAM

Mitigated Negative Declaration – PLN19-00275

Catuna Residential Care Home

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 Catuna Residential Care Home 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 Measure #'s:

MM IV.1

MM IV.2

MM IV.3

MM V.1

MM V.2

MM VII.1

MM VII.2

MM X.1

MM X.2

MM X.3

MM X.4

MM X.5

MM X.6

MM X.7

MM X.8

MM XIII.1

MM XIII.2

Project-Specific Reporting Plan (post-project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – "Contents of Project-Specific Reporting Plan."