

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: WellQuest Granite Bay Cottages (PLN22-00506)

PROJECT DESCRIPTION: Community Plan Amendment to change the community plan land use designation from Rural Low Density Residential (0.9 - 2.3 acre minimum) (RLDR-DL) to High Density Residential (4 to 10 dwelling units per acre) (HDR), a rezone from Residential Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet (RS-AG-B-40) to Residential Multi-Family, combining Density Limitation seven (7) dwelling units per acre (RM-DL7) and a Conditional Use Permit (CUP) to construct and operate 16 senior housing units (residential cottages) ranging in size from 857 square feet to 1,179 square feet. The gross building area is approximately 26,700 square feet.

PROJECT LOCATION: On Sierra College Boulevard just east of 9747 Sierra College Boulevard, approximately 0.15 mile southeast of the intersection with Old Auburn Road in the unincorporated Granite Bay area, Placer County

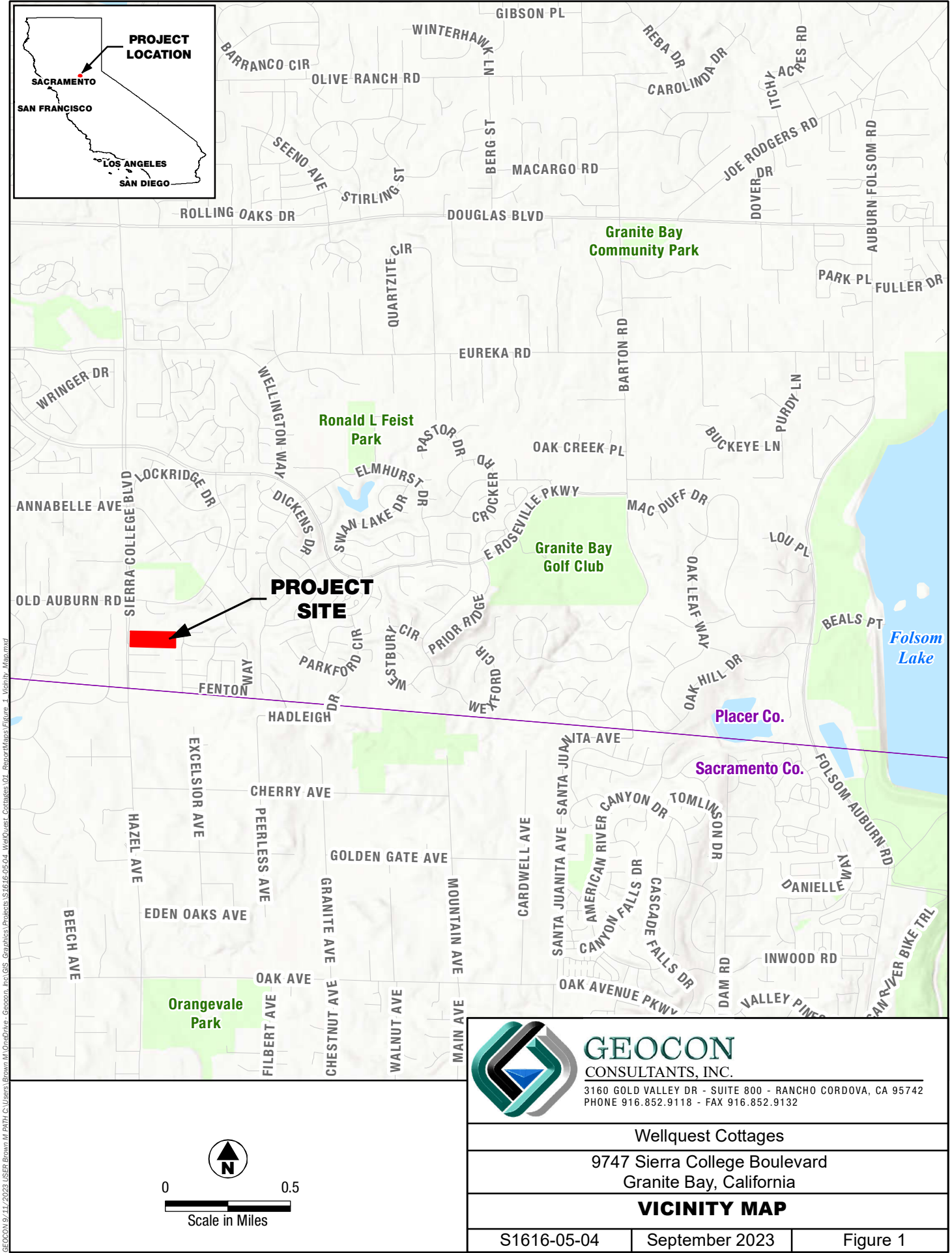
APPLICANT: Wellquest Granite Bay, LLC / Charlene Kussner

The comment period for this document closes on July 24, 2024. 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>

Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the 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 June 24, 2024



GEOCON
CONSULTANTS, INC.

3160 GOLD VALLEY DR - SUITE 800 - RANCHO CORDOVA, CA 95742
PHONE 916.852.9118 - FAX 916.852.9132

Wellquest Cottages

9747 Sierra College Boulevard
Granite Bay, California

VICINITY MAP

S1616-05-04

September 2023

Figure 1

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: WellQuest Granite Bay Cottages	Project #PLN22-00506
Description: A Community Plan Amendment to change the community plan land use designation from Rural Low Density Residential to High Density Residential, a rezone from Residential Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet (RS-AG-B-40) to Residential Multi-Family, combining Density Limitation seven (7) dwelling units per acre (RM-DL7) and a Conditional Use Permit to construct and operate 16 senior housing units (residential cottages).	
Location: On Sierra College Boulevard located just east of 9747 Sierra College Boulevard, approximately 0.15 mile southeast of the intersection with Old Auburn Road in the unincorporated Granite Bay area, Placer County	
Project Owner: WellQuest Granite Bay, LLC	
Project Applicant: Ariana Foster, Cartwright Engineers	
County Contact Person: Meghan Schwartz	530-745-3132

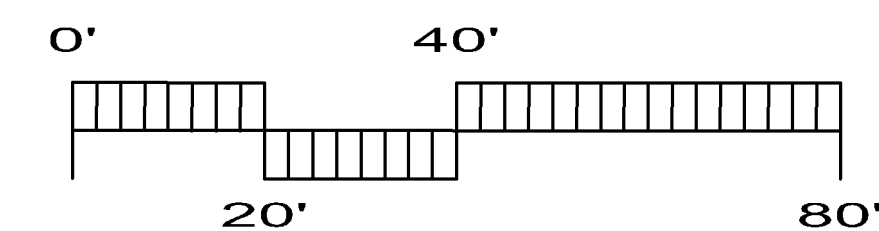
PUBLIC NOTICE

The comment period for this document closes on **July 24, 2024**. 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>), computer kiosks at the Community Development Resource Agency public counter, and at Placer County Libraries. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Planning Commission**. 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.



SEE PLANT SCHEDULES AND LANDSCAPE NOTES, SHEET L-2



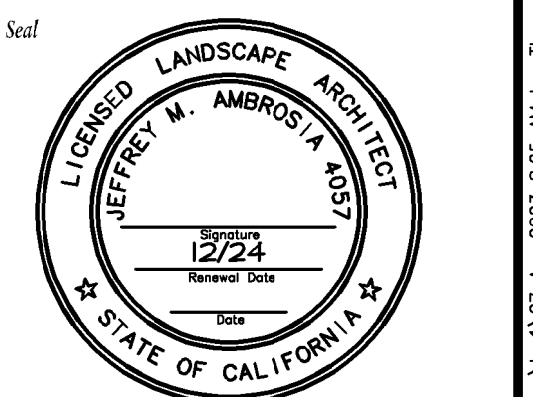
JEFF AMBROSIA, ASLA C4057

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AUBURN, CALIFORNIA 95603
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www.yamasaki-la.com

WELQUEST GRANITE BAY COTTAGES
LANDSCAPE DEVELOPMENT PLANS
9747 SIERRA COLLEGE BLVD.
GRANITE BAY, CALIFORNIA 95661

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
PRELIMINARY
LANDSCAPE PLAN



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INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section 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: WellQuest Granite Bay Cottages	Project # PLN22-00506
Entitlement(s): General Plan Amendment; Rezone; Conditional Use Permit	
Site Area: 2.49 acres	APN: 466-030-070-000
Location: On Sierra College Boulevard located just east of 9747 Sierra College Boulevard, approximately 0.15 mile southeast of the intersection with Old Auburn Road in the unincorporated Granite Bay area, Placer County	

A. BACKGROUND:

Project Description:

The WellQuest Granite Bay Cottages project proposes a Community Plan Amendment to change the community plan land use designation from Rural Low Density Residential (0.9 - 2.3 acre minimum) (RLDR-DL) to High Density Residential (4 to 10 dwelling units per acre) (HDR), a rezone from Residential Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet (RS-AG-B-40) to Residential Multi-Family, combining Density Limitation seven (7) dwelling units per acre (RM-DL7) and a Conditional Use Permit (CUP) to construct and operate 16 senior housing units (residential cottages) ranging in size from 857 square feet to 1,179 square feet. The gross building area is approximately 26,700 square feet.

Residential cottage units feature a covered entry, rear patio, fenced rear yard, full kitchen, and laundry facility. Additionally, a common area with open space offers amenities such as a bocce ball court, barbeque/gazebo gathering area with outdoor seating, a dog park, and walking paths that connect to the nearby public trail system to the north. On-site parking is proposed for 30 spaces consisting of 16 single-car garages, 11 uncovered parking spaces, one accessible space, one van accessible space, and one future electric vehicle space.

Site access is proposed from Sierra College Boulevard via the existing WellQuest of Granite Bay senior living community driveway which would be extended to provide access to the site. On-site circulation includes a 25-foot driveway which terminates at two hammerhead turnarounds with the possibility for future connection to adjacent parcels.

On-site management would be provided by the adjacent WellQuest of Granite Bay Senior Living Community (senior living facility (previously Ovation Senior Living)). Some services and common areas provided at the WellQuest senior living facility would be available to WellQuest Cottages residents including indoor and outdoor common areas, activity spaces, and dining facilities in the main building. As residents of the residential cottages require further assistance, they would have an option to move to the adjacent residential care home.

Residential cottage design is proposed to be a contemporary Craftsman-style architecture, which would match the existing WellQuest senior living facility including the use of asphalt shingle roofing and a manufactured stone veneer. Façades include a color scheme complimentary to the adjacent facility with decorative shutters, as well as stone and stucco recessed detailing. Building construction is proposed to occur in a single phase. All construction is required to comply with the California Building Code and the California Fire Code which includes fully sprinklered structures. On-site landscaping includes perimeter screening with trees and large screening shrubs. (The site plan and landscaping plans are attached as Exhibit B.)

Project Site (Background/Existing Setting):

The subject property, Assessor's Parcel Number 446-030-070-000, is comprised of 2.49 acres, is currently zoned RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet), and is located on Sierra College Boulevard, approximately 0.15 mile southeast of the intersection with Old Auburn Road in the Granite Bay area.

The 2.49-acre square-shaped property is the eastern remaining parcel from the Ovation Senior Living Facility project which was constructed in 2019. The City of Roseville boundary is to the north and east. Areas to the north and west of the project site within the City of Roseville boundaries are developed with single family residential with some open space. A creek is located just north of the proposed project site. To the west is the existing WellQuest of Granite Bay, which is a 114-unit senior living facility, and to the south is the Rockwood Subdivision with single family residential uses.

The site is currently undeveloped and is covered with a moderate to dense growth of non-native grassland, limited riparian, and remnant orchard. There are several trees along the northern and eastern portion of the property. The general topography of the site consists of a gentle slope that generally descends from the east side towards the center and is relatively flat from the center to the western boundary. Elevations range from 204 feet above mean sea level to 224 feet.

A narrow strip of riparian vegetation comprised primarily of Himalayan blackberry occurs within the northern portion of the site. The riparian habitat receives water from ground water, as there is no hydrology or surface drainage present. Dominant vegetation is comprised of a narrow, dense patch of Himalayan blackberry, with isolated Fremont cottonwood, interior live oak, and willow trees. In addition, a remnant orchard occurs within the site. Dominant vegetation includes grassland. Commonly occurring wildlife observed within the area include the western scrub jay, mourning dove, black phoebe, and black-tailed jackrabbit.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Residential Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet (RS-AG-B-40)	Rural Low Density Residential (0.9 to 2.3 acre minimum)	Undeveloped
Northwest	City of Roseville	City of Roseville Southeast Roseville Infill Specific Plan	Preserve / Conservation Area Open Space/Floodway (OS/FW)
South	Residential Single-Family,	Rural Low Density Residential	Rockwood Residential

	combining Agriculture, combining minimum building site of 40,000 square feet (RS-AG-B-40)	(0.9 to 2.3 acre minimum)	Subdivision Single Family Residential (1-acre lots)
East	City of Roseville	City of Roseville Southeast Roseville Infill Specific Plan	Residential Subdivision Single Family Residential/Development Standards (R1/DS)
West	Residential-agriculture, combining minimum building site of 40,000 square feet (RA-B-40)	Rural Low Density Residential (0.9 to 2.3 acre minimum)	WellQuest Senior Living Community (residential care facility)

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.?

Pursuant to Assembly Bill 52 and pursuant to the statutory requirements of Senate Bill 18, invitations to consult were sent on December 27, 2023, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation – UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this project. Also the Shingle Springs Band Of Miwok Indians requested any record searches and/or survey be provided as well as requested standard notification for human remains and sacred artifacts be required.

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		

Discussion Item I-1:

The proposed project would not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista. Therefore, there is no impact.

Discussion Item I-2:

The proposed project would not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway. Therefore, there is no impact.

Discussion Item I-3:

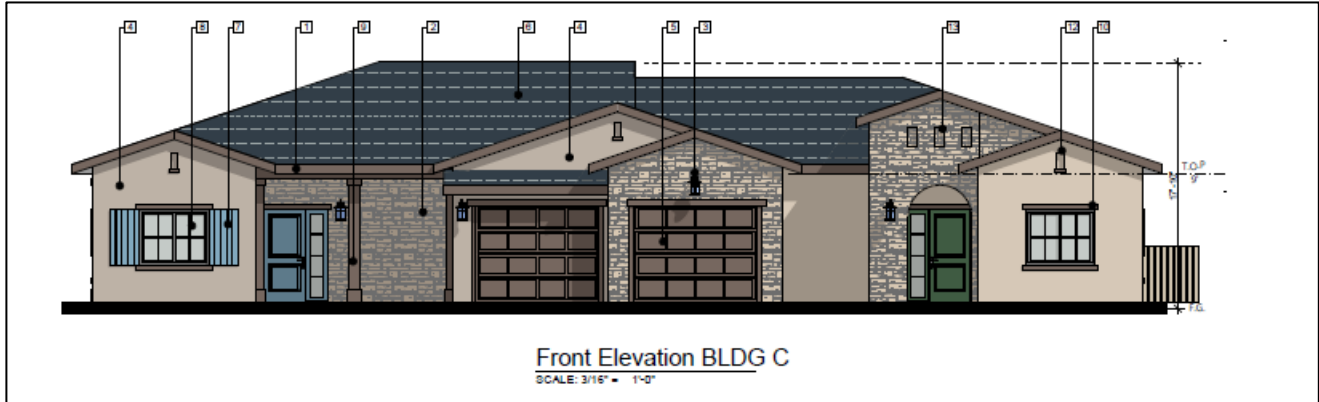
Residential cottage design is proposed to be a contemporary Craftsman-style façade, which would match the existing adjacent WellQuest senior living facility including the use of asphalt shingle roofing and a manufactured stone veneer. Façades include a color scheme complimentary to the adjacent facility with decorative shutters, as well as stone and stucco recessed detailing. Building construction is proposed to occur in a single phase. All construction is required to comply with the California Building Code and the California Fire Code which includes fully sprinklered structures. On-site landscaping includes perimeter screening with trees and large screening shrubs.

The proposed project would not be visible from the public roadway, however the site would be visible from the public pedestrian pathway to the north. Site development would result in the removal of trees, and the loss of these trees as well as the development of the site would change the existing visual character. However, the existing residential zoning and associated land use anticipated residential development and the proposed project would be consistent with the adjacent uses. The project is proposing to construct single-story detached and attached cottages which would also be consistent with the surrounding neighborhood character.

In addition, the proposed cottages would be constructed at a lower grade than the adjacent parcels, and fencing and landscaping is proposed throughout the proposed project site and in particular along the adjoining property boundaries. The fencing and landscaping would serve as a visual buffer. The below image demonstrates the future condition between the proposed project and adjacent parcels:



The future homes are proposed to match the facade of the existing care facility and would include the use of Craftsman-style details including pitched roofs and incorporation of natural-looking materials including stone veneer and wood trim. The color palette of the proposed project consists of muted earth tones. The attached homes would be connected to the garages, and patios would be enclosed with wood fencing. The below elevation demonstrates the proposed design:



The design of the proposed project is consistent with the surrounding character of the surrounding neighborhoods and complies with the design standards of the Granite Bay Community Plan by incorporating Craftsman-style architecture, as well as reducing potential visual impacts to adjacent properties. The size and scale of the proposed buildings are also consistent with the surrounding area. As such, the proposed project would not result in the degradation of existing character or public views. The potential impact is therefore less than significant. No mitigation measures are required.

Discussion Item I-4:

The proposed project includes the construction of 16 senior housing units (residential cottages) ranging in size from 857 square feet to 1,179 square feet. The gross building area is approximately 26,700 square feet. Residential cottage units feature a covered entry, rear patio, fenced rear yard, full kitchen, and laundry facility. Additionally, a common area with open space offers amenities such as a bocce ball court, barbeque/gazebo gathering area with outdoor seating, a dog park, and walking paths that connect to the nearby public trail system to the north.

The proposed project would include lighting typical of this type of residential development, which would result in the creation of a new source of light or glare, which could adversely affect day or nighttime views in the area. Mitigation measures set forth in this document would reduce potential impacts related to glare to a less than significant level.

Mitigation Measures Item I-1:

MM I.1

Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan will be submitted to the Placer County Planning Services Division for review and approval, which will include the following:

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

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

Discussion Item II-1:

The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use as it is proposed on a parcel that is not suitable for agricultural uses. Therefore, there is no impact.

Discussion Item II-2:

The proposed project would not conflict with the existing zoning for agricultural use or a Williamson Act contract as there are no agricultural uses or Williamson Act contract lands within the proposed project vicinity. Although the proposed project site includes a “combining Agriculture” zoning designation, at 2.49 acres the site is not of sufficient size to support commercial agricultural uses, nor are commercial agricultural uses anticipated for this area which is designated for low-density residential land uses. Therefore, there is no impact.

Discussion Item II-3:

The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production. Therefore, there is no impact.

Discussion Item II-4:

The proposed project would not result in the loss of forest land or convert forest land to non-forest use. The two undeveloped parcels do support some oak woodland, however this an isolated patch of vegetation and is not connected to a larger woodland. No designated timberlands or forest land are on-site or within the proposed project vicinity. Therefore, there is no impact.

Discussion item II-5:

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

Discussion Item II-6:

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

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard

(PM₁₀). The proposed project requests approval of a General Plan Amendment, Rezone, and a Conditional Use Permit to allow for the construction of 16 residential cottages on a vacant lot adjacent to the existing Wellquest of Granite Bay senior living community. Construction would include grading, road improvements, 200 cubic yards of vegetative and tree clearing and grubbing to be disposed of within a 10-mile radius as part of the earthwork export, utility and retaining wall installation. No demolition or burning is proposed. The anticipated construction start date is Spring of 2025. The proposed project would be constructed in one phase with a construction duration of approximately nine (9) months.

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the proposed 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 (NO_x), and particulate matter smaller than 10 microns (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀.

The daily maximum emission thresholds represent an emission level below which the proposed 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-foot 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, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The proposed project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Proposed project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NO_x, and PM₁₀.

The proposed project would result in an increase in regional and local emissions from construction of the proposed 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 proposed 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.

Although the High-Density Residential land use designation proposes an increase in density beyond the development anticipated to occur within the SIP, the proposed increase of 16 residential units is nominal and would not exceed PCAPCD thresholds and therefore would not conflict with the objectives of the SIP or interfere with the region's ability to comply with California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards

(NAAQS). The proposed project is required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning Appliances, which restricts the use of wood-burning appliances in multiple unit residences. The proposed project would be subject to a standard Condition of Approval to demonstrate compliance with Rule 225 prior to the issuance of building permits. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore 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 anticipated traffic resulting from the proposed 16 residential units would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations 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 on-site 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 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://gcode.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. Compliance with State and Local regulations, potential public health impacts would be less than significant. 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. Exposure 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 site is not located within an area that has been identified by published geologic mapping (California Division of Mines and Geology, Special Report 190 (2006)) as an area with associated faulting or shearing that may locally increase the likelihood for the presence of NOA where they exist in or adjacent to areas most or moderately likely to contain NOA. No mitigation measures are required.

The proposed project is located adjacent to an existing senior assisted living and memory care facility, with sensitive individuals on-site who may be exposed to air contaminants during the construction of the proposed project. With the implementation of Mitigation Measure III.1, impacts to nearby sensitive receptors during the construction phase would be reduced to a less-than-significant level.

Mitigation Measure Item III-3:**MM III.1**

The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):

- a. Prior to construction activity, a Dust Control Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days

before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.

- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
- i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
- j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
- k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)
- l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)

- m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
- o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, residential care facility, or school).

Discussion Item III-4:

Senior residential care facilities are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the proposed project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. 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		X		

community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

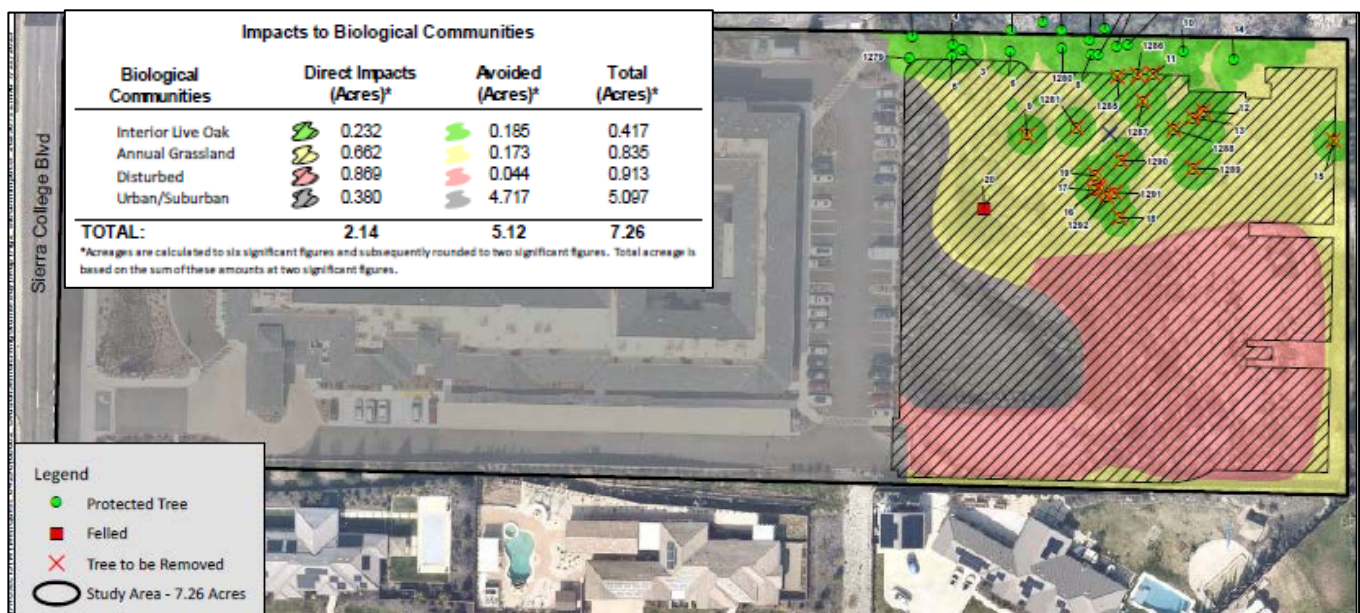
The following discussions are based on a Biological Resources Report (BRA) prepared by Foothill Associates dated December 1, 2015 and an Oak Resources Technical Report by Helix Environmental Planning dated July 27, 2023. The BRA was initially submitted for the WellQuest senior living facility project on the western portion of the site (Phase 1) and evaluated the existing conditions for the entire site including the 2.49 acre eastern portion that is the subject of application PLN22-00506, Phase 2 of the proposed project (i.e., WellQuest Cottages). Though the BRA was submitted for a previous phase, the BRA evaluated the entirety of the site. The undeveloped portion of the site has remained undisturbed since the initial evaluation and thus the BRA is sufficient for the purposes of CEQA. As a proposed project within the boundaries of the Placer County Conservation Program (PCCP), subsequent biological analysis in the form of surveys would be performed prior to issuance of a building permit.

Discussion Item IV-1, 2, 5, 6, 7, 8:

The proposed project site is within a 2.49 acre portion of a larger parcel totaling approximately 7.26 acres. The western portion of the site, approximately 4.7 acres, is developed with a multi-story assisted living facility accessed from Sierra College Boulevard. Portions of the eastern parcel are currently unimproved. Development surrounds the site to the west, east, and south; adjacent to the north is an open space area associated with a residential subdivision.

Site topography consists of a gentle slope that generally descends from the east toward the center and is relatively flat from the center to the western boundary. Elevations range from 235 feet above mean sea level (MSL) to 209 feet above MSL. The site does not support aquatic resources and water sheet flows offsite. On-site soils are hydric including Cometa-Ramona Sandy Loams, 1 to 5 Percent Slopes and Redding and Corning Gravelly Loams, 2 to 9 Percent Slopes. These soil types are considered well-drained with high run-off potential.

The site supports 0.835 acre of annual grassland, 0.913 acre of disturbed area, and 5.097 acres of urban areas; the urban areas are mapped from Phase 1 of the proposed project. A remnant orchard consisting of approximately 0.140 is located at the northern boundary of the proposed project site. The Oak Tree Resources Technical Report identified 0.417 acre of interior live oak woodland along the northern boundary which overhangs a pedestrian trail to the north. Development of the proposed project would result in a conversion of the annual grassland and existing disturbed area from its current condition to an urbanized land cover and would also result in the removal of 19 oak trees. The below map shows the location of on-site Biological Communities:



The BRA concludes the site does not support a wildlife corridor, as it does not connect two significant habitats. The proposed project site is surrounded by graded roads and residential development, and no wildlife corridors occur on-site. The BRA concludes that one special-status plant species and seven special-status wildlife species have a potential to occur on-site. Special-status plant or wildlife species were not observed during site visits conducted by Foothills Associates staff.

Special-Status Plant Species

The non-native annual grassland provides potential habitat for dwarf downingia (*Downingia pusilla*). The BRA concludes there is a high potential for the species to occur. Development of the site could impact the species which would be a potentially significant impact and mitigation measures are required to reduce potential impacts.

Special-Status Animal Species

The non-native annual grassland and on-site trees support potential habitat for seven special-status species and the BRA concludes that Swainson's hawk (*Buteo swainsoni*), white-tailed kite (*Elanus leucurus*), pallid bat (*Antrozous pallidus*), and silver-haired bat (*Lasionycteris noctivagans*) have a high potential to occur. Burrowing owl (*Athene cunicularia*), grasshopper sparrow (*Ammodramus savannarum*), and American badger (*Taxidea taxus*) have a low potential to occur however the site supports potential nesting and foraging habitat for these species and development of the site could impact the species. However, the site is surrounded by development and the habitat for American badger is highly fragmented. Therefore, the species is unlikely to occur onsite and development of the site would result in a less-than-significant impact to this species and no mitigation is required. Migratory birds and other birds of prey also have the potential to nest in the non-native grassland and within the trees on-site. Impacts to special-status species would be potentially significant in the absence of mitigation measures.

Aquatic Resources

Johnson Ranch East is a subdivision north of the proposed project site, and separating the subdivision from the proposed project site is an open space area containing Linda Creek and associated riparian vegetation. A walking trail is immediately north of the proposed project boundary. A narrow strip of riparian vegetation occurs within the northern portion of the Study Area. The riparian habitat receives water from ground water, as there is no hydrology or surface drainage present.

Placer County Conservation Program / County Aquatic Resources Program

The Placer County Conservation Program (PCCP), County Aquatic Resources Program (CARP), and related implementing ordinance and programs were adopted by the Placer County Board of Supervisors on September 12, 2020. The proposed project site is located within Plan Area A: Foothills of the PCCP and activities associated with the proposed project including grading and tree removal are Covered Activities requiring PCCP Authorization.

As noted in the BRA, the site supports potential habitat for nesting raptors, including the mature trees on-site. Swainson's hawk and burrowing owl are Covered Species per the PCCP and impacts to this species from site development could be potentially significant in the absence of mitigation. The site also supports oak woodland, and the conversion of oak woodland to a non-natural land cover type is also a potentially significant impact in the absence of mitigation.

Oak Woodland

The Oak Tree Resources Technical Report identifies 0.417 acre of interior live oak woodland and 37 interior live oak on the proposed project site. The report concludes that development of the site would result in the removal of 18 oak trees and significantly impact four (4) additional oak trees for a total of 22 oak trees. A total of 0.232 acre of the interior oak woodland would be impacted. These impacts are potentially significant impact in the absence of mitigation.

The report does note that two site visits were conducted to confirm one tree (noted as tree #20 in the report) fell due to storm activity in late 2022 or early 2023. Per County Code, trees damaged as a result of storm events do not require mitigation.

Conclusion

The BRA concludes the proposed project has the potential to impact one special-status plant species and seven wildlife species. In the absence of mitigation, development of the site could result in potentially significant impacts. However, with implementation of the following mitigation measures, impacts would be reduced to less than significant.

Mitigation Measures Item IV-1, 5, 6, 7, 8:

MM IV.1

All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.

If vegetation removal and grading activities must begin during the nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey and provided to Placer County Community Development Resource Agency (CDRA), and no additional measures are recommended. If construction does not commence within three (3) days of the pre-construction survey, or halts for more than seven (7) consecutive days during construction, an additional survey is required prior to starting work.

If active nests are identified, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer zone widths defined by the biologist will depend on the species in question, surrounding existing sources of disturbance, and site-specific characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors provided the CDFW has concurred these buffer widths are adequate. If CDFW declines to consult or does not respond, buffer widths shall be confirmed by Placer County CDRA. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a qualified biologist determines that the nestlings have successfully fledged or the nest has been determined to be inactive. A note to this effect shall be included on the Notes page of the project's Improvement Plans.

MM IV.2

A qualified biologist shall conduct a focused botanical survey between March and May of the year prior to site disturbance. If a botanical survey cannot feasibly be completed during the blooming season the year prior to construction, construction shall not start until the focused botanical survey has been completed. If no special-status plant species are observed, a letter report documenting the results of the survey shall be provided to Placer County CDRA and no further mitigation measures would be required.

If dwarf downingia (or other sensitive plant species) occurs within the project area and cannot be avoided, a mitigation plan shall be prepared by a qualified biologist and in consultation with CDFW (California Department of Fish and Wildlife). The mitigation plan shall include, but not necessarily be limited to, identification of on-site locations where the plants could be transplanted in suitable habitat and identification of success criteria, maintenance, and monitoring activities. CDFW shall approve the mitigation plan prior to transplantation and site disturbance, or evidence shall be provided to Placer County CDRA that CDFW has declined to review the mitigation plan. The final mitigation plan shall be provided to Placer County CDRA.

A note to this effect shall be included on the project's Improvement Plans.

MM IV.3

Within 30 days prior to tree removal, a qualified biologist shall conduct a pre-construction survey for special-status bats. If no special-status bats are observed roosting, then a letter report documenting the results of the survey shall be provided to the project proponent and Placer County CDRA, and no further mitigation measures would be required. If tree removal does not commence within 14 days of the pre-construction survey, or halts for more than 14 consecutive days, a new survey is required.

If bats are found, consultation with CDFW is required to determine avoidance measures. Recommended avoidance measures could include, and not be necessarily limited to, establishing a buffer around the roost tree until it is no longer occupied and/or staged removal of the roost tree. The tree shall not be removed until a qualified biologist has determined that the tree is no longer occupied by the bats.

A note to this effect shall be included on the project's Improvement Plans.

MM IV.4

If the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest and construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, the qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.

If pre-construction surveys reveal active nesting sites, the protocols established by PCCP Species Conditions SWHA 2, 3, and 4. (PCCP Species Condition 1, Swainson's Hawk).

PCCP Section 6.3.5.6.2 (Applicable Measures)

If surveys determine that a Swainson's hawk nest is occupied, the project must adopt the minimization measure listed below:

Swainson's Hawk 2. During the nesting season (approximately February 1 to September 15 or sooner if it is found that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nests under construction will be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided that they do not stress the breeding pair.

If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the PCA for a reduction in the buffer distance or waiver of this avoidance measure. A qualified biologist would be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally.

Swainson's Hawk 3. Active (within the last 5 years) nest trees on a project site will not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.

PCCP Section 6.3.5.6.3 (Construction Monitoring)

Swainson's Hawk 4. Construction monitoring will be conducted by a qualified biologist and will focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring will ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer will be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction will cease until the young have fledged from the nest (as confirmed by a qualified biologist).

The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The qualified biologist will train construction personnel on the avoidance procedures and buffer zones.

MM IV.5

Two surveys shall be conducted 15 days prior to site disturbance to establish the presence or absence of burrowing owls. The surveys shall be conducted at least seven days apart (if burrowing owls are detected on the first survey, a second survey is not needed) for both breeding and non-breeding season surveys. All burrowing owls observed shall be counted and mapped.

During the breeding season (February 1 to August 31), surveys shall document whether burrowing owls are nesting in or within 250 feet of the project area. During the non-breeding season (September 1 to January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any area to be disturbed. Survey results

will be valid only for the season (breeding or non-breeding) during which the survey was conducted.

A qualified biologist shall survey the footprint of disturbance and a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. The site will be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor shall record all potential burrows used by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore observers will also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership shall be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the qualified biologist shall get as close to the non-accessible area as possible, and use binoculars to look for burrowing owls.

The presence of burrowing owls or their sign anywhere on the site or within the 250-foot accessible radius around the site shall be recorded and mapped. Surveys shall map all burrows and occurrence of sign of burrowing owl on the project site. Surveys must begin one hour before sunrise and continue until two hours after sunrise (3 hours total) or begin two hours before sunset and continue until one hour after sunset. Additional time may be required for large project sites.

If one or more burrowing owl or evidence of their presence at or near a burrow entrance is found during the breeding season (approximately February 1 to August 31), the project applicant shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following fledging). The applicant shall establish a 250-foot non-disturbance buffer zone around nests. The buffer zone shall be flagged or otherwise clearly marked. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer will be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. Construction may only occur within the 250-foot buffer zone during the breeding season if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved off-site.

Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

If one or more burrowing owls or evidence of their presence at or near a burrow entrance is found during the non-breeding season (approximately September 1 to January 31), the project applicant shall establish a 160-foot buffer zone around active burrows. The buffer zone shall be flagged or otherwise clearly marked. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

After all alternative avoidance and minimization measures are exhausted as confirmed by the Wildlife Agencies, a qualified biologist may passively exclude birds from those burrows during the non-breeding season. A burrowing owl exclusion plan shall be developed by a qualified biologist consistent with the most recent guidance from the Wildlife Agencies (e.g., California Department of Fish and Game 2012) and submitted to and approved by the PCA and the Wildlife Agencies. Burrow exclusion will be conducted for burrows located in the project footprint and within a 160-foot buffer zone as necessary.

A biological monitor shall be present on site daily to ensure that no Covered Activities occur within the buffer zone (if one is established as described above). The qualified biologist performing the construction monitoring shall ensure that effects on burrowing owls are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from all the nests in the colony (as confirmed by a qualified biologist) or until the end of the breeding season, whichever occurs first.

A biological monitor shall conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols in the event a burrowing owl flies into an active construction zone. (PCCP Species Condition 3)

MM IV.6

The project shall adhere to the oak preservation recommendations identified in the Wellquest Granite Bay Oak Resources Technical Report (dated July 27, 2023). These recommendations shall be included on the Notes page of the Improvement Plans:

- Prior to any grading, movement of heavy equipment, or other construction activities, Tree Protection Fencing, consisting of a minimum 4-foot tall high-visibility fence (orange plastic snow fence or similar), shall be installed around the perimeter of the tree Protection Zone (PZ) (dripline radius +1 foot) for all trees to be preserved. The PZ is the minimum distance for placing protective fencing, but tree protection fencing should be placed as far outside of the PZ as possible. Fencing shall be removed following construction;
- The fence shall not be removed until written authorization is received from the planning services division staff. Exceptions to this policy may occur in cases where protected trees are located on slopes that will not be graded. However, approval must be obtained from the planning services division to omit fences in any area of the project. The fences must be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as described by the approving body. The developer shall call the planning services division for an inspection of the fencing prior to initiation of grading operations. Whenever possible, multiple trees shall be fenced together in a single PZ;
- Signs shall be posted on all sides of the fences surrounding each tree or ~50 feet apart on groves of trees. Each sign shall be a minimum of 2 feet by 2 feet and shall include the following:

“WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT
WRITTEN AUTHORIZATION FROM PLACER COUNTY”

- No parking, portable toilets, dumping or storage of any construction materials, including oil, gas, or other chemicals, or other encroachment by workers, equipment, or domesticated animals is allowed in the PZ;
- No equipment or construction materials (e.g., oil, fuel, concrete mix, or other deleterious substance) shall be placed, stored, or allowed to enter the PZ of any tree;
- All trees located within 25 feet of structures shall be protected from stucco and/or paint applications during construction;
- Grading shall be designed to avoid ponding and ensure proper drainage within driplines of all trees;
- Disturbance to the native ground surface (grass, leaf, litter, or mulch) under preserved trees shall be avoided. All brush, earth, and debris shall be removed in a manner that prevents injury to the tree;
- Trenching, grading, paving, or otherwise damaging or disturbing any exposed roots within the PZ shall be avoided;
- If underground utilities and/or irrigation trenching encroach within a tree's PZ, they shall be bored or drilled under the root system of any tree to be preserved. If this is impossible, trenching shall be completed by hand tools, air spades, or other acceptable measures under the supervision of an ISA-Certified Arborist. Boring machinery, boring pits, and spoils shall be located outside of the PZ fencing;
- All work shall conform to the most current American National Standards Institute (ANSI) tree care standards;
- Do not sever major roots (1-inch or greater) unless permitted by an ISA-Certified Arborist. Cut all roots, regardless of size, cleanly at the edge of ground disturbance with pruning instruments and keep moist until covered with soil;
- Pruning of living limbs or roots shall be done under the supervision of an ISA-Certified Arborist. Excavation for roots should be done by air knife, and all pruning should be done by hand, in accordance with ISA

standards using tree maintenance best practices. Climbing spikes should not be used on living trees. Limbs should be removed with clean cuts just outside the crown collar;

- Native woody plant material (trees and shrubs to be removed) may be chipped or mulched on the Project Site and placed in a 4- to 6-inch-deep layer around existing trees to remain. Do not place mulch in contact with the trunk of preserved trees;
- Any and all exposed roots shall be covered with protective material (e.g., damp burlap) during construction to prevent drying out;
- No signs, ropes, cables, or any other item shall be attached to a tree; and
- No burning or use of equipment with an open flame may occur near or within the protected perimeter. Appropriate fire prevention techniques shall be employed around all trees to be preserved. This includes cutting tall grass, removing flammable debris within the PZ, and prohibiting the use of tools that may cause sparks, such as metal blade trimmers or mowers.

MM IV.7

The project shall pay fees according to the PCCP Land Conversion Fee Schedule. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity and per dwelling fee based on the number of residential buildings (not individual units within buildings). An application for PCCP Authorization shall accompany the permit application for each project step. In addition to land conversion, if the project would result in permanent and/or temporary direct effects to Special Habitats, then the special habitat fee obligation including temporary effect fees shall be paid prior issuance of a land conversion authorization that allows ground disturbance of special habitat. (PCCP General Condition 3)

Discussion Item IV-3, 4:

The proposed project site is surrounded by development to the west, south, and east. A tributary to Linda Creek is adjacent to the north, however no portions of the creek are on the proposed project site. A paved walking path is immediately adjacent to the northern boundary of the proposed project site, separating the site from the stream corridor. A residential subdivision is located farther north of the proposed project site across the stream. The BRA prepared for the proposed project concludes the site does not support a wildlife corridor, as it does not connect two significant habitats. In addition, no aquatic resources were identified on the proposed project site. Therefore, the proposed project would not have an adverse effect on federal or state protected wetlands, nor would the proposed project substantially interfere with migratory fish or wildlife species or impede the use of a native nursery site. The potential impacts are less than significant. No mitigation measures are required.

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		
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Discussion Item V-1, 2, 3, 4, 5:

A Cultural and Paleontological Resources Assessment was conducted by Foothill Associates, Inc., and the report is dated November of 2015. The report evaluated the entirety of the WellQuest site including the eastern portion where the project is proposed. The North Central Information Center, California Historical Resources Information System conducted a records search of the proposed project site. The records search was completed on November 9, 2015. As a result of the records search, no previously recorded archaeological or other cultural resources were identified on the proposed project site. The planned widening of Sierra College Boulevard prompted a 1998 study encompassing both sides of Sierra College Boulevard in the vicinity of the proposed project site and southward. However, no archaeological resources were identified during the study. The following standard mitigation would be applied in the event resources are discovered:

Mitigation Measures Item V-1:MM V.1

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 project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

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 project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the 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.

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 main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the project. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:

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 Items VII-1, 6, 7:

The project proposes to develop 16 single-story senior residential cottages as an expansion to the existing WellQuest of Granite Bay senior living community to the west, with associated infrastructure including on-site circulation improvements and water quality treatment facilities. The proposed project site is a 2.49 acre parcel, partially developed with only a detention/stormwater quality basin for the existing WellQuest site to the west. The proposed project is accessed through the existing WellQuest site connecting to Sierra College Boulevard to the west. The parcel is mildly sloped to the west and is surrounded by residential and commercial development.

A Geotechnical Report was prepared by Geocon Consultants, Inc. dated September 11, 2023. The report identified undocumented fill between three and 6.5 feet in depth on portions of the proposed project site, which would be removed and recompact as part of the development of the site. Below the fill, the report identified Modesto Formation (alluvium) up to the maximum test pit depth of approximately 13 feet. The alluvium generally consists of interbedded layers of stiff to hard sandy lean clay and sandy silt, and medium dense to dense clayey sand, silty sand, and poorly graded sand.

To construct the improvements proposed, disruption of soils on-site would occur, including excavation/compaction for the abovementioned improvements. Approximately 100 percent of the site would be disturbed per the submitted grading plan (approximately 2.49 acres). The proposed project site is mildly sloped, so cuts and fills would be relatively minor. Any erosion potential would only occur during the short time of the construction of the improvements.

The proposed project's site specific impacts associated with soil disruptions, soil erosion and topography changes 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 CDRA 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 with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process 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 ESD.

Prior to the County's final acceptance of the project's improvements, one copy of the Record Drawings in digital format (on compact disc or other acceptable media) shall be submitted to the ESD along with one blackline hardcopy (black print on bond paper) and one PDF copy. 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 County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the 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 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 ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding.

Failure of the 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:

The Geotechnical Report identified that the site is not located in a currently established State of California Seismic Hazard Zone for liquefaction. The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site are capable of supporting structures and circulation improvements. 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. The Geotechnical Report does not identify significant limitation of the soil types present on the site.

The Geotechnical Report identified that the proposed project site is not located on any known “active” earthquake fault trace and is not contained within an Alquist-Priolo Earthquake Fault Zone. The California Department of Mines and Geology classifies the proposed project site as a low severity earthquake zone. The proposed project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future structures would be constructed in compliance with the California Building Code, which includes seismic standards.

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

Discussion Items VII-3:

The Geotechnical Report identifies near-surface soils indicate low plasticity and corresponding low expansion potential. The Report provides recommendations to further reduce potential for differential settlement. The development of the site would be in compliance with the California Building Code which would also reduce impacts related to expansive (shrink-swell) soils.

Therefore, the impacts of expansive soils are less than significant. No mitigation measures are required.

Discussion Item VII-4:

The proposed 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:

A Cultural and Paleontological Resources Assessment by Foothill Associates, Inc. was conducted, and the report is dated November of 2015. Due to the existing condition of the site, no Paleontological Records Search was requested. No unique geologic features are known to exist within or near the property and the proposed project site is not in a geologic unit known for having paleontological resources. Impacts are considered less than significant. No mitigation measures are required.

Discussion Item VII-8:

The California Department of Mines and Geology classifies the proposed project site as a low severity earthquake zone. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The site is located in a relatively quiet seismic areas when compared to other more active areas of California. The proposed project site is considered to have low seismic risk with respect to faulting, ground shaking, and seismically related failure. 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, subsequent paving and the construction of residential and accessory buildings, along with the construction of associated utilities and roadways.

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 to be 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 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	Potential y Significa nt 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, 3:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. Further, the project is not located within one-quarter mile of an existing or proposed school. No mitigation measures are required.

Discussion Item IX-2:

Placer County Environmental Health has reviewed the "Phase I Environmental Site Assessment", date May 30, 2018, prepared by Geotek for the above referenced property. The report summarizes the results of historic research of the property for past land uses. Environmental Health concurs with the consultant's findings that there is no evidence of any recognized environmental conditions at the proposed project site and therefore no further investigation relating to past land uses is necessary. As stated above, construction and residential uses of hazardous materials are expected to be minimal and therefore, the impact is considered less than significant. 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. Therefore, there is no impact.

Discussion Item IX-5:

The proposed project is not located within an airport land use plan area or within two miles of a public airport or public use airport and would not result in an airport safety hazard for people residing or working in the proposed project area. Therefore, there is no impact.

Discussion Item IX-6:

The proposed project would not impair implementation 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 would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, as the proposed project site is in an urban area, largely surrounded by existing residential, and directly accessible via private driveway from Sierra College Boulevard, which would allow for unimpeded emergency vehicle access. The proposed project site is not located on or near any heavily vegetated steep slopes, and properties within the general vicinity of the proposed project are largely developed residential rather than wildland areas that contain large amounts of vegetation/fire fuel. Therefore, there is no impact.

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 of the basin? (EH)				X
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:

The proposed project would utilize treated water from the San Juan Water District as the domestic water supply. The proposed project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:

The proposed project would rely on treated water from San Juan Water District whose source is primarily surface water. This proposed project would not utilize groundwater and is not located in an area where soils are conducive to groundwater recharge. The proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:

The project proposes to develop 16 single-story senior residential cottages as an expansion to the existing WellQuest of Granite Bay senior living community to the west, with associated infrastructure including on-site circulation improvements and modifications to the existing water quality treatment facility. The existing site generally slopes to the west to the existing detention/stormwater quality basin which ultimately drains to the northern boundary of the site via three 24" culverts into a drainageway to the north within the City of Roseville limits. The existing stormwater quality basin would be modified to maintain capacity for the existing project to the west as well as the additional impervious surface resulting from this proposed project.

The proposed project would add approximately 60,000 square feet (1.4 acres) of impervious surfaces resulting in a 56 percent increase as compared to the entire proposed project area, approximately 2.49 acres. No downstream drainage facility or property owner would be significantly impacted as there would be no increase in peak flows leaving the site as demonstrated in the preliminary Drainage Study prepared by Cartwright NorCal dated October 2022.

The proposed project's site specific impacts associated with substantially altering the existing drainage pattern of the site, substantially increasing the surface peak flow and volumetric runoff, or exceeding the capacity of drainage systems 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

See Items VII-1, 6, and 7 for the text of these mitigation measures

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.

MMX.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the ESD and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, or Multi-Purpose Easement, except as authorized by project approvals.

MMX.3

This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,854 per acre (Linda Creek North), payable to the CDRA Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

Discussion Item X-4:

Approximately 100 percent of the 2.49 acre proposed project site would be disturbed during construction activities. After construction, an estimated 56 percent of the 2.49 acre site would be covered with impervious surfaces including the proposed cottages and parking/circulation area. Potential water quality impacts are present both during proposed project construction and after proposed project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance. Proposed project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed, and soils are disturbed. The disruption of soils on the site would be short term and the proposed project would be required to include a construction BMP plan with the submittal of improvement plans. The project proposes to modify the existing on-site post construction stormwater quality basin to treat the runoff due to the additional impervious surfaces from the proposed project.

The proposed project's site-specific impacts associated with soil erosion and surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

MM VII.1, MM VII.2, MM X.1

See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures

MM X.4

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 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 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, right-of-way, or Multi-Purpose easement, 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 proposed 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 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.5

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.6

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.

Discussion Item X-5:

The proposed project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). However, there is a local 100-year floodplain along the northern boundary of the proposed project site. The ultimate proposed 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, the impacts of/to flood flows and exposing people or structures to flooding can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-5:

MM VII.1, MM VII.2, MM X.1

See Items VII-1, 6, 7 and X-3 for the text of these mitigation measures

MMX.7

The Improvement Plans shall show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for the drainageway along the north of the project site, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

MM X.8

Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans.

Discussion Item X-6:

This proposed project would utilize treated water from San Juan Water which relies mostly on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. Therefore, there is no impact.

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, 2, 3, 4:

The proposed project would not divide an established community because the proposed project and surrounding area have already been developed with residential land uses. This proposed project would add 16 residential cottage units that would feature covered entry, rear patio, fenced rear yard, full kitchen, and laundry facility. Additionally, a common area with open space offers amenities such as a bocce ball court, barbeque/gazebo gathering area with outdoor seating, a dog park, and walking paths and associated parking and circulation areas and landscaping, etc. This development is under the category of "Senior Housing Project". The requested Rezone would allow for more residential units however, given the proposed 16 senior housing units (residential cottages) are small in size and would be managed for senior care, the increase in units would not have economic or social changes that would cause a significant adverse physical change to the environment. Furthermore, the proposed project is a residential project within an existing residential area. The proposed project design does not significantly conflict with General Plan and Community Plan policies related to grading, drainage, and transportation, and complies with the Granite Bay Community Plan design standards for Craftsman-style architecture and thoughtful site design. The proposal does not conflict with any Environmental Health land use plans, policies, or regulations. Therefore, this is a less than significant impact. No mitigation measures are required.

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:

The Mineral Land Classification of Placer County (California Department of Conservation-Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral deposits found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc, and tungsten); and construction aggregate resources, industrial mineral deposits, and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed

granite, clay, shale, quartz, and chromite).

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the proposed project site. Development of the proposed project would not result in impacts to 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 ground borne vibration or ground borne 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:

The proposed project would result in a new residential use on the site. A Noise and Vibration Assessment was conducted by Dudek Consultants and is dated June 7, 2023. Specifically, the analysis focused on vibration and noise from project construction, potential traffic noise increases from project-added trips on area roadways, and stationary mechanical equipment (heating, ventilation, and cooling [HVAC] units) noise. The analysis also includes predicted exterior noise exposure at the new cottages from roadway traffic, for comparison to Noise Element policy limits.

Onsite noise generating activities of the proposed project (parking lot movements and rooftop mechanical equipment) are predicted to generate noise levels which satisfy the Placer County noise level criteria. As a result, no noise impacts are identified. No mitigation measures are required.

Discussion Item XIII-2:

The noise generated by construction activities associated with the proposed project is anticipated to result in a temporary increase in ambient noise levels in the area, and may exceed the Federal Transit Administration (FTA) guidance limit of 80 dBA Leq 8 hour at the closest residences to the east and south of the proposed project site and at the existing Wellquest senior living facility to the west. The movement of construction equipment, site excavation, concrete work, wood framing and other normal building construction activities would create noise levels that may exceed the Placer County Noise Ordinance standards. Although these activities would be temporary in nature, they represent a potentially significant impact on the surrounding area. The following mitigation measures would be incorporated into the proposed project in order to reduce these impacts to less than significant:

Mitigation Measures Item XIII-1:

MM XII.1

In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday and shall only occur:

1. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
2. Monday through Friday, 7:00 am to 8:00 pm (during standard time)
3. Saturdays, 8:00 am to 6:00 pm

Haul trucks are restricted to operating on the local roadway system during the same hours as construction activities are allowed.

Advisory Comment: Quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

MM XIII.2

A temporary construction soundwall shall be erected prior to the commencement of site preparation activities and maintained throughout construction of the project, along the eastern, southern, and western project site boundaries. The soundwall shall be a minimum of 8 feet in height along the eastern and southern project site boundaries, and a minimum of 6 feet in height along the western project site boundary, measured from the ground elevation on the project side of the soundwall. The soundwall shall be of solid material with a minimum STC rating of 25.

Discussion Item XII-3:

The proposed project is not located within the vicinity of a private airstrip or an airport land use plan or within two miles of a public use airport. 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 induce substantial population growth either directly or indirectly as the proposed project includes the construction of only 16 senior residential cottages in an area that is currently developed with residential and commercial uses. The proposed project does not require the extension of roads or other infrastructure, including sewer and water. Therefore, there is no impact.

Discussion Item XIV-2:

The proposed project would not displace any existing housing, necessitating the construction of replacement housing elsewhere as the proposed project site is an undeveloped parcel. Therefore, there is no impact.

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 serving fire district has reviewed the proposed project. The proposed project could result in a modest incremental increase in the need for fire protection services due to 16 senior residential cottages being constructed on the proposed project site. The proposed project shall comply with the California Building Code and would not require provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

Discussion Item XV-2:

The proposed project could result in a modest incremental increase in the need for sheriff protection services. The addition of 16 senior residential cottages would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures are required.

Discussion Item XV-3, 4, 5, 6:

The proposed project could indirectly result in a modest incremental increase in the need for schools, roads, parks, and other governmental services. This increase would not result in a substantial adverse physical impact from the provision of new or expanded facilities or services. Additionally, the provision of these services would be offset by existing fee programs that are regulated by ordinance (such as the countywide traffic fee program, park fee program, school fees, etc.) that are integrated into the commercial Building Permit process. The proposed project does not generate the need for significantly more maintenance of public facilities than what was expected with the build out of the General Plan/Community Plan. 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:

The proposed project would result in a negligible increase in the use of existing recreational facilities in the surrounding area, and the construction of the 16 residential cottages for senior is not anticipated to require expansion of recreational facilities. Improvements and/or maintenance of these existing services are offset by the payment of park fees, a type of capital impact fee, at the issuance of each residential building permit that would fund increased maintenance of existing County parks. 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)? (PLN)			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 do not significantly impact the construction of bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc. The transportation analysis prepared by Kimley Horn dated April 28, 2023 did not indicate the need for any additional improvements beyond what is proposed. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The proposed project would utilize the existing improved encroachment onto Sierra College Boulevard through the existing WellQuest senior living community site to the west. The previous project also constructed the ultimate frontage improvements along Sierra College Boulevard, therefore, no additional frontage or access improvements would be required with this proposed project. Therefore, the impacts of vehicle safety is less than significant. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district 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. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The Placer County Zoning Ordinance Section 17.56.210 requires 1.5 off-street parking spaces per senior housing unit. At the time that the proposed project submits for building permits, it would be reviewed for conformance with the parking standards outlined by the Placer County Zoning Ordinance to verify that minimum on-site parking requirements would be met. Therefore, this is a less than significant impact.

No mitigation measures are required.

Discussion Item XVII-5:

The proposed project includes the construction of 16 senior housing units (residential cottages) ranging in size from 857 square feet to 1,179 square feet. The gross building area is approximately 26,700 square feet. Residential cottage units feature a covered entry, rear patio, fenced rear yard, full kitchen, and laundry facility. Additionally, a common area with open space offers amenities such as a bocce ball court, barbeque/gazebo gathering area with outdoor seating, a dog park, and walking paths that connect to the nearby public trail system to the north. The proposed project would generate approximately 52 average daily trips (ADT).

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.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. Screening criteria were used to identify if the proposed project is expected to result in a finding of less than significant VMT impact. The proposed project is 17 or fewer single family dwelling units and would be defined as a small project pursuant to the County’s Transportation Study Guidelines (TSG). Based on the unit count and the anticipated ADT of 52, the project is presumed to have a less-than-significant VMT impact and can be screened pursuant to the County’s TSG. Therefore, 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	

While the United Auburn Indian Community (UAIC) did not request consultation, the Tribe is traditionally and culturally affiliated with this area of Placer County. The UAIC is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians. The Tribe possess the expertise concerning tribal cultural resources in the area and are contemporary stewards of their culture and the landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe’s goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

Discussion Item XVIII-1, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the proposed project area on December 27, 2023.

The identification of Tribal Cultural Resources (TCR) for this project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). UAIC's THRIS database is composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data. Following their review, the UAIC did not open consultation.

As a result of the County's offer to consult, the Shingle Springs Band of Miwok Indians indicated that they are not aware of any known cultural resources on the project site but requested continued consultation through project updates. No other request to consult was received and no mitigation measures are required.

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:

The proposed project is located within Placer County Sewer Maintenance District 2 (SMD-2). Wastewater flow from the proposed project area is treated at the City of Roseville's Dry Creek Wastewater Treatment Plant (WWTP) on behalf of the South Placer Wastewater Authority (SPWA). A sewer will-serve letter has been provided by Placer County and the proposed project will connect to an existing public sewer line located in Sierra College Boulevard. To serve the senior living facility, a public water connection will be made to the existing public water line in Sierra College Boulevard in accordance with the requirements of SJWD.

Stormwater would continue to overland flow and would be collected and conveyed in the on-site drainage system to direct flows to water quality treatment basin at the western side of the proposed project site. The existing stormwater quality basin would be modified to maintain capacity for the existing project to the west as well as the runoff due to

the additional impervious surface as a result of this proposed project. The basin ultimately discharges at the northern boundary of the site via three existing 24 inch culverts into a drainageway to the north within the City of Roseville limits. There would be no increase in peak flows leaving the site as demonstrated in the preliminary Drainage Study prepared by Cartwright NorCal dated October 2022, therefore no new significant storm water drainage facilities or expansion of existing facilities is required.

Improvements associated with the proposed project would not 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 which could cause significant environmental effects. Overall, impacts would be less than significant. No mitigation measures are required.

Discussion Item XIX-2:

San Juan Water District has indicated their availability to provide water service to the proposed project (see Letter of Water Availability dated November 30, 2023) and that there are sufficient water supplies available to serve the project and reasonably foreseeable future development. Therefore, the impacts are considered to be less than significant. No mitigation measures are required.

Discussion Item XIX-3:

Placer County Department of Public Works – Environmental Engineering has provided comments that the proposed project is eligible for sewer service (see letter dated January 18, 2024) and that there is adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) in which solid waste is brought to a landfill with sufficient permitted capacity. The residential and storage use are not expected to generate excess solid waste. Therefore, the impacts are less than significant. 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	

Discussion Item XX-1:

The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 4:

The area's topography, amount of fuel load, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. The proposed project site is located in an environment subject to grassland and low height vegetation fires. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. The proposed project site and surrounding area is urban in character. The proposed project is adjacent to an on-site fire hydrant that would be used for fire safety and water availability in the event of a fire. Additionally, the required clearing per firesafe standards and building code requirements would further reduce any potential impact. South Placer Fire Protection District provides fire prevention, fire suppression, and life safety services to the proposed project area which is not in an area mapped by the California Department of Forestry and Fire Protection (CAL FIRE) as being in a State Responsibility Area (SRA) for wildland fire risk. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XX-3:

Site access is proposed from Sierra College Boulevard via the existing WellQuest senior living facility driveway which would be extended to provide access to site. On-site circulation includes a 25-foot driveway which terminates at two hammerhead turnarounds with the possibility for future connection to adjacent parcels. A fire hydrant currently exists at the adjacent WellQuest senior living facility. 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 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 type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

H. DETERMINATION – The Environmental Review Committee finds that:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<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.

<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
<input type="checkbox"/>	Other _____

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

Planning Services Division, Jennifer Byous, Chairperson
 Planning Services Division-Air Quality, Jennifer Byous
 Engineering and Surveying Division, Candace Bartlette, P.E.
 Department of Public Works-Transportation, Katie Jackson
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Shaun Johnson
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Derek Schepens and/or Dave Bookout

Signature _____


 Leigh Chavez, Environmental Coordinator
Date **06/24/24**

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. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Boulevard, Tahoe City, CA 96145.

County Documents	<input 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 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 checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input 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 checked="" 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 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 Plan

EXHIBIT A

MITIGATION MONITORING PROGRAM Mitigated Negative Declaration – PLN22-00506 WellQuest Granite Bay Cottages

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

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

Mitigation #	Text	Date Satisfied
<u>MM I.1</u>	<p>Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan will be submitted to the Placer County Planning Services Division for review and approval, which will include the following:</p> <ul style="list-style-type: none">• The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. Night lighting will be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.• Site lighting fixtures in parking lots will be provided by the use of high-pressure sodium (HPS), metal halide, or other, as established by the Design/Site Agreement, mounted on poles not to exceed 14 feet in height. The metal pole color will be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots will be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting will not be used.• Building lighting will be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design will complement the building colors and materials and will be used to light entries, soffits, covered walkways and pedestrian areas such	

	<p>as plazas. Roof and wall pack lighting will not be used.</p> <ul style="list-style-type: none"> • Lighting intensity will be of a level that only highlights the adjacent building area and ground area and will not impose glare on any pedestrian or vehicular traffic. • Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity will be of a level that only highlights shrubs and trees and will not impose glare on any pedestrian or vehicular traffic. 	
<u>MM III.1</u>	<p>The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):</p> <ul style="list-style-type: none"> a. Prior to construction activity, a Dust Control Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform. b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours. c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301). d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304) e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2) f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4) g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the 	

	<p>individual jurisdiction. (Based on APCD Rule 228 / section 401.5)</p> <ul style="list-style-type: none"> h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6) i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402) j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials. k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304) l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501) m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14). o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, residential care facility, or school). 	
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<u>MM IV.1</u>	<p>All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.</p> <p>If vegetation removal and grading activities must begin during the nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey of the project area for active nests. Additionally, the surrounding 500 feet of the project footprint shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey and provided to Placer County Community Development Resource Agency (CDRA), and no additional measures are recommended. If construction does not commence within three (3) days of the pre-construction survey, or halts for more than seven (7) consecutive days during construction, an additional survey is required prior to starting work.</p> <p>If active nests are identified, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer zone widths defined by the biologist will depend on the species in question, surrounding existing sources of disturbance, and site-specific characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors provided the CDFW has concurred these buffer widths are adequate. If CDFW declines to consult or does not respond, buffer widths shall be confirmed by Placer County CDRA . If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a qualified biologist determines that the nestlings have successfully fledged or the nest has been determined to be inactive. A note to this effect shall be included on the Notes page of the project's Improvement Plans.</p>	
<u>MM IV.2</u>	<p>A qualified biologist shall conduct a focused botanical survey between March and May of the year prior to site disturbance. If a botanical survey cannot feasibly be completed during the blooming season the year prior to construction, construction shall not start until the focused botanical survey has been completed. If no special-status plant species are observed, a letter report documenting the results of the survey shall be provided to Placer County CDRA and no further mitigation measures would be required.</p> <p>If dwarf downingia (or other sensitive plant species) occurs within the project area and cannot be avoided, a mitigation plan shall be prepared by a qualified biologist and in consultation with CDFW (California Department of Fish and Wildlife). The mitigation plan shall include, but not necessarily be limited,, identification of on-site locations where the plants could be transplanted in suitable habitat and identification of success criteria, maintenance, and monitoring activities. CDFW shall approve the mitigation plan prior to transplantation and site disturbance, or evidence shall be provided to Placer County CDRA that CDFW has declined to review the mitigation plan. The final mitigation plan shall be provided to Placer County CDRA.</p> <p>A note to this effect shall be included on the project's Improvement Plans.</p>	
<u>MM IV.3</u>	<p>Within 30 days prior to tree removal, a qualified biologist shall conduct a pre-construction survey for special-status bats. If no special-status bats are observed roosting, then a letter report documenting the results of the survey</p>	

	<p>shall be provided to the project proponent and Placer County CDRA, and no further mitigation measures would be required. If tree removal does not commence within 14 days of the pre-construction survey, or halts for more than 14 consecutive days, a new survey is required.</p> <p>If bats are found, consultation with CDFW is required to determine avoidance measures. Recommended avoidance measures could include, and not be necessarily limited to, establishing a buffer around the roost tree until it is no longer occupied and/or staged removal of the roost tree. The tree shall not be removed until a qualified biologist has determined that the tree is no longer occupied by the bats.</p> <p>A note to this effect shall be included on the project's Improvement Plans.</p>	
<u>MM IV.4</u>	<p>If the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest and construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, the qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.</p> <p>If pre-construction surveys reveal active nesting sites, the protocols established by PCCP Species Conditions SWHA 2, 3, and 4. (PCCP Species Condition 1, Swainson's Hawk).</p> <p>PCCP Section 6.3.5.6.2 (Applicable Measures)</p> <p>If surveys determine that a Swainson's hawk nest is occupied, the project must adopt the minimization measure listed below:</p> <p>Swainson's Hawk 2. During the nesting season (approximately February 1 to September 15 or sooner if it is found that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nests under construction will be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided that they do not stress the breeding pair.</p> <p>If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the PCA for a reduction in the buffer distance or waiver of this avoidance measure. A qualified biologist would be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally.</p> <p>Swainson's Hawk 3. Active (within the last 5 years) nest trees on a project site will not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer</p>	

	<p>dependent on the nest and before breeding activity begins.</p> <p>PCCP Section 6.3.5.6.3 (Construction Monitoring)</p> <p>Swainson's Hawk 4. Construction monitoring will be conducted by a qualified biologist and will focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring will ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer will be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction will cease until the young have fledged from the nest (as confirmed by a qualified biologist).</p> <p>The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The qualified biologist will train construction personnel on the avoidance procedures and buffer zones.</p>	
<u>MM IV.5</u>	<p>Two surveys shall be conducted 15 days prior to site disturbance to establish the presence or absence of burrowing owls. The surveys shall be conducted at least seven days apart (if burrowing owls are detected on the first survey, a second survey is not needed) for both breeding and non-breeding season surveys. All burrowing owls observed shall be counted and mapped.</p> <p>During the breeding season (February 1 to August 31), surveys shall document whether burrowing owls are nesting in or within 250 feet of the project area. During the non-breeding season (September 1 to January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any area to be disturbed. Survey results will be valid only for the season (breeding or non-breeding) during which the survey was conducted.</p> <p>A qualified biologist shall survey the footprint of disturbance and a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. The site will be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor shall record all potential burrows used by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore observers will also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership shall be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the qualified biologist shall get as close to the non-accessible area as possible, and use binoculars to look for burrowing owls.</p> <p>The presence of burrowing owls or their sign anywhere on the site or within the 250-foot accessible radius around the site shall be recorded and mapped. Surveys shall map all burrows and occurrence of sign of burrowing owl on the project site. Surveys must begin one hour before sunrise and continue until two hours after sunrise (3 hours total) or begin two hours before sunset and</p>	

	<p>continue until one hour after sunset. Additional time may be required for large project sites.</p> <p>If one or more burrowing owl or evidence of their presence at or near a burrow entrance is found during the breeding season (approximately February 1 to August 31), the project applicant shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following fledging). The applicant shall establish a 250-foot non-disturbance buffer zone around nests. The buffer zone shall be flagged or otherwise clearly marked. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer will be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. Construction may only occur within the 250-foot buffer zone during the breeding season if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved off-site.</p> <p>Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.</p> <p>If one or more burrowing owls or evidence of their presence at or near a burrow entrance is found during the non-breeding season (approximately September 1 to January 31), the project applicant shall establish a 160-foot buffer zone around active burrows. The buffer zone shall be flagged or otherwise clearly marked. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.</p> <p>After all alternative avoidance and minimization measures are exhausted as confirmed by the Wildlife Agencies, a qualified biologist may passively exclude birds from those burrows during the non-breeding season. A burrowing owl exclusion plan shall be developed by a qualified biologist consistent with the most recent guidance from the Wildlife Agencies (e.g., California Department of Fish and Game 2012) and submitted to and approved by the PCA and the Wildlife Agencies. Burrow exclusion will be conducted for burrows located in the project footprint and within a 160-foot buffer zone as necessary.</p> <p>A biological monitor shall be present on site daily to ensure that no Covered Activities occur within the buffer zone (if one is established as described above). The qualified biologist performing the construction monitoring shall ensure that effects on burrowing owls are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from all the nests in the colony (as confirmed by a qualified biologist) or until the end of the breeding season, whichever occurs first.</p> <p>A biological monitor shall conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols in the event a burrowing owl flies into an active construction zone. (PCCP Species Condition 3)</p>	
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<p><u>MM IV.6</u></p>	<p>The project shall adhere to the oak preservation recommendations identified in the Wellquest Granite Bay Oak Resources Technical Report (dated July 27, 2023). These recommendations shall be included on the Notes page of the Improvement Plans:</p> <ul style="list-style-type: none"> • Prior to any grading, movement of heavy equipment, or other construction activities, Tree Protection Fencing, consisting of a minimum 4-foot tall high-visibility fence (orange plastic snow fence or similar), shall be installed around the perimeter of the tree Protection Zone (PZ) (dripline radius +1 foot) for all trees to be preserved. The PZ is the minimum distance for placing protective fencing, but tree protection fencing should be placed as far outside of the PZ as possible. Fencing shall be removed following construction; • The fence shall not be removed until written authorization is received from the planning services division staff. Exceptions to this policy may occur in cases where protected trees are located on slopes that will not be graded. However, approval must be obtained from the planning services division to omit fences in any area of the project. The fences must be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as described by the approving body. The developer shall call the planning services division for an inspection of the fencing prior to initiation of grading operations. Whenever possible, multiple trees shall be fenced together in a single PZ; • Signs shall be posted on all sides of the fences surrounding each tree or ~50 feet apart on groves of trees. Each sign shall be a minimum of 2 feet by 2 feet and shall include the following: <p style="text-align: center;">“WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM PLACER COUNTY”</p> • No parking, portable toilets, dumping or storage of any construction materials, including oil, gas, or other chemicals, or other encroachment by workers, equipment, or domesticated animals is allowed in the PZ; • No equipment or construction materials (e.g., oil, fuel, concrete mix, or other deleterious substance) shall be placed, stored, or allowed to enter the PZ of any tree; • All trees located within 25 feet of structures shall be protected from stucco and/or paint applications during construction; • Grading shall be designed to avoid ponding and ensure proper drainage within driplines of all trees; • Disturbance to the native ground surface (grass, leaf, litter, or mulch) under preserved trees shall be avoided. All brush, earth, and debris shall be removed in a manner that prevents injury to the tree; 	
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	<ul style="list-style-type: none"> • Trenching, grading, paving, or otherwise damaging or disturbing any exposed roots within the PZ shall be avoided; • If underground utilities and/or irrigation trenching encroach within a tree's PZ, they shall be bored or drilled under the root system of any tree to be preserved. If this is impossible, trenching shall be completed by hand tools, air spades, or other acceptable measures under the supervision of an ISA-Certified Arborist. Boring machinery, boring pits, and spoils shall be located outside of the PZ fencing; • All work shall conform to the most current American National Standards Institute (ANSI) tree care standards; • Do not sever major roots (1-inch or greater) unless permitted by an ISA-Certified Arborist. Cut all roots, regardless of size, cleanly at the edge of ground disturbance with pruning instruments and keep moist until covered with soil; • Pruning of living limbs or roots shall be done under the supervision of an ISA-Certified Arborist. Excavation for roots should be done by air knife, and all pruning should be done by hand, in accordance with ISA standards using tree maintenance best practices. Climbing spikes should not be used on living trees. Limbs should be removed with clean cuts just outside the crown collar; • Native woody plant material (trees and shrubs to be removed) may be chipped or mulched on the Project Site and placed in a 4- to 6-inch-deep layer around existing trees to remain. Do not place mulch in contact with the trunk of preserved trees; • Any and all exposed roots shall be covered with protective material (e.g., damp burlap) during construction to prevent drying out; • No signs, ropes, cables, or any other item shall be attached to a tree; and • No burning or use of equipment with an open flame may occur near or within the protected perimeter. Appropriate fire prevention techniques shall be employed around all trees to be preserved. This includes cutting tall grass, removing flammable debris within the PZ, and prohibiting the use of tools that may cause sparks, such as metal blade trimmers or mowers. 	
<u>MM IV.7</u>	<p>The project shall pay fees according to the PCCP Land Conversion Fee Schedule. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity and per dwelling fee based on the number of residential buildings (not individual units within buildings). An application for PCCP Authorization shall accompany the permit application for each project step. In addition to land conversion, if the project would result in permanent and/or temporary direct effects to Special Habitats, then the special habitat fee obligation including temporary effect fees shall be paid prior issuance of a land conversion authorization that allows ground disturbance of special habitat. (PCCP General Condition 3)</p>	

<p><u>MM V.1</u></p>	<p>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 project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>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 project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the 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.</p>	
<p><u>MM VII.1</u></p>	<p>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 CDRA 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 with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility</p>	

	<p>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.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the ESD.</p> <p>Prior to the County's final acceptance of the project's improvements, one copy of the Record Drawings in digital format (on compact disc or other acceptable media) shall be submitted to the ESD along with one blackline hardcopy (black print on bond paper) and one PDF copy. 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.</p>	
<u>MM VII.2</u>	<p>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 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 ESD concurs with said recommendation.</p> <p>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 ESD.</p> <p>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.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement</p>	

	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.	
<u>MM VII.1,</u> <u>MM VII.2</u>	See Items VII-1, 6, and 7 for the text of these mitigation measures	
<u>MM X.1</u>	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.	
<u>MMX.2</u>	The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the ESD and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, or Multi-Purpose Easement, except as authorized by project approvals.	
<u>MMX.3</u>	This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,854 per acre (Linda Creek North), payable to the CDRA Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.	
<u>MM VII.1,</u> <u>MM VII.2,</u> <u>MM X.1</u>	See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures	
<u>MM X.4</u>	The Improvement Plans shall show water quality treatment facilities/Best	

	<p>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 ESD).</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed 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, right-of-way, or Multi-Purpose easement, except as authorized by project approvals.</p> <p>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 proposed 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 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.</p>	
<u>MM X.5</u>	<p>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.</p> <p>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.</p> <p>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.</p>	
<u>MM X.6</u>	<p>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</p>	

	(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.	
<u>MM VII.1,</u> <u>MM VII.2,</u> <u>MM X.1</u>	See Items VII-1, 6, 7 and X-3 for the text of these mitigation measures	
<u>MMX.7</u>	The Improvement Plans shall show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) for the drainageway along the north of the project site, and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.	
<u>MM X.8</u>	Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans.	
<u>MM XII.1</u>	<p>In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday and shall only occur:</p> <ol style="list-style-type: none"> 1. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings) 2. Monday through Friday, 7:00 am to 8:00 pm (during standard time) 3. Saturdays, 8:00 am to 6:00 pm <p>Haul trucks are restricted to operating on the local roadway system during the same hours as construction activities are allowed.</p> <p>Advisory Comment: Quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.</p> <p>The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.</p>	
<u>MM XIII.2</u>	A temporary construction soundwall shall be erected prior to the commencement of site preparation activities and maintained throughout construction of the project, along the eastern, southern, and western project site boundaries. The soundwall shall be a minimum of 8 feet in height along the eastern and southern project site boundaries, and a minimum of 6 feet in height along the western project site boundary, measured from the ground elevation on the project side of the soundwall. The soundwall shall be of solid material with a minimum STC rating of 25.	

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.”

Granite Bay Cottages

WellQuest Living

Exhibit B

PROJECT DATA

PROJECT ADDRESS
Part of the southwest corner of section 16, Township 10 North, Range 7 West, MDM
Granite Bay, Placer County, CA

ASSESSORS PARCEL NUMBER
466-050-070-000

LEGAL DESCRIPTION
#proj Legal Description

SCOPE OF WORK
Proposed 16 residential senior housing single story cottages with garages, community spaces and necessary hardscape and landscape.

PROPOSED LAND USE
Senior Housing Project
Placer County Code 17.56.210

SITE DATA
ZONING - EXISTING: RS-AG-B-40
LAND USE DESIGNATION: RURAL LOW DENSITY RESIDENTIAL
PROPOSED ZONING: RESIDENTIAL MULTIFAMILY (RM)
with CUP land use permit for Senior Housing
PROPOSED GENERAL PLAN AMENDMENT: HDR
SITE AREA: 108,464 SF / 2.49 ACRES
TOTAL BUILDING FOOTPRINT: 26,627 SF
MAX. ALLOWED SITE COVERAGE: 75,925 SF / 70%
PROPOSED SITE COVERAGE: 26,627 / 28.88%
TOTAL BUILDING AREA: 22,761 SF
TOTAL PROPOSED DWELLING UNITS: 16 SF

BUILDING CONSTRUCTION
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: VB
SPRINKLERS: YES, DEFERRED SUBMITTAL
ALLOWABLE BUILDING HEIGHT: 36'-0"
PROPOSED BUILDING HEIGHT: 17'-10"

LAND USE:
Senior Housing Project
Placer County Code 17.56.210

SETBACKS:
Front: 20'-0"
Rear: 10'-0"
Sides: 10'-0"

PROPOSED ACTIVE RECREATION FACILITY IMPROVEMENTS:
Bocce Ball Court
BBQ
Gazebo with outdoor seating
Dog park
Walking paths



SHEET INDEX

T	Title Sheet
C-1	Preliminary Grading, Drainage and Utility Plan
C-2	Preliminary Erosion Control Plan
C-3	Land Use Vicinity Map
A1	Overall Site Plan
A2	Site Plan
A3	Floor Plan - Bldg Types
A4	Roof Plan
A5	Exterior Elevations BLDG A
A6	Exterior Elevations BLDG B
A7	Exterior Elevations BLDG C & E
A8	Exterior Elevations BLDG D
A9	Unit Plans
A10	Exterior Color Presentation
L-1	Preliminary Landscape Plan
L-2	Perimeter Screen Plantings
E100	Preliminary Electrical Site Plan
E200	Site Photometric Plan
E300	Light Fixture Cut Sheets

PROJECT INFORMATION

UNIT MIX					
Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
IL					
Cottage 1	INDEPENDENT LIVING - 2 BED	2	14	1,179	16,506
Cottage 1A	INDEPENDENT LIVING - 1 BED	1	2	857	1,714
		30	16		18,220 sq ft
Cottage 1 GARAGE:			14	312	4368 sq ft
Cottage 1A GARAGE:			2	297	297 sq ft
					22,761 sq ft

Gross Area Calcs		Area (SF)
1. Bldg type C		3,327
2. Bldg type C		3,327
3. Bldg type A		4,996
4. Bldg type D		6,379
5. Bldg type E		1,688
6. Bldg type B		4,723
7. Bldg type E		1,688
Gazebo		499
		26,627 sq ft

PARKING CALCULATIONS

Parking Count		Qty
ADA		1
ADA VAN		1
FEV		1
G		16
P		11
		30

PARKING LEGEND
ADA = ACCESSIBLE CAR PARKING SPACE
ADA VAN = ACCESSIBLE VAN PARKING SPACE
FEV = FUTURE EV PARKING SPACE
P = STANDARD PARKING SPACE
G = GARAGE SPACE
M = MOTORCYCLE PARKING SPACE

PARKING REQUIRED			
SENIOR HOUSING - INDEPENDENT LIVING			
14 UNITS	2 BDRMS	1 1/2 SPACES PER UNIT	
2 UNITS	1 BDRM	1 1/2 SPACES PER UNIT	
1 BR	1 SPACES / BDRM	x	2 UNITS
2 BR	1 SPACES / BDRM	x	28 UNITS
			TOTAL
			30 SPACES
TOTAL SPACES REQ'D 1 1/2 SPACES PER UNIT: 24 SPACES			
TOTAL SPACES PROVIDED 30 SPACES			
(16 GARAGE SPACES PLUS 14 GUEST - UNCOVERED)			

ACCESSIBLE PARKING CALCULATIONS	
TOTAL PARKING SPACES	14
X% OF X ASSIGNED PARKING SPACES	X
TOTAL ADA SPACES REQ'D	X
ADA CAR SPACES REQ'D	1
ADA VAN SPACES REQ'D	1
TOTAL ADA SPACES PROVIDED	2

FUTURE EV PARKING REQUIRED PER CALGREEN	
TOTAL PARKING SPACES	X
X% OF TOTAL PARKING SPACES	X
FUTURE EV SPACES REQ'D	1
FUTURE EV SPACES PROVIDED	1

VICINITY MAP



PROJECT TEAM

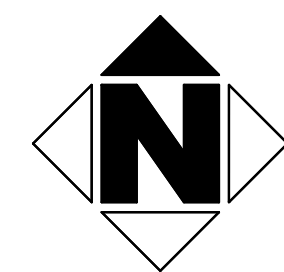
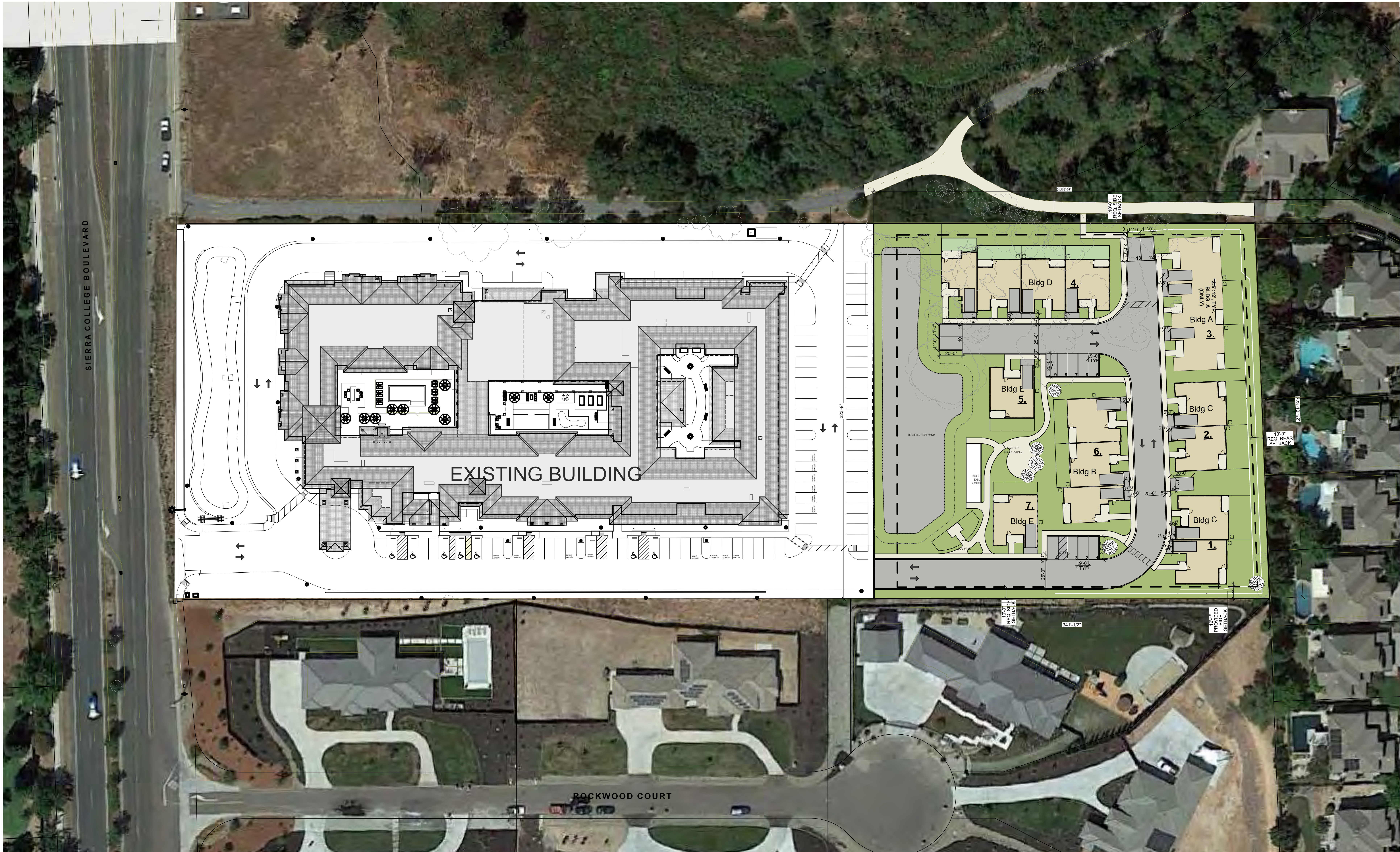
OWNER:
WellQuest Living
30299 Buck Tail Drive
Canyon Lake, CA 92587
T: 951-757-2571
Contact: Charlene Kussner

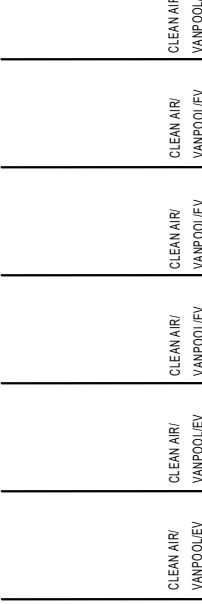
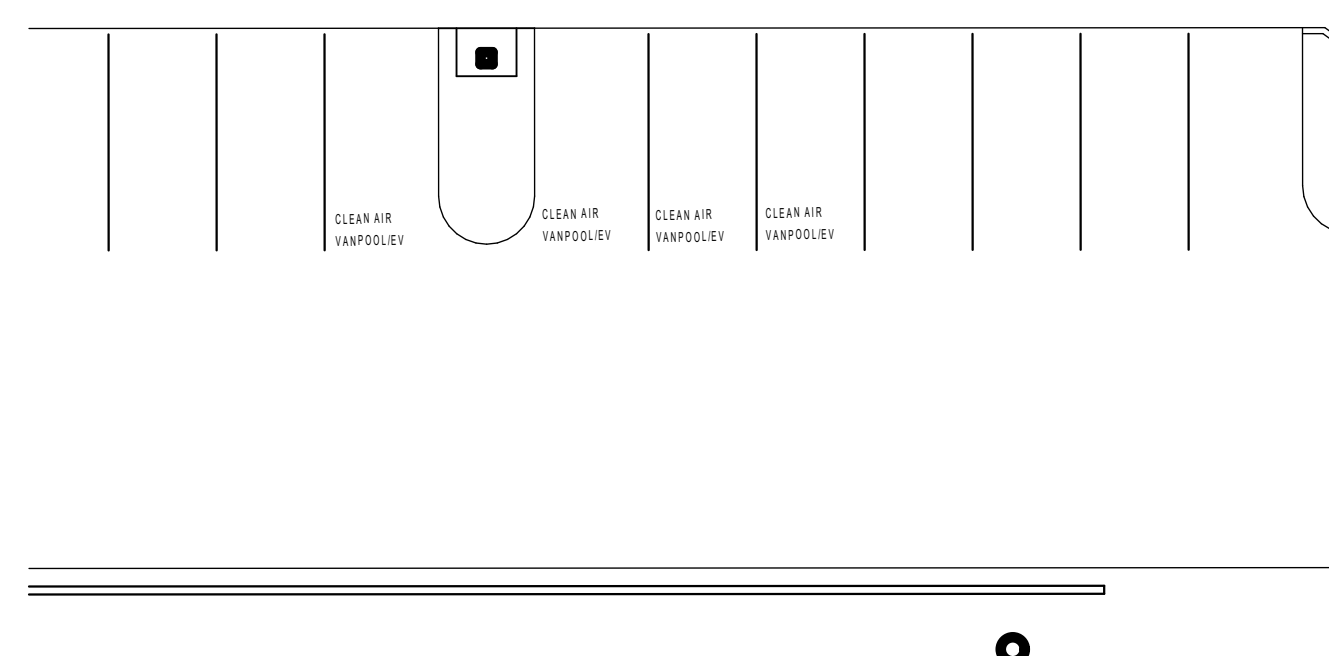
ARCHITECT:
Irwin Partners Architects
245 Fischer Ave., Ste B2
Costa Mesa, CA 92626
T: 714-556-5774
F: 714-556-1572
W: www.ipaoc.com
Contact: Greg Irwin

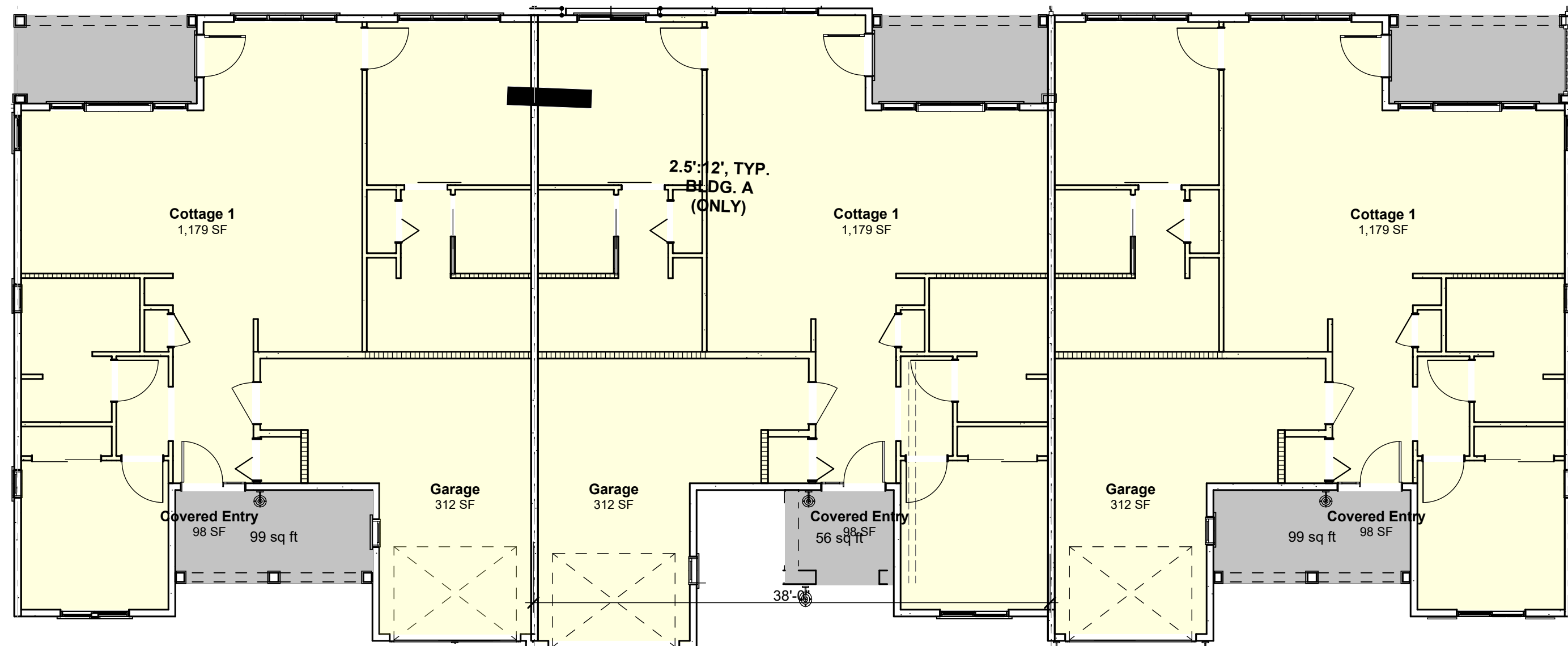
CIVIL ENGINEER:
Cartwright Nor Cal
3010 Lava Ridge Court, Ste 160
Roseville, CA 95661
T: 916-978-4001
Contact: Mike Micheels, Leed, AP, ASD, Sr. Project Mgr.

LANDSCAPE ARCHITECT:
Yamasaki Landscape Architecture
1223 High Street
Auburn, CA 95603
T: 530-885-0040
W: www.yamasaki-la.com
Contact: Theresa Zaro, P.L.A., ASLA, Leed

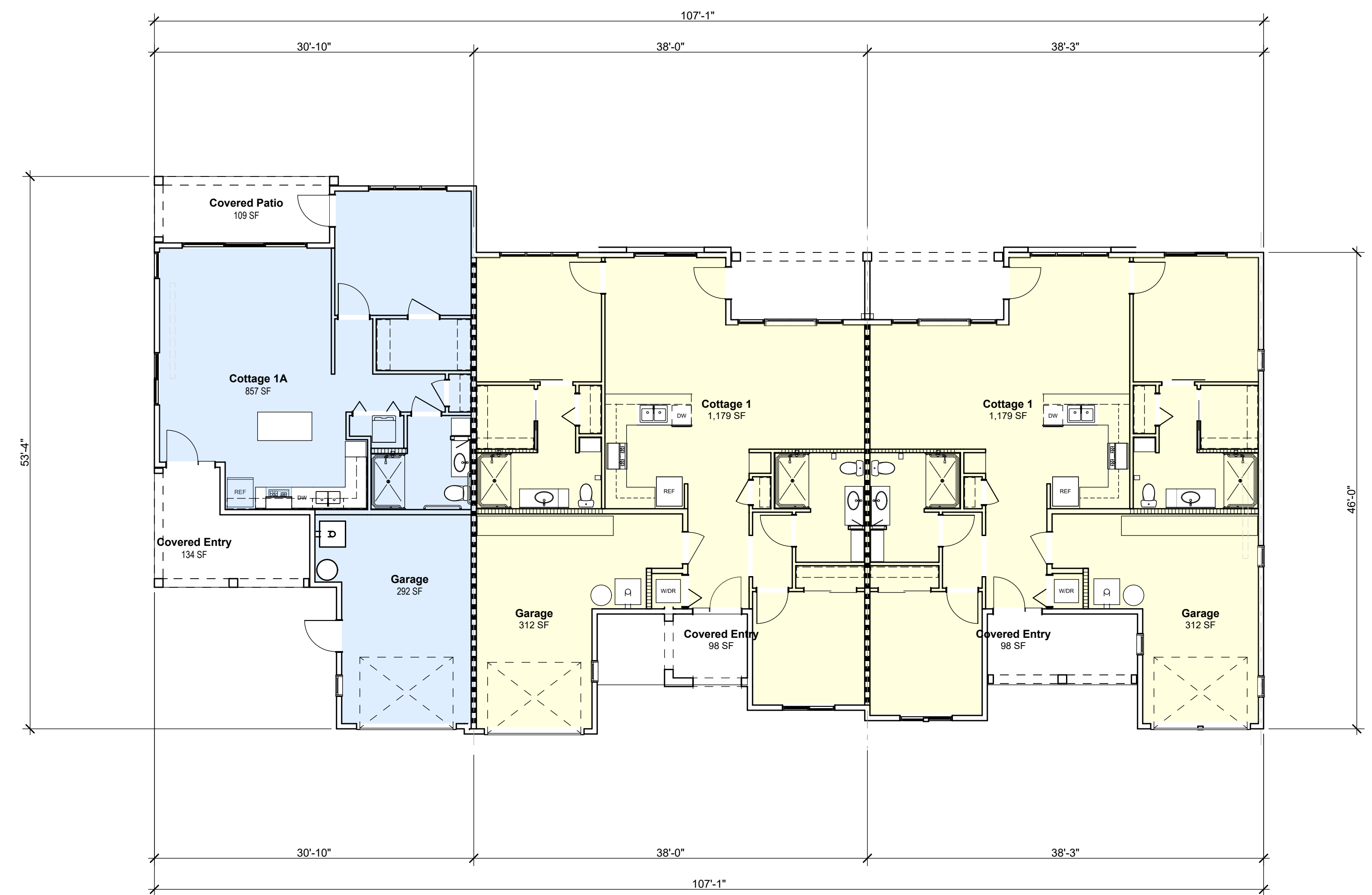
MEP ENGINEER:
Pro Engineering Consulting
2712 Loker Ave West, #1063
Carlsbad, CA 92010
T: 658-434-5464
Contact: Paulina Valdez, Project Coordinator



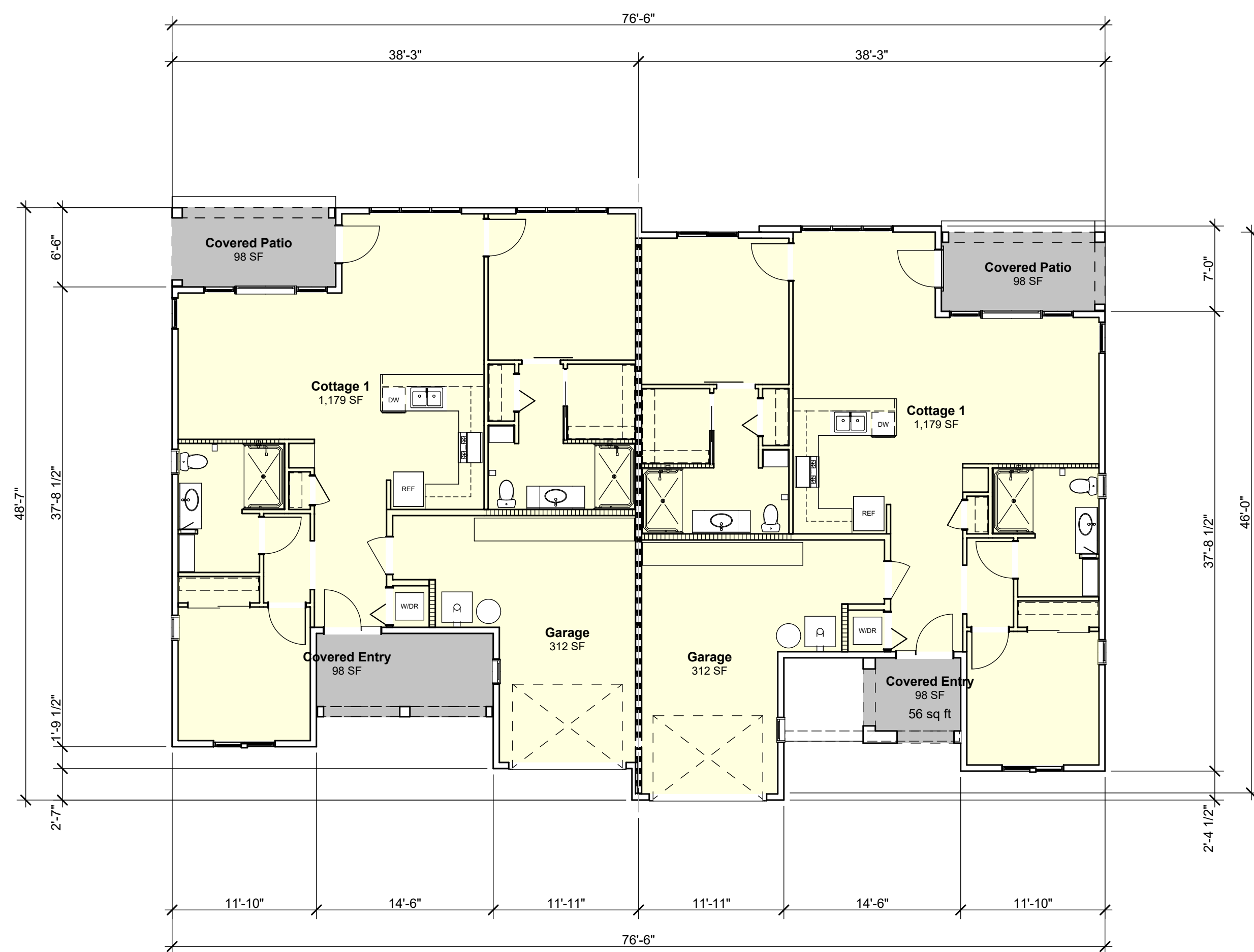




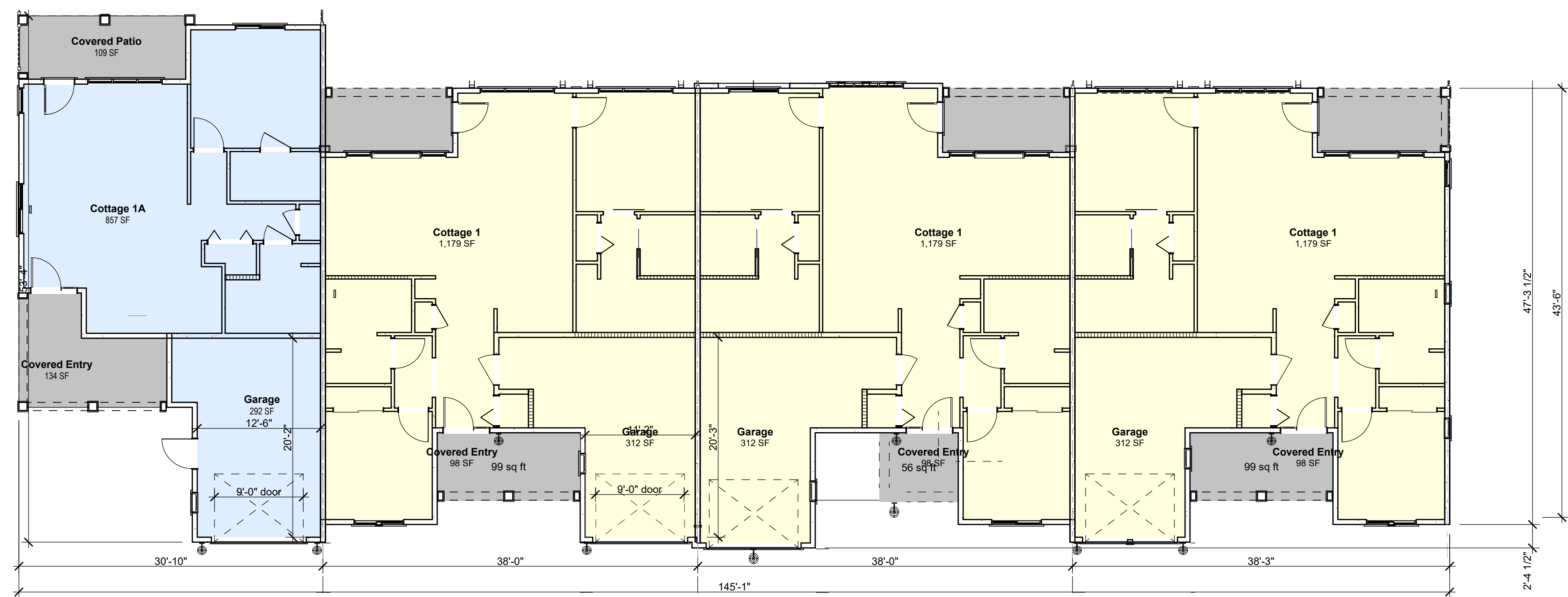
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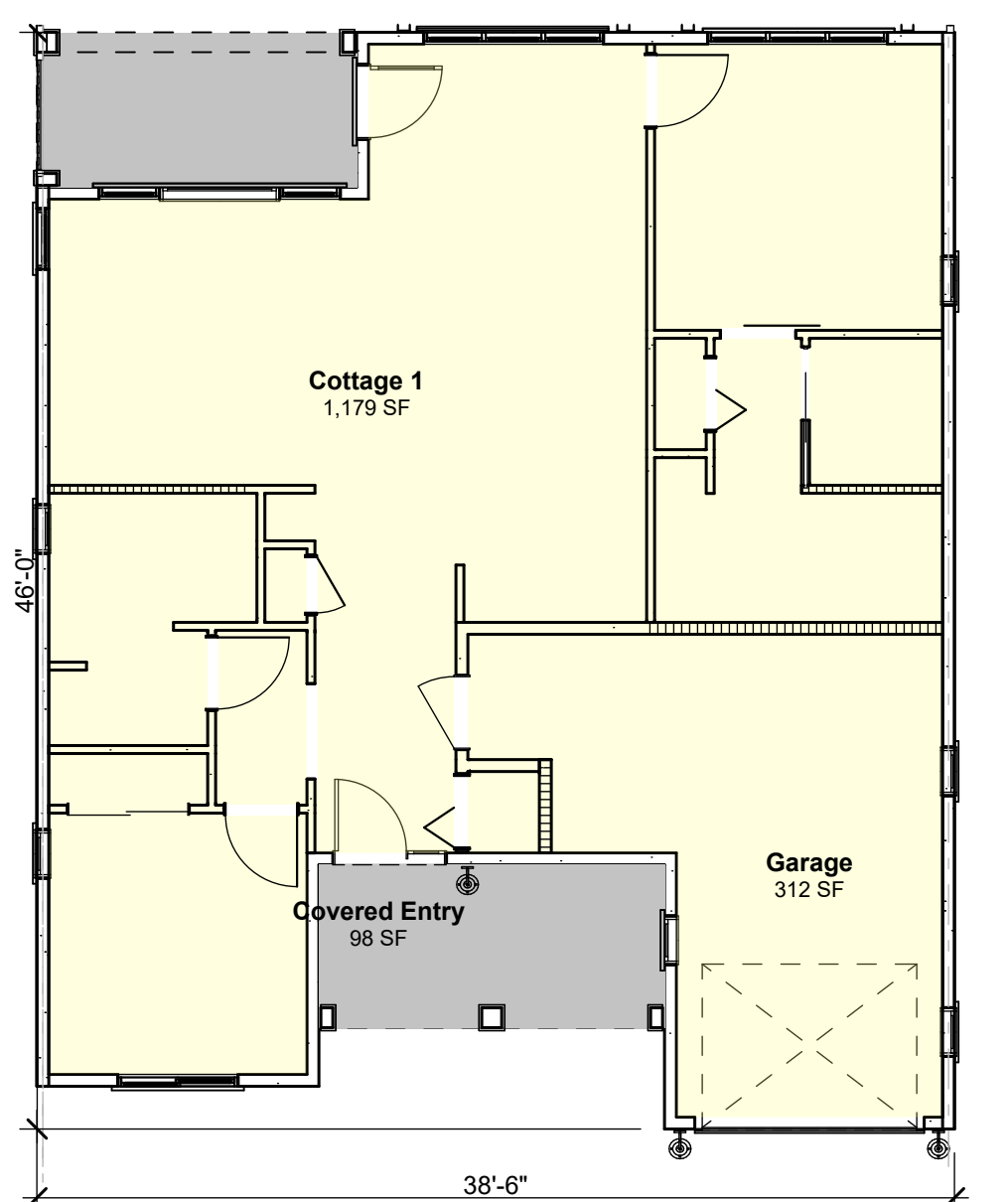
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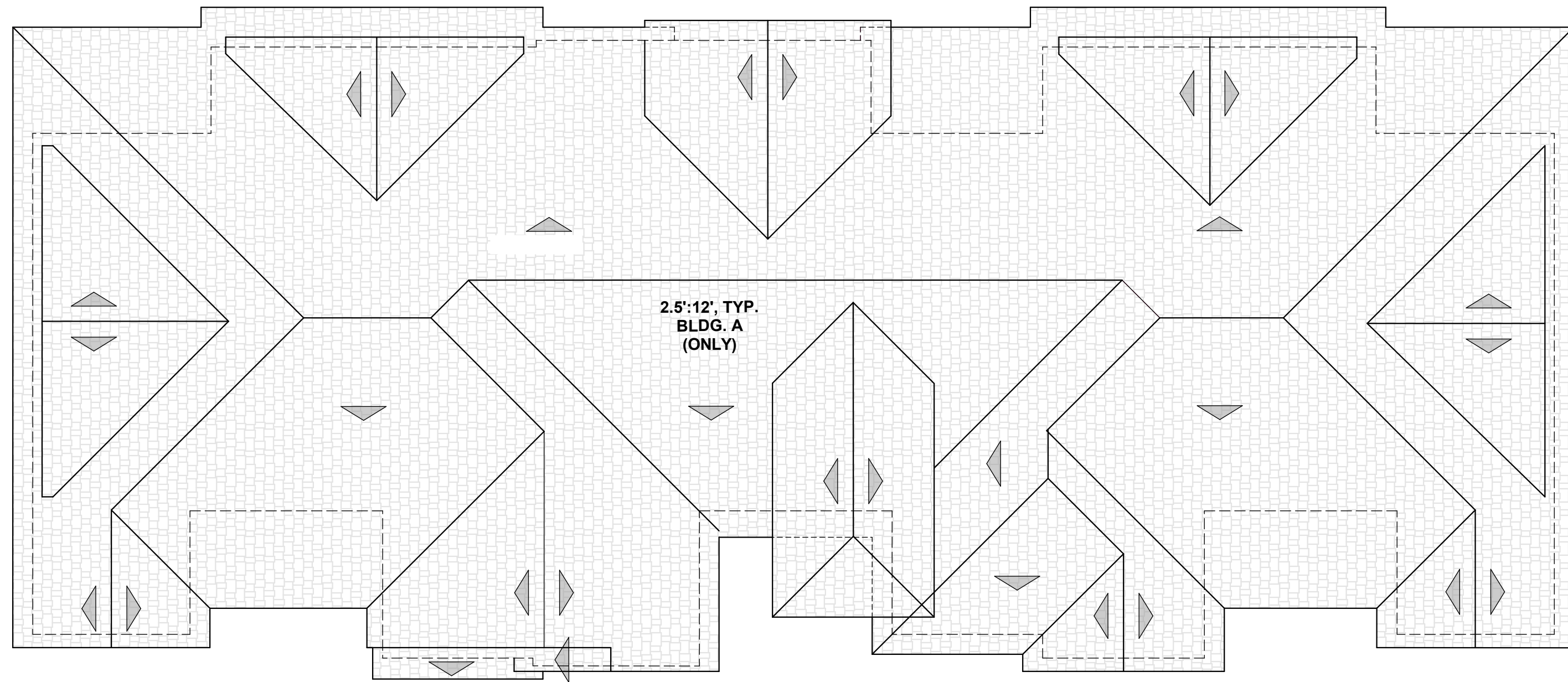
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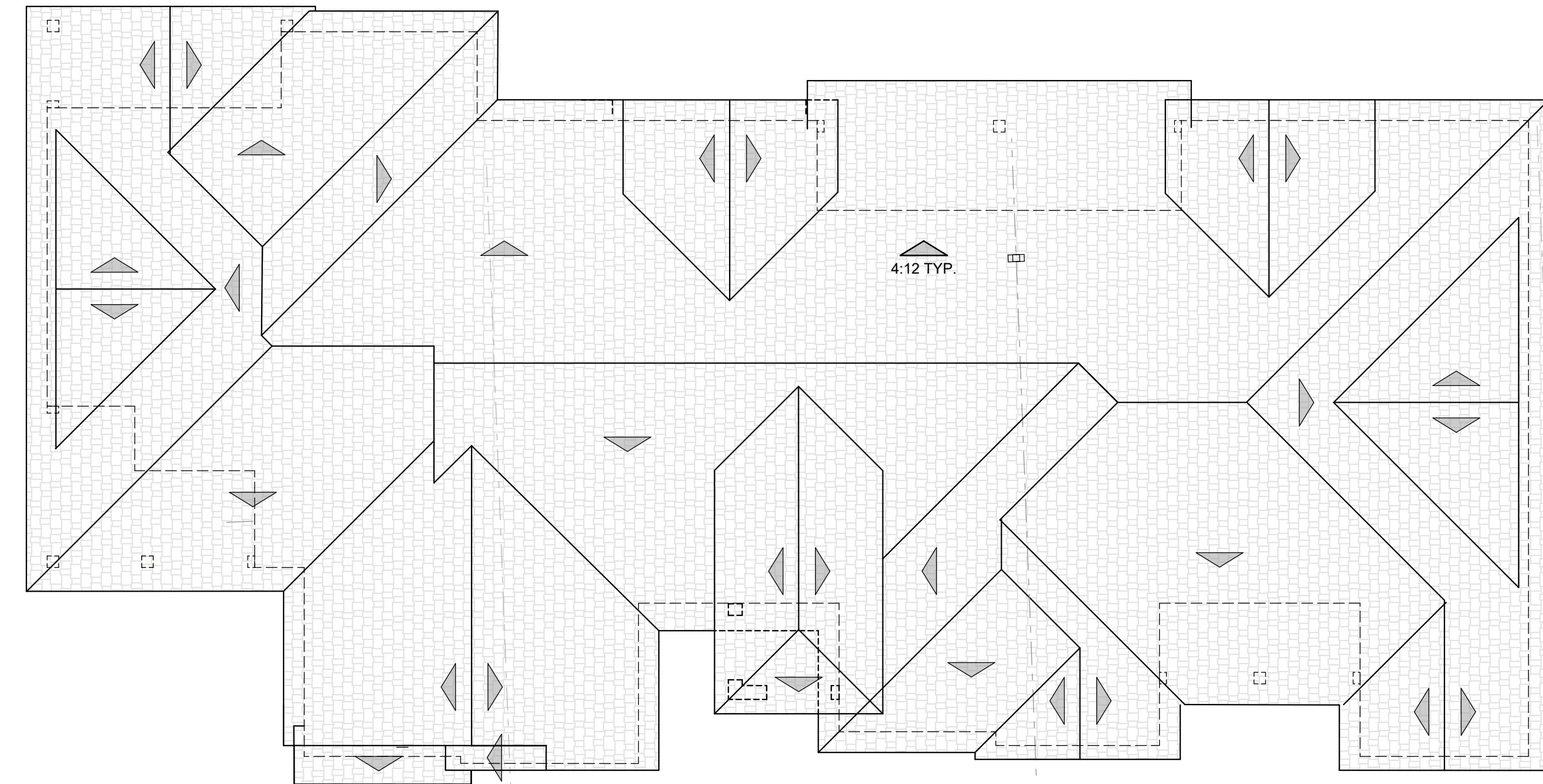
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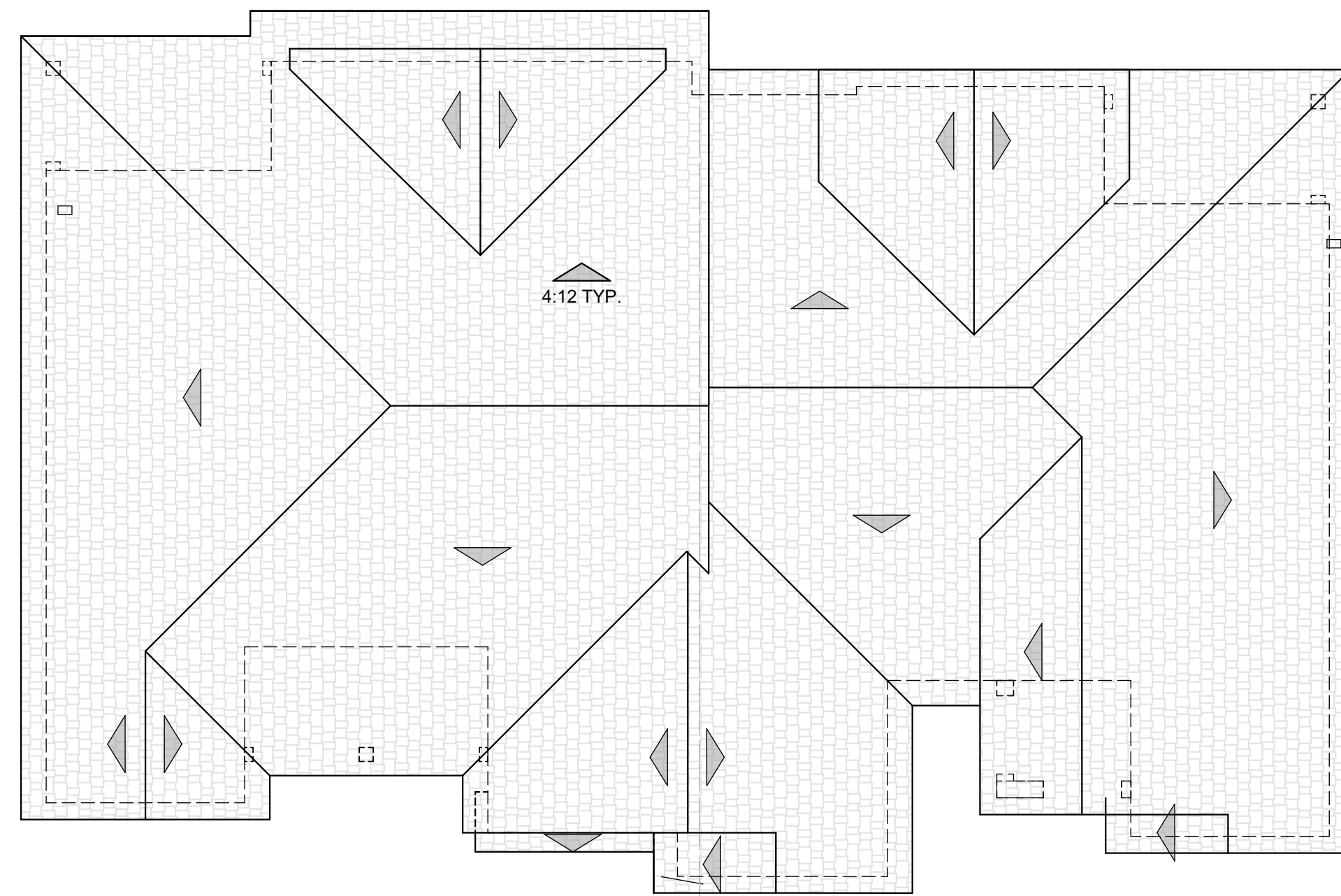
Bldg Type E - Floor Plan SD
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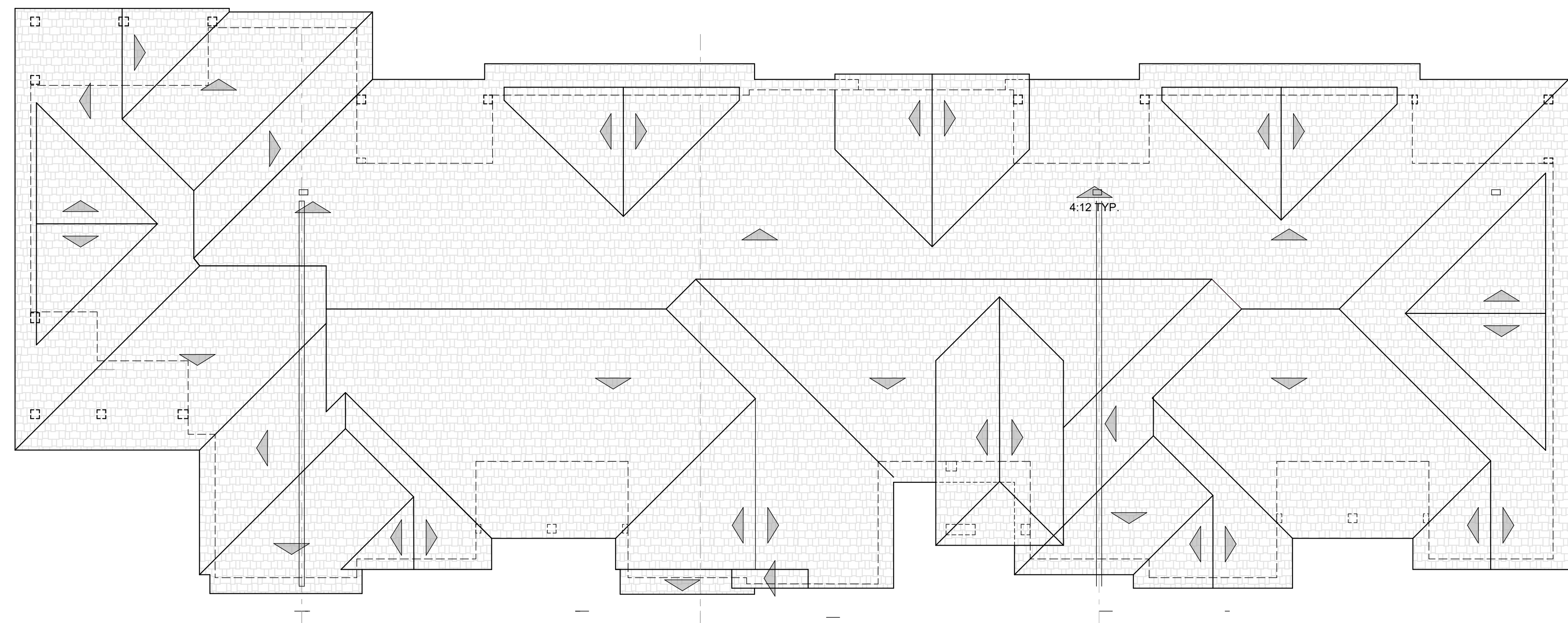
Roof Plan BLDG A
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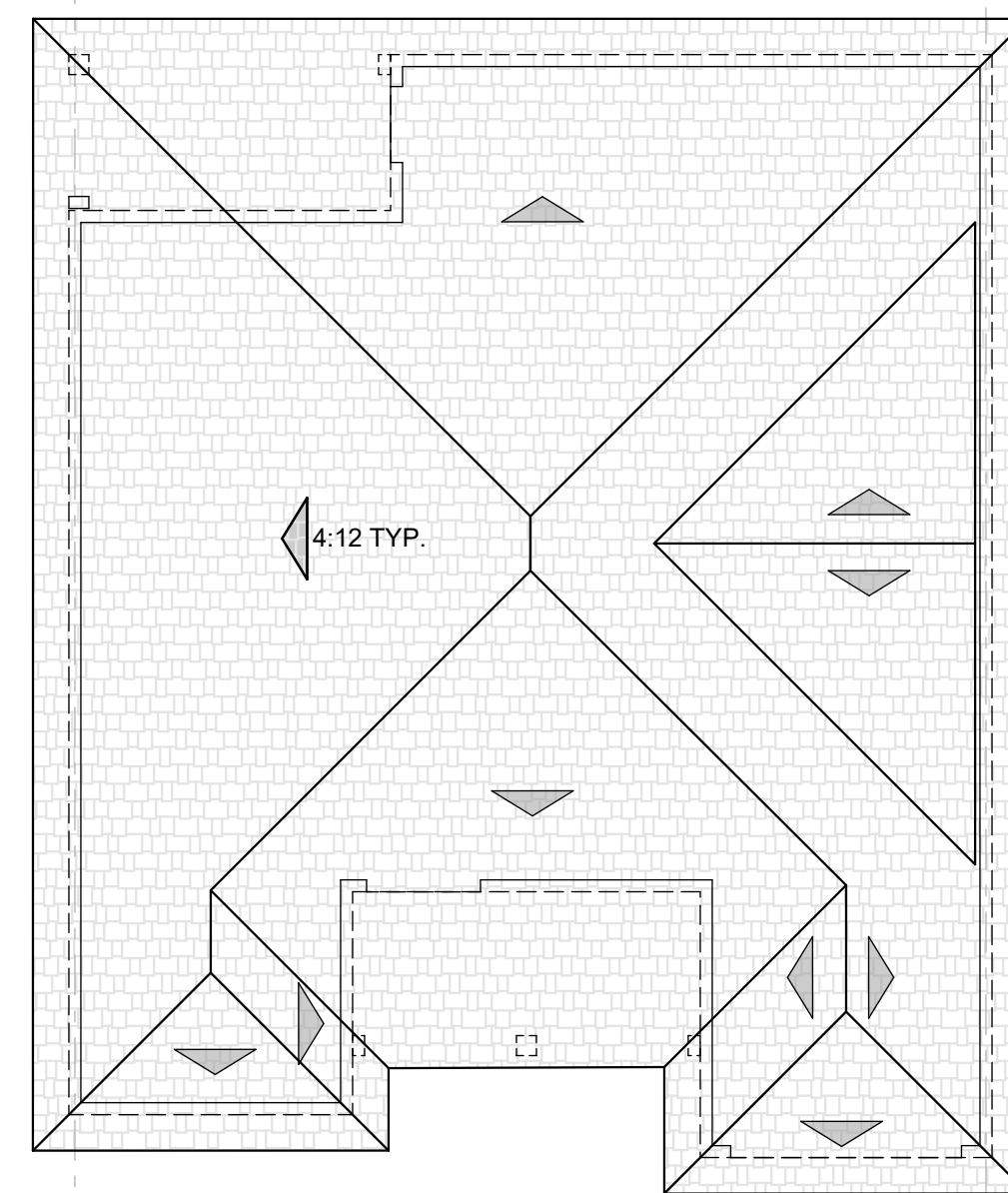
Roof Plan BLDG B
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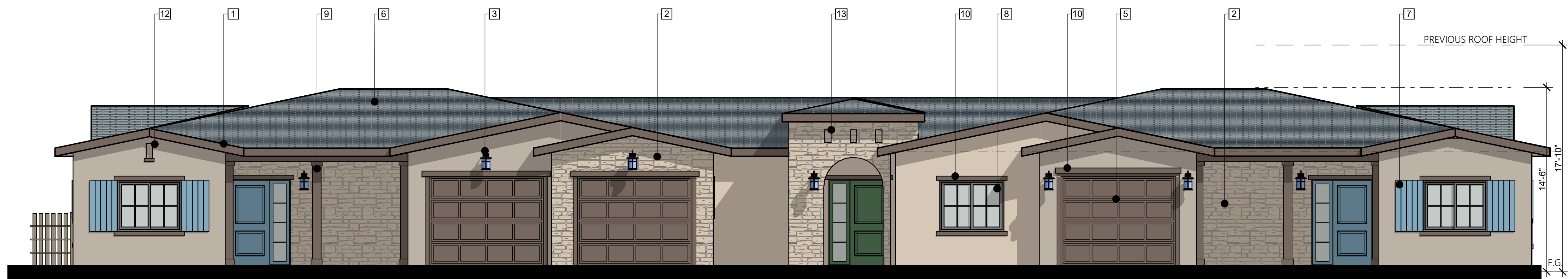
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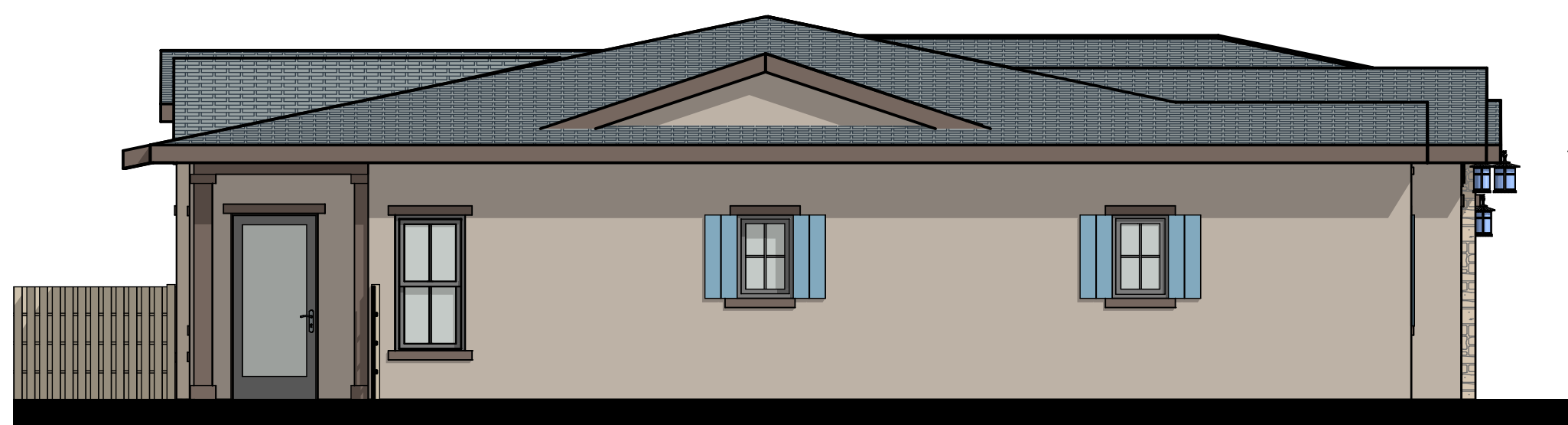
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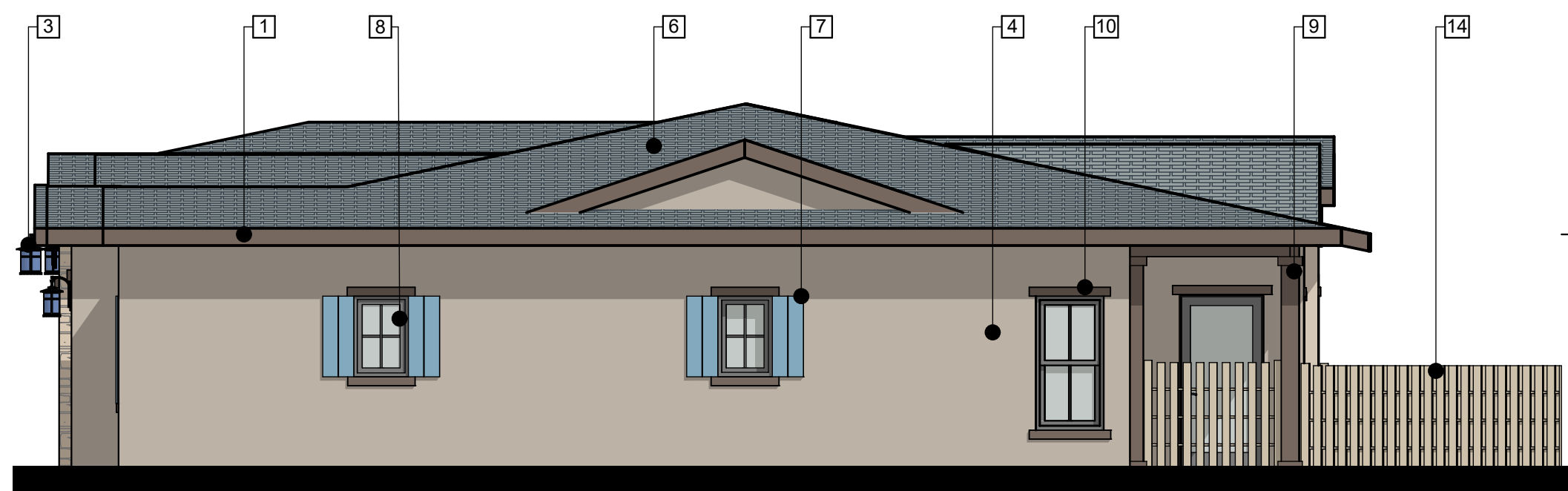
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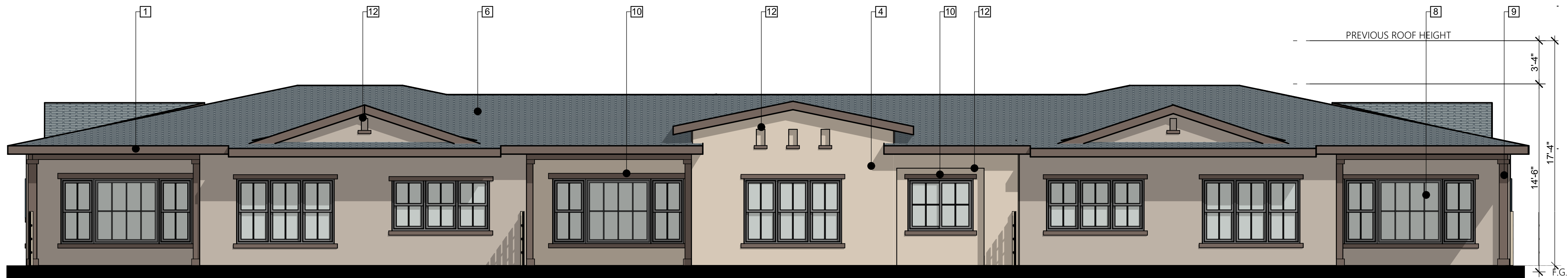
Front Elevation BLDG A
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Left Elevation BLDG A
SCALE: 3/16" = 1'-0"



Right Elevation BLDG A
SCALE: 3/16" = 1'-0"



Rear Elevation BLDG A
SCALE: 3/16" = 1'-0"

SCHEME 1

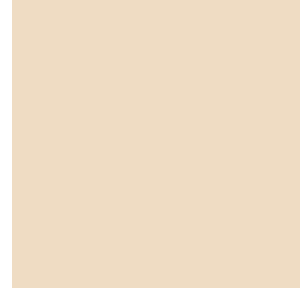


STUCCO
DUNN EDWARDS
DEC752 - BIRCHWOOD



SHUTTERS & ENTRY DOOR
DUNN EDWARDS
DE6319 - GRAY FLANNEL

SCHEME 2



STUCCO
DUNN EDWARDS
DEC737 - JAKARTA

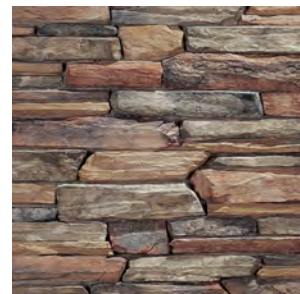


SHUTTERS & ENTRY DOOR
DUNN EDWARDS
DE6298 - AGATE GREEN

ALL SCHEMES



FASCIA, TRIM, & POSTS
DUNN EDWARDS
DEA161 - WILD MUSTANG



STONE VENEER
EL DORADO STONE
RUSTIC LEDGE - SAWTOOTH

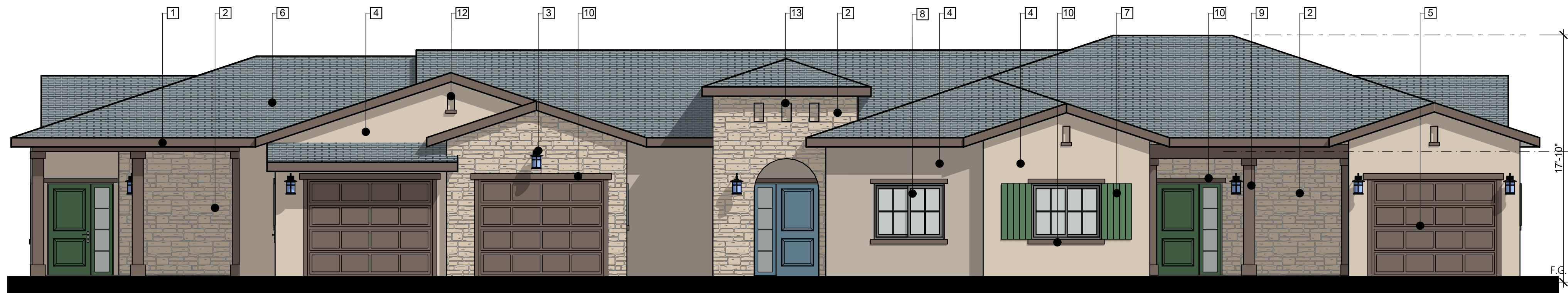


ROOFING
MALARKEY ASPHALT SHINGLES
HIGHLANDER SERIES
COLOR: STORM GREY

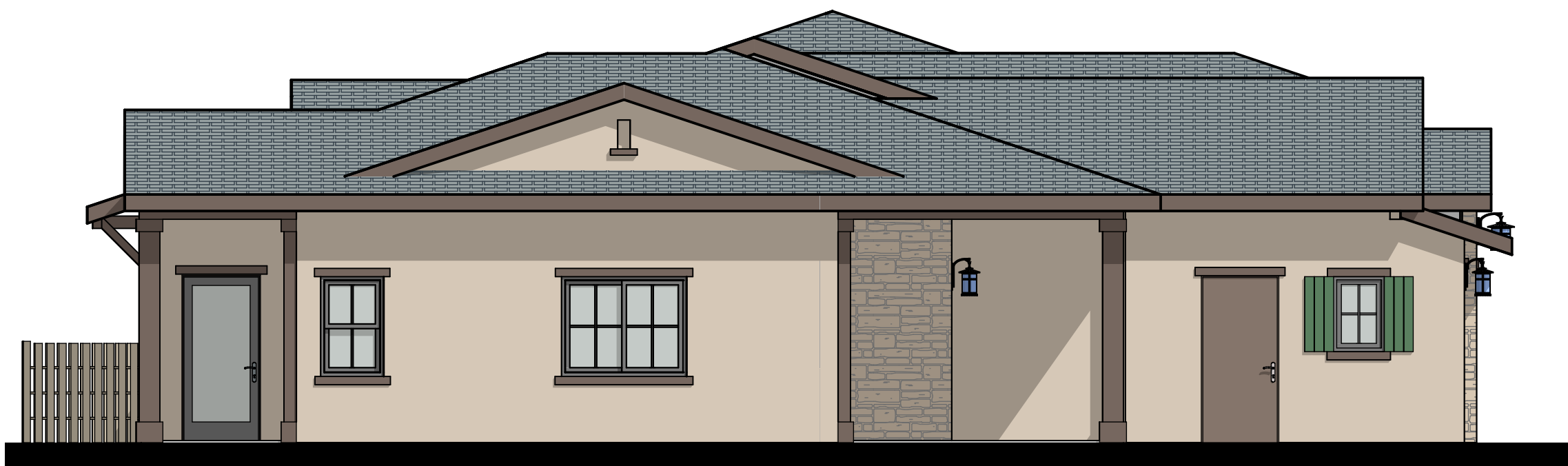
DOORS & WINDOWS
MILGARD
MATERIAL: VINYL
COLOR: BRONZE

KEYNOTE LEGEND:

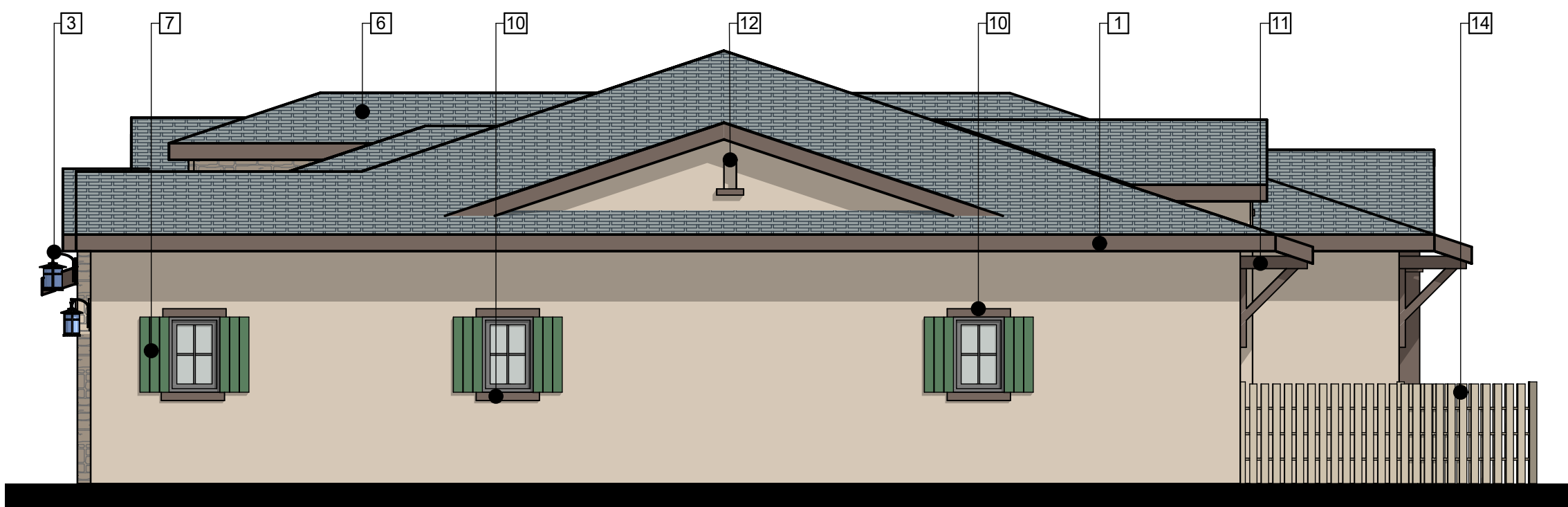
1. WOOD FASCIA W/ STUCCO SOFFIT
2. STONE VENEER
3. EXTERIOR LIGHT FIXTURE
4. STUCCO FIN.
5. SECTIONAL OVERHEAD DOOR
6. ASPHALT SHINGLE ROOFING
7. DECORATIVE WINDOW SHUTTER
8. VINYL WINDOWS
9. 8 X 8 WOOD COLUMN W/ TRIM
10. STUCCO OVER FOAM TRIM
11. DECORATIVE WOOD BRACKETS
12. RECESSED STUCCO
13. RECESSED STONE
14. FENCE (REFER TO LANDSCAPE PLANS)



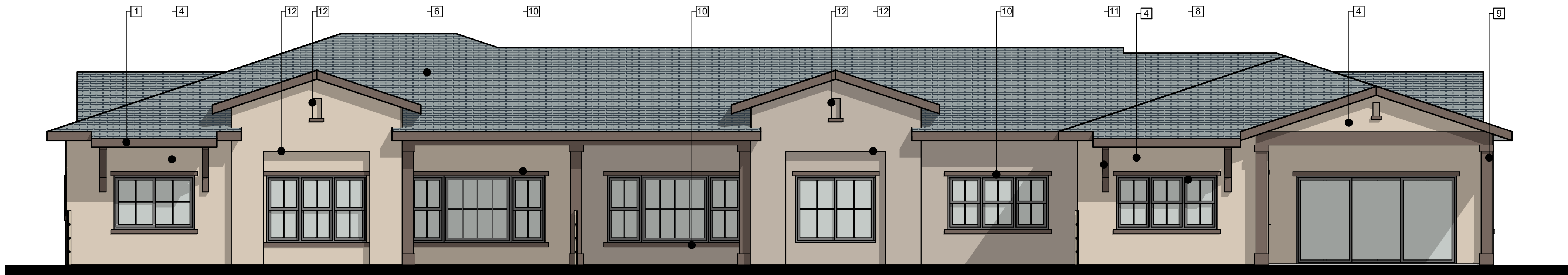
Front Elevation BLDG B
SCALE: 3/16" = 1'-0"



Left Elevation BLDG B
SCALE: 3/16" = 1'-0"



Right Elevation BLDG B
SCALE: 3/16" = 1'-0"



Rear Elevation BLDG B
SCALE: 3/16" = 1'-0"

SCHEME 1

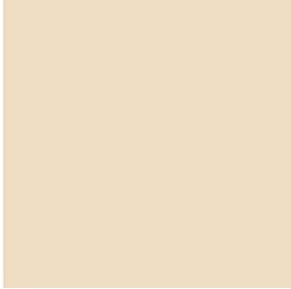


STUCCO
DUNN EDWARDS
DEC752 - BIRCHWOOD



SHUTTERS & ENTRY DOOR
DUNN EDWARDS
DE6319 - GRAY FLANNEL

SCHEME 2



STUCCO
DUNN EDWARDS
DEC737 - JAKARTA



SHUTTERS & ENTRY DOOR
DUNN EDWARDS
DE6298 - AGATE GREEN

ALL SCHEMES



FASCIA, TRIM, & POSTS
DUNN EDWARDS
DEA161 - WILD MUSTANG



STONE VENEER
EL DORADO STONE
RUSTIC LEDGE - SAWTOOTH

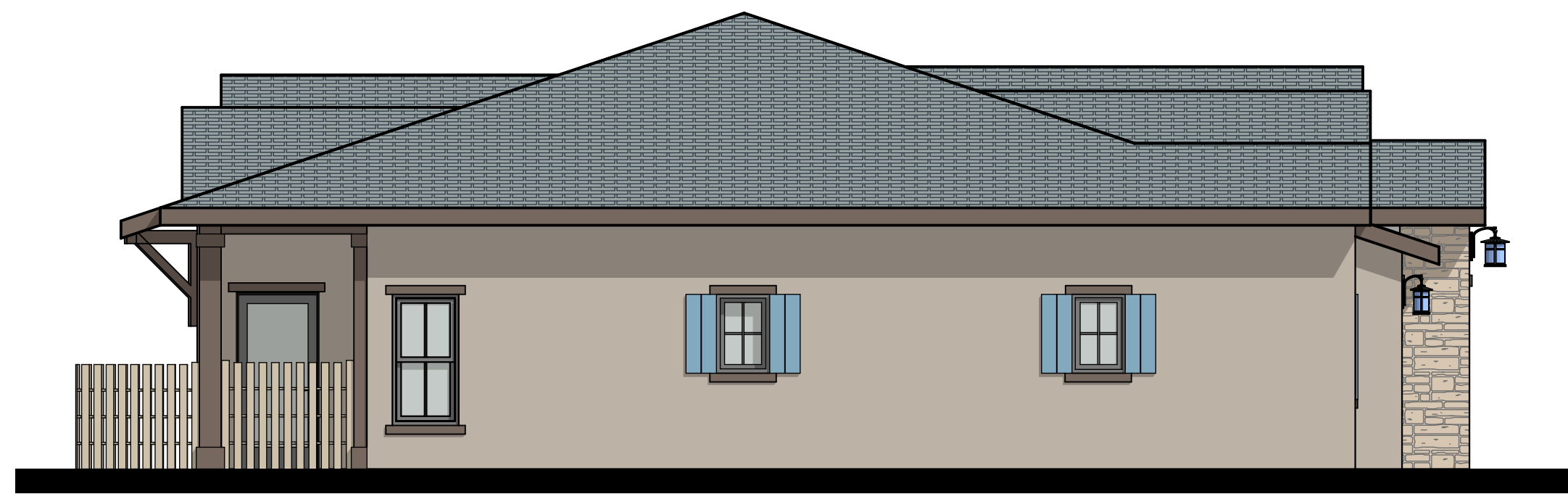


ROOFING
MALARKY ASPHALT SHINGLES
HIGHLANDER SERIES
COLOR: STORM GREY

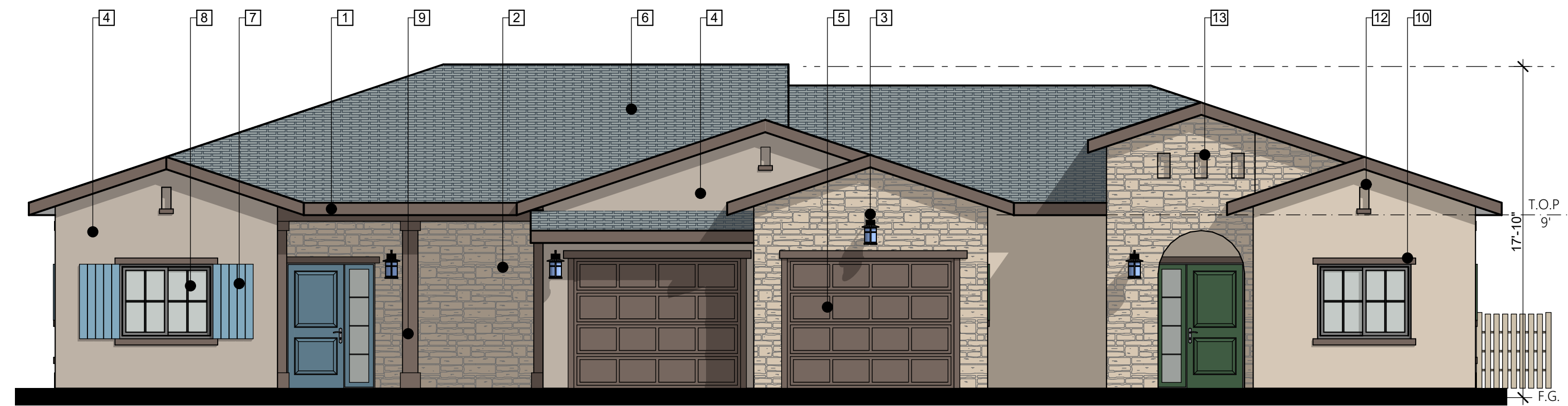
DOORS & WINDOWS
MILGARD
MATERIAL: VINYL
COLOR: BRONZE

KEYNOTE LEGEND:

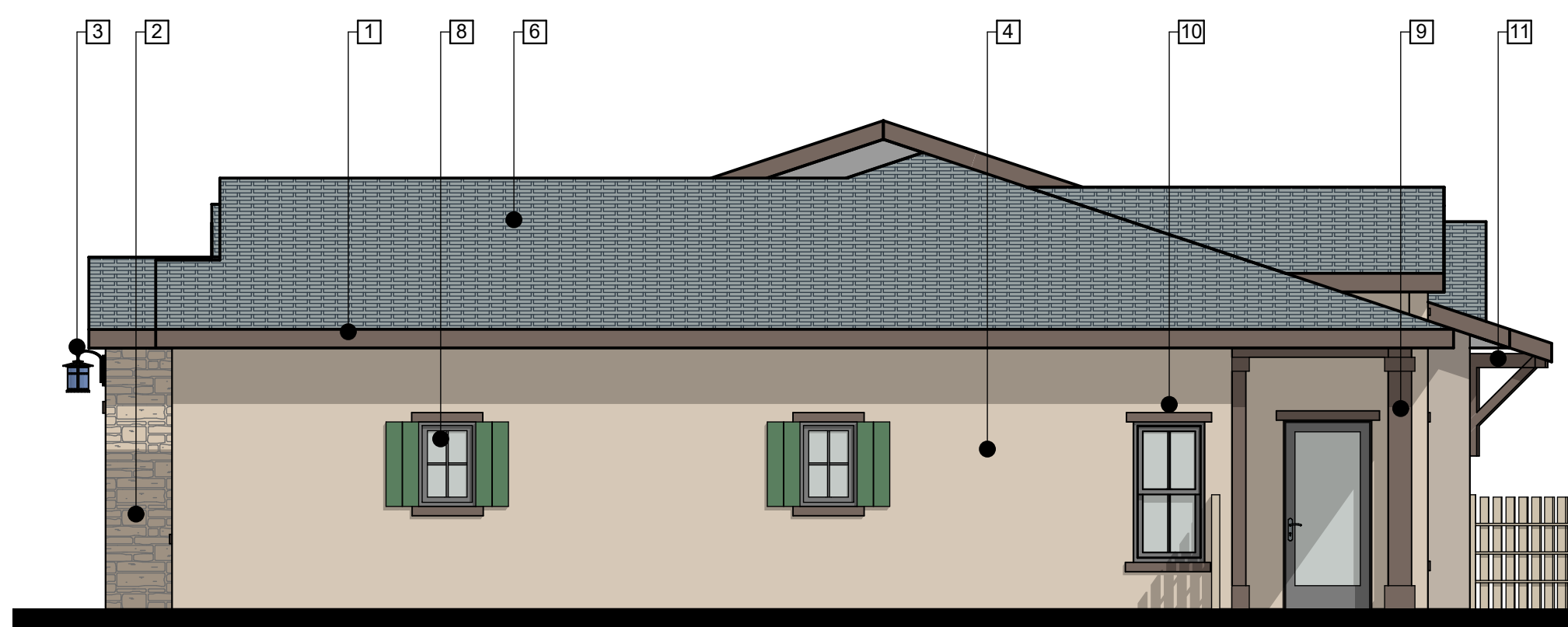
1. WOOD FASCIA W/ STUCCO SOFFIT
2. STONE VENEER
3. EXTERIOR LIGHT FIXTURE
4. STUCCO FIN.
5. SECTIONAL OVERHEAD DOOR
6. ASPHALT SHINGLE ROOFING
7. DECORATIVE WINDOW SHUTTER
8. VINYL WINDOWS
9. 8 X 8 WOOD COLUMN W/ TRIM
10. STUCCO OVER FOAM TRIM
11. DECORATIVE WOOD BRACKETS
12. RECESSED STUCCO
13. RECESSED STONE
14. FENCE (REFER TO LANDSCAPE PLANS)



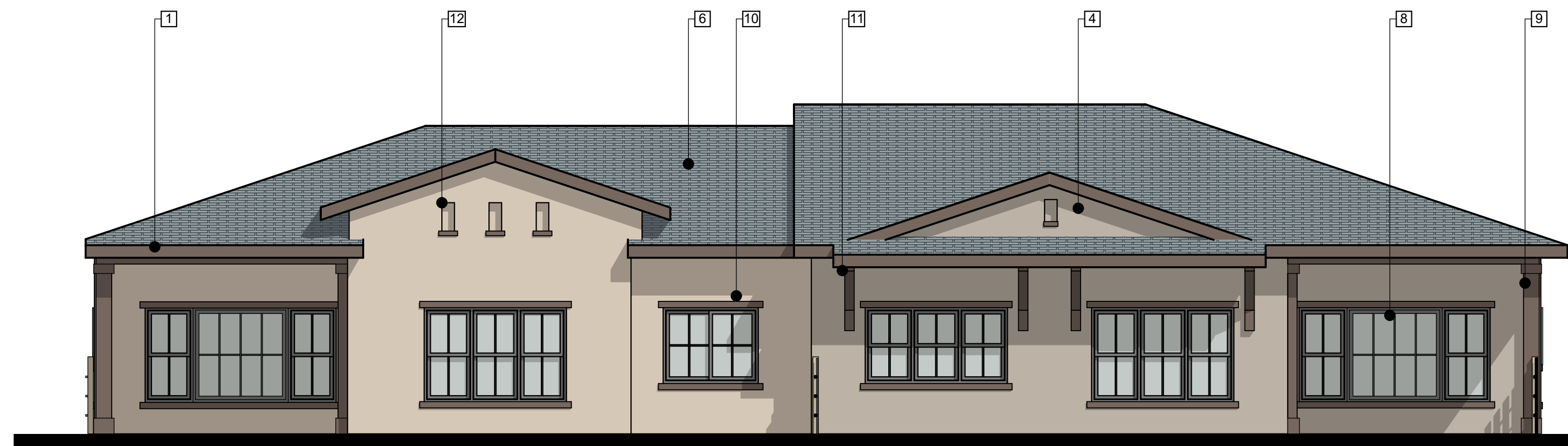
Left Elevation BLDG C
SCALE: 3/16" = 1'-0"



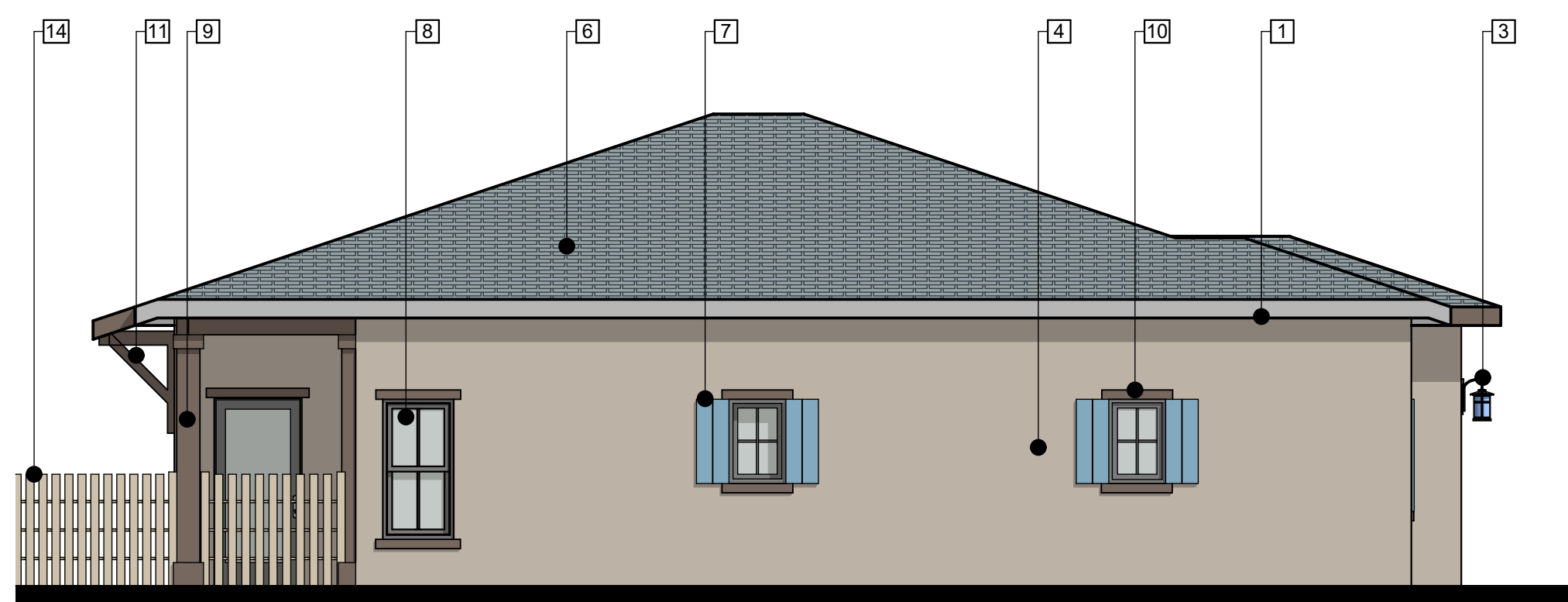
Front Elevation BLDG C
SCALE: 3/16" = 1'-0"



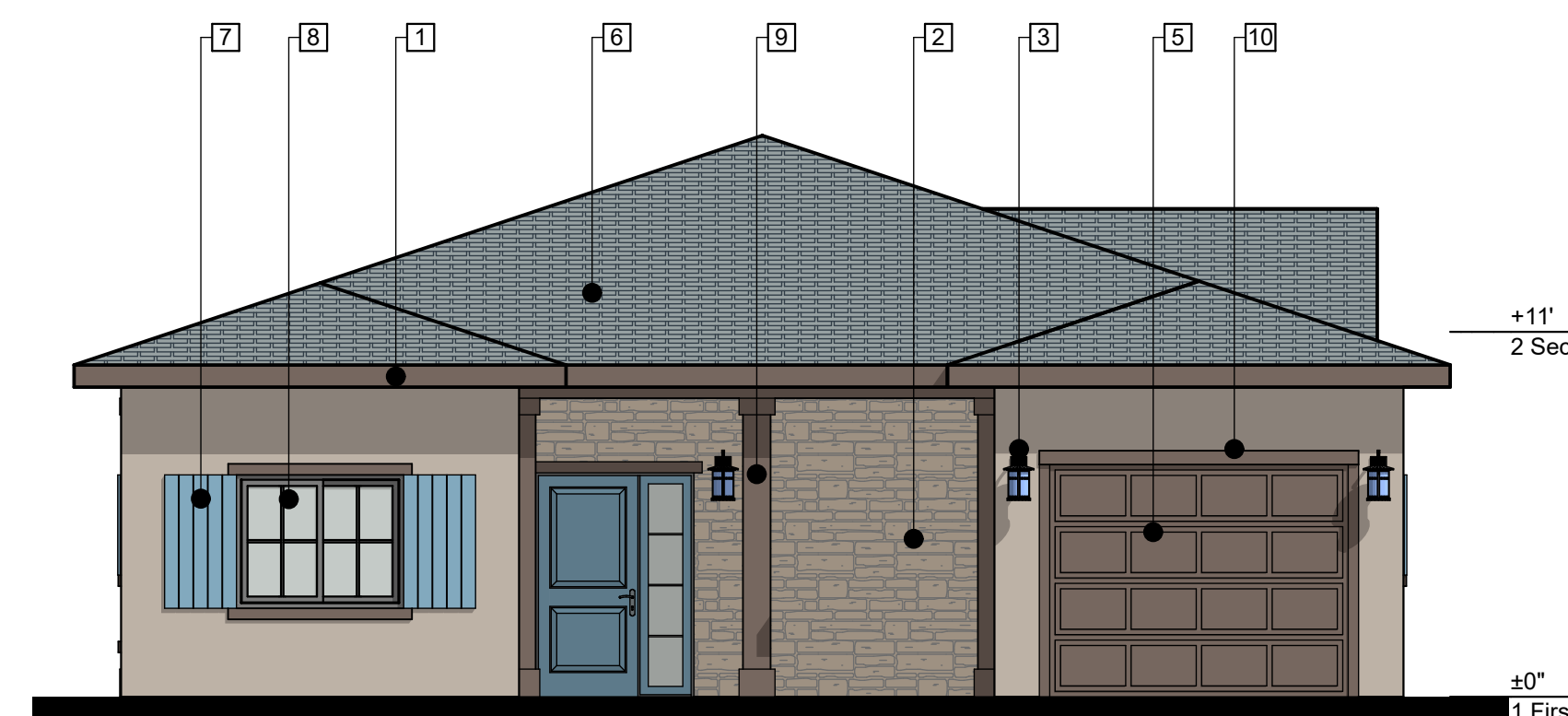
Right Elevation BLDG C
SCALE: 3/16" = 1'-0"



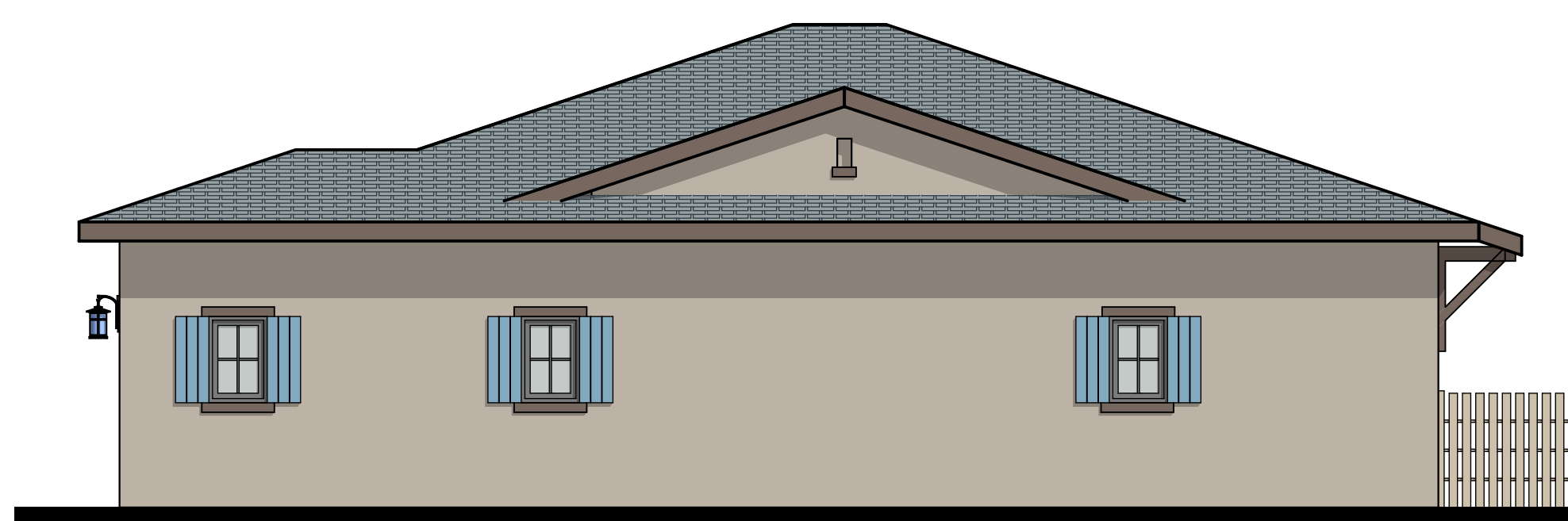
Rear Elevation BLDG C
SCALE: 3/16" = 1'-0"



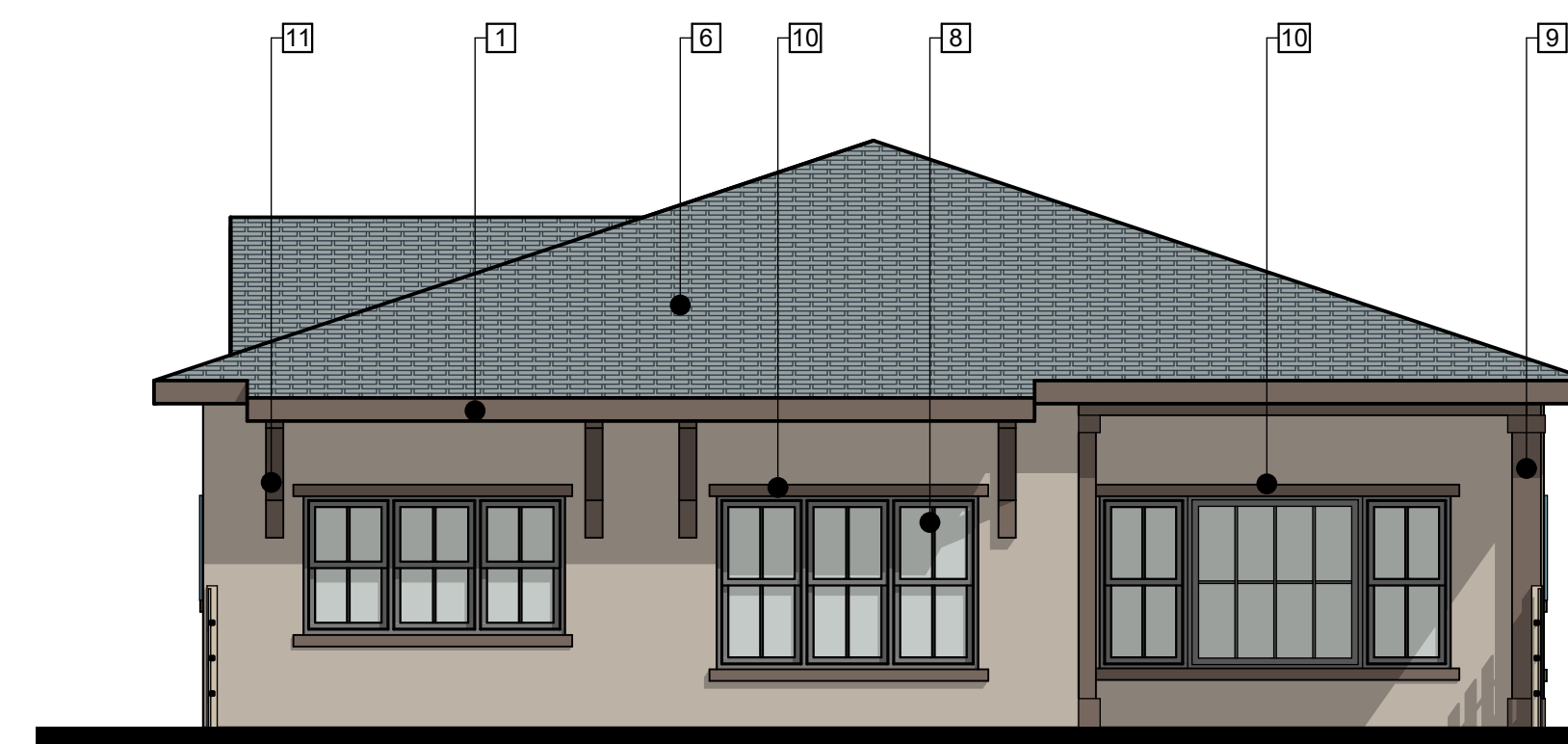
Left Elevation BLDG E
SCALE: 3/16" = 1'-0"



Front Elevation BLDG E
SCALE: 3/16" = 1'-0"

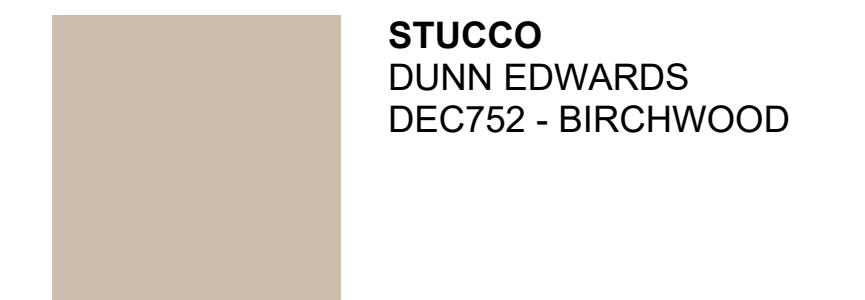


Right Elevation BLDG E
SCALE: 3/16" = 1'-0"



Rear Elevation BLDG E
SCALE: 3/16" = 1'-0"

SCHEME 1

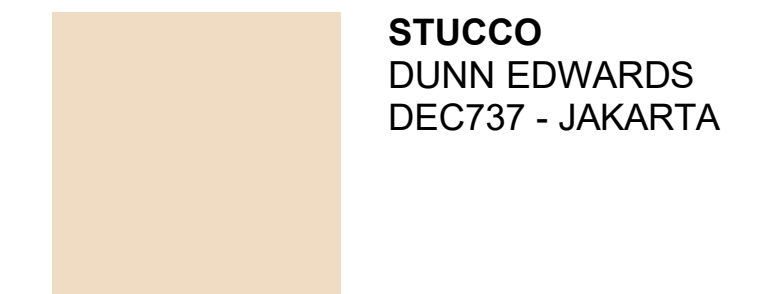


STUCCO
DUNN EDWARDS
DEC752 - BIRCHWOOD



SHUTTERS & ENTRY DOOR
DUNN EDWARDS
DE6319 - GRAY FLANNEL

SCHEME 2

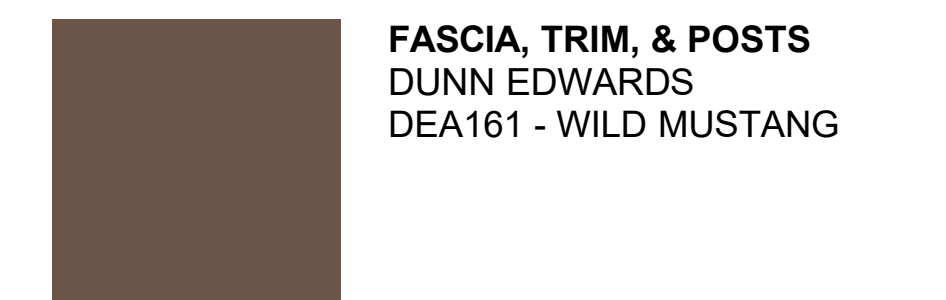


STUCCO
DUNN EDWARDS
DEC737 - JAKARTA



SHUTTERS & ENTRY DOOR
DUNN EDWARDS
DE6298 - AGATE GREEN

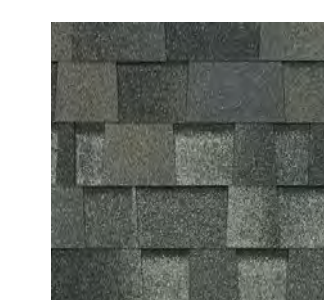
ALL SCHEMES



FASCIA, TRIM, & POSTS
DUNN EDWARDS
DEA161 - WILD MUSTANG



STONE VENEER
EL DORADO STONE
RUSTIC LEDGE - SAWTOOTH

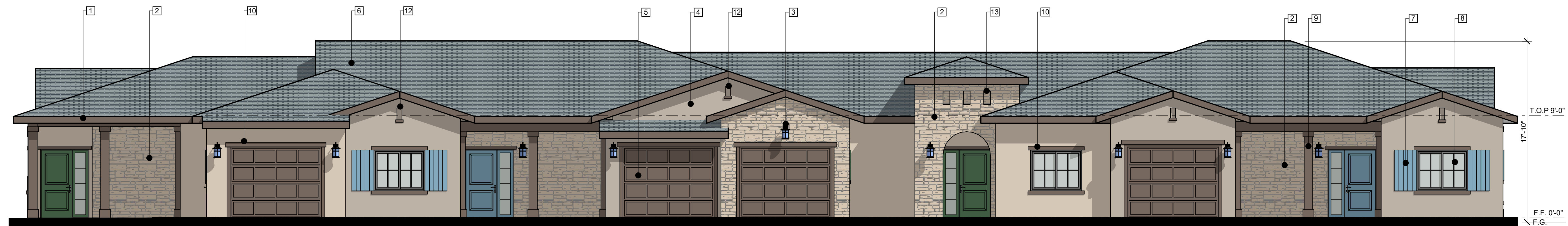


ROOFING
MALARKEY ASPHALT SHINGLES
HIGHLANDER SERIES
COLOR: STORM GREY

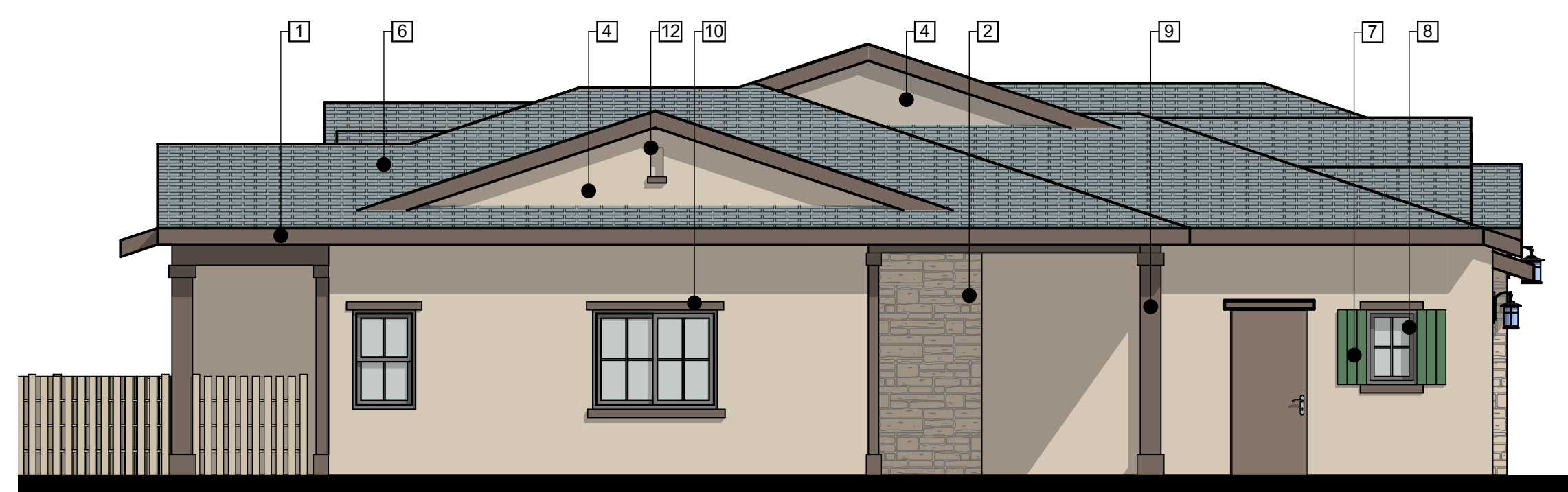
DOORS & WINDOWS
MILGARD
MATERIAL: VINYL
COLOR: BRONZE

KEYNOTE LEGEND:

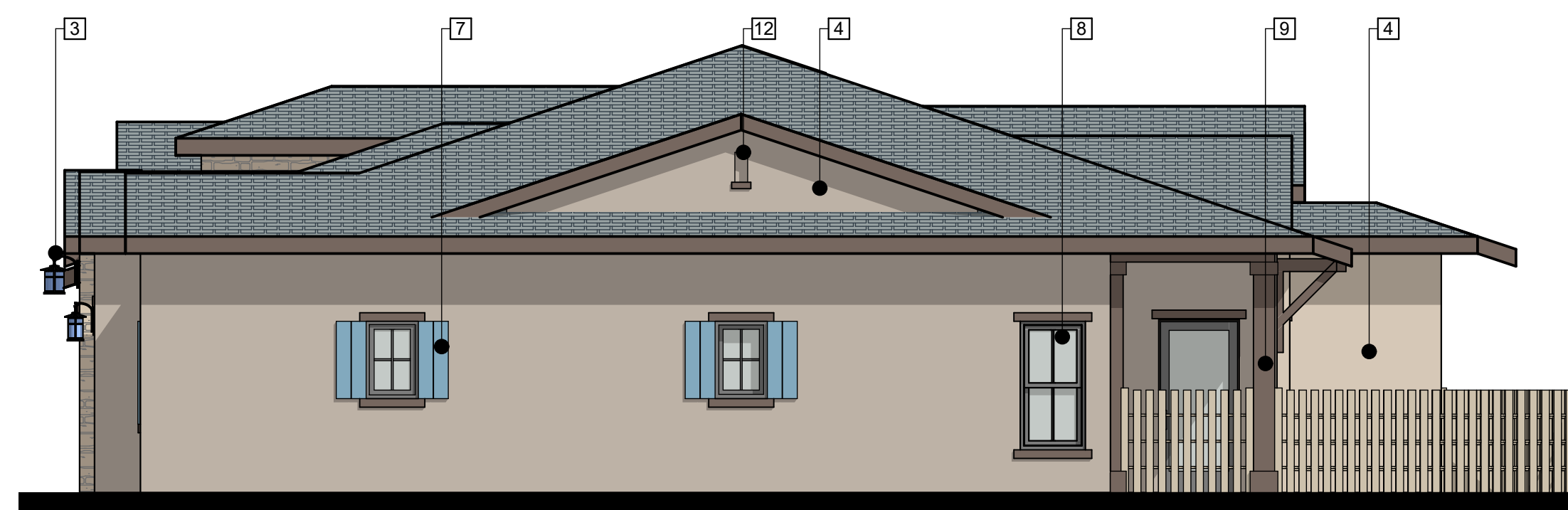
1. WOOD FASCIA W/ STUCCO SOFFIT
2. STONE VENEER
3. EXTERIOR LIGHT FIXTURE
4. STUCCO FIN.
5. SECTIONAL OVERHEAD DOOR
6. ASPHALT SHINGLE ROOFING
7. DECORATIVE WINDOW SHUTTER
8. VINYL WINDOWS
9. 8 X 8 WOOD COLUMN W/ TRIM
10. STUCCO OVER FOAM TRIM
11. DECORATIVE WOOD BRACKETS
12. RECESSED STUCCO
13. RECESSED STONE
14. FENCE (REFER TO LANDSCAPE PLANS)



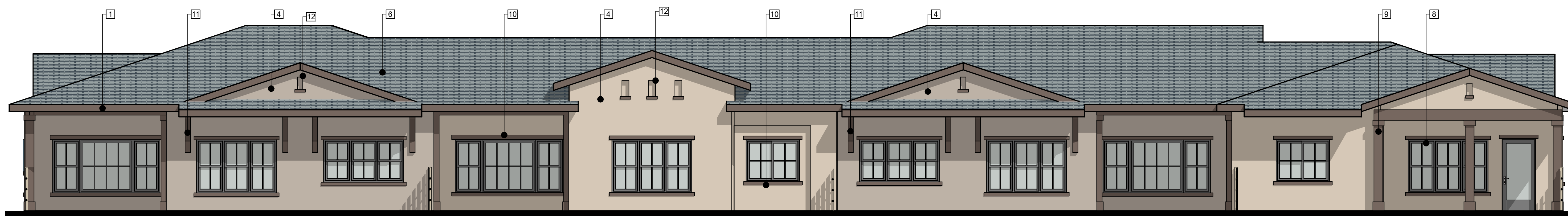
Front Elevation BLDG D
SCALE: 3/16" = 1'-0"



Left Elevation BLDG D
SCALE: 3/16" = 1'-0"

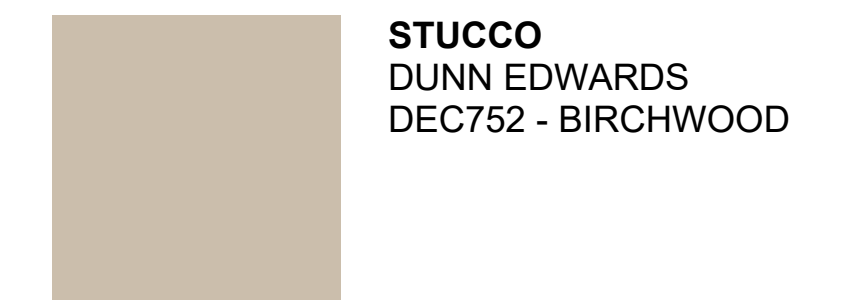


Right Elevation BLDG D
SCALE: 3/16" = 1'-0"



Rear Elevation BLDG D
SCALE: 3/16" = 1'-0"

SCHEME 1

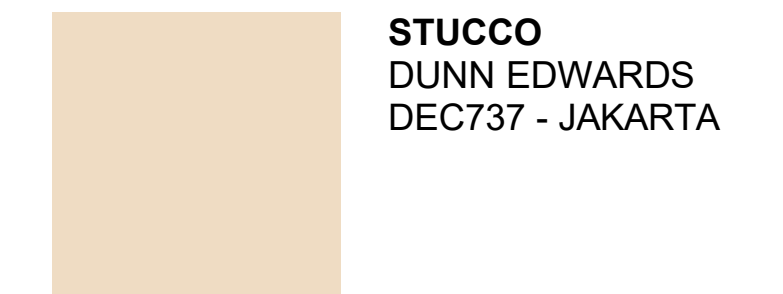


STUCCO
DUNN EDWARDS
DEC752 - BIRCHWOOD



SHUTTERS & ENTRY DOOR
DUNN EDWARDS
DE6319 - GRAY FLANNEL

SCHEME 2



STUCCO
DUNN EDWARDS
DEC737 - JAKARTA

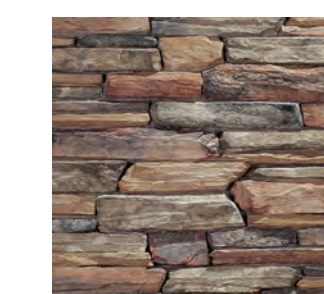


SHUTTERS & ENTRY DOOR
DUNN EDWARDS
DE6298 - AGATE GREEN

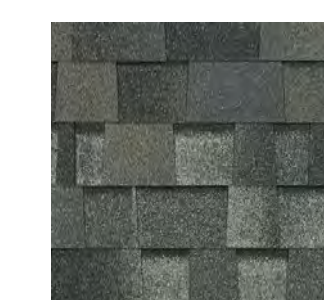
ALL SCHEMES



FASCIA, TRIM, & POSTS
DUNN EDWARDS
DEA161 - WILD MUSTANG



STONE VENEER
EL DORADO STONE
RUSTIC LEDGE - SAWTOOTH

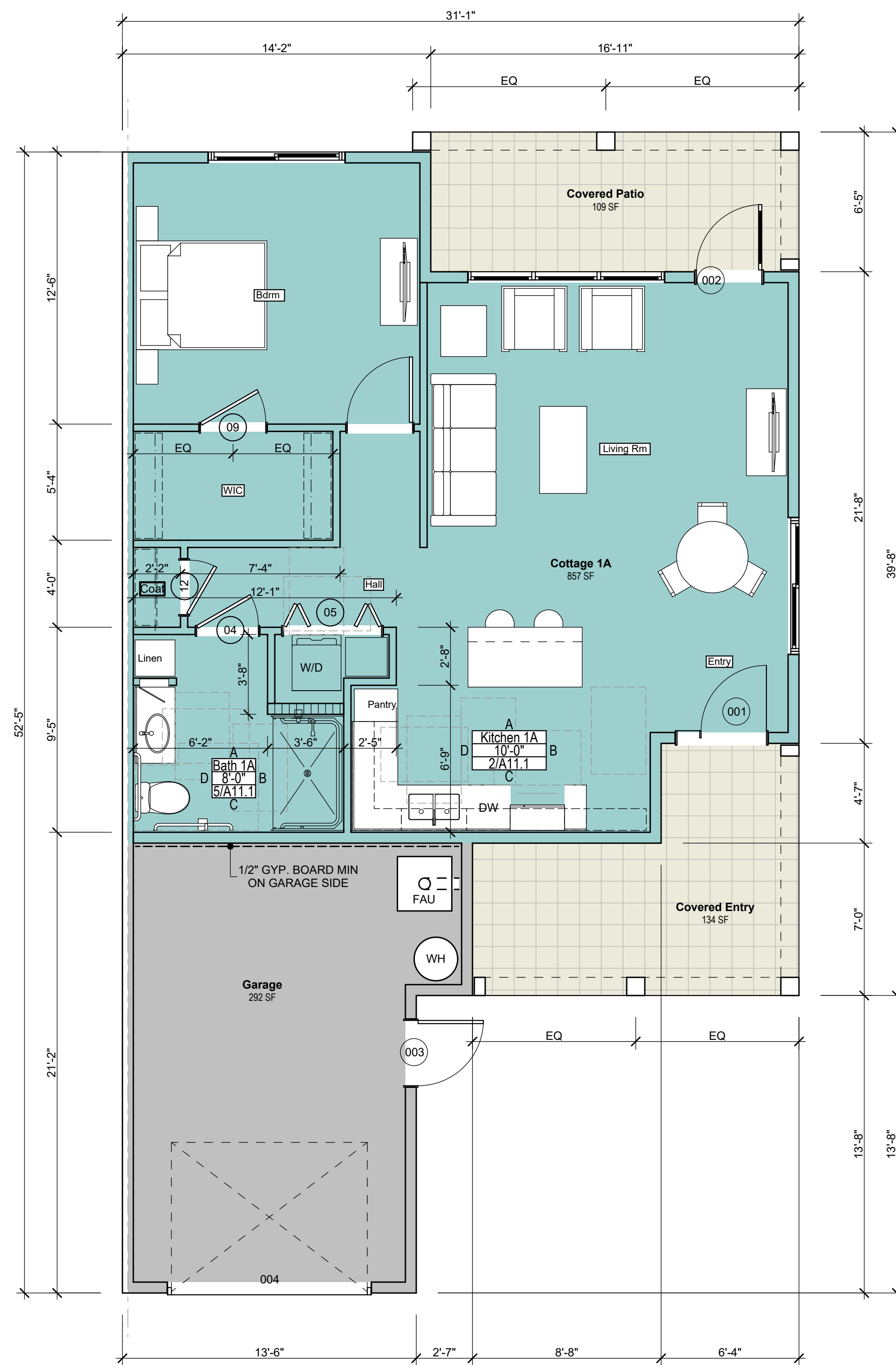


ROOFING
MALARKY ASPHALT SHINGLES
HIGHLANDER SERIES
COLOR: STORM GREY

DOORS & WINDOWS
MILGARD
MATERIAL: VINYL
COLOR: BRONZE

KEYNOTE LEGEND:

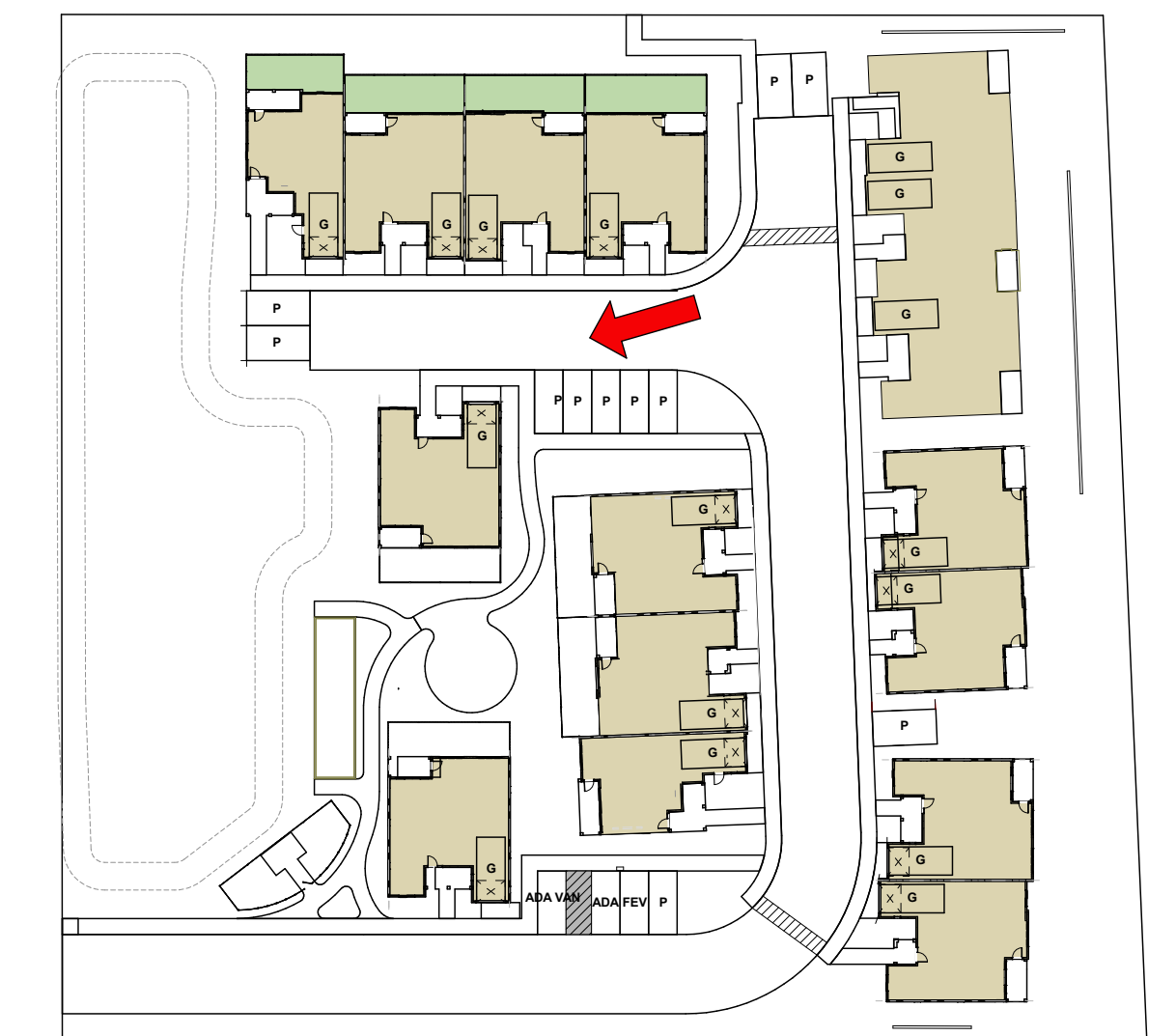
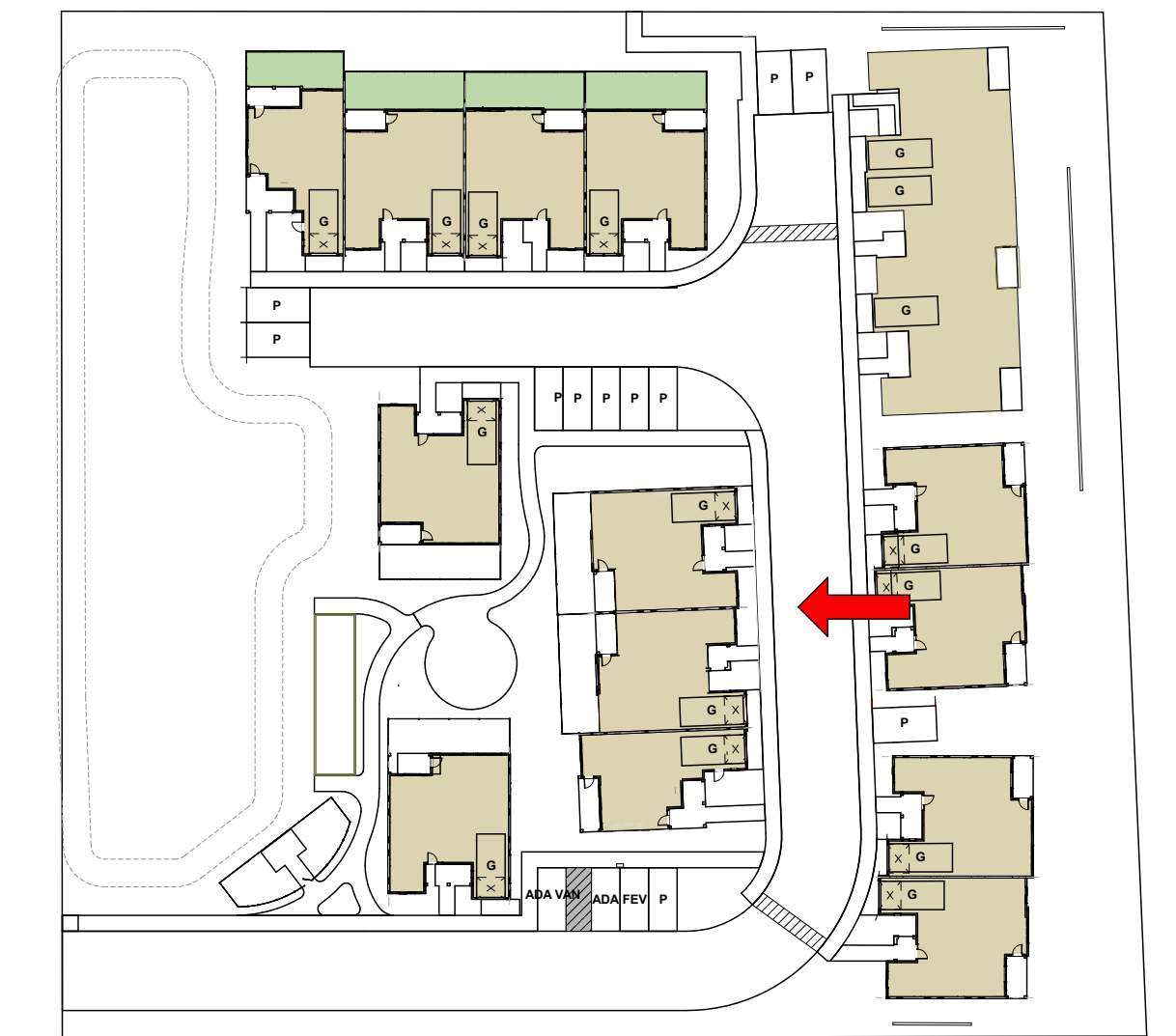
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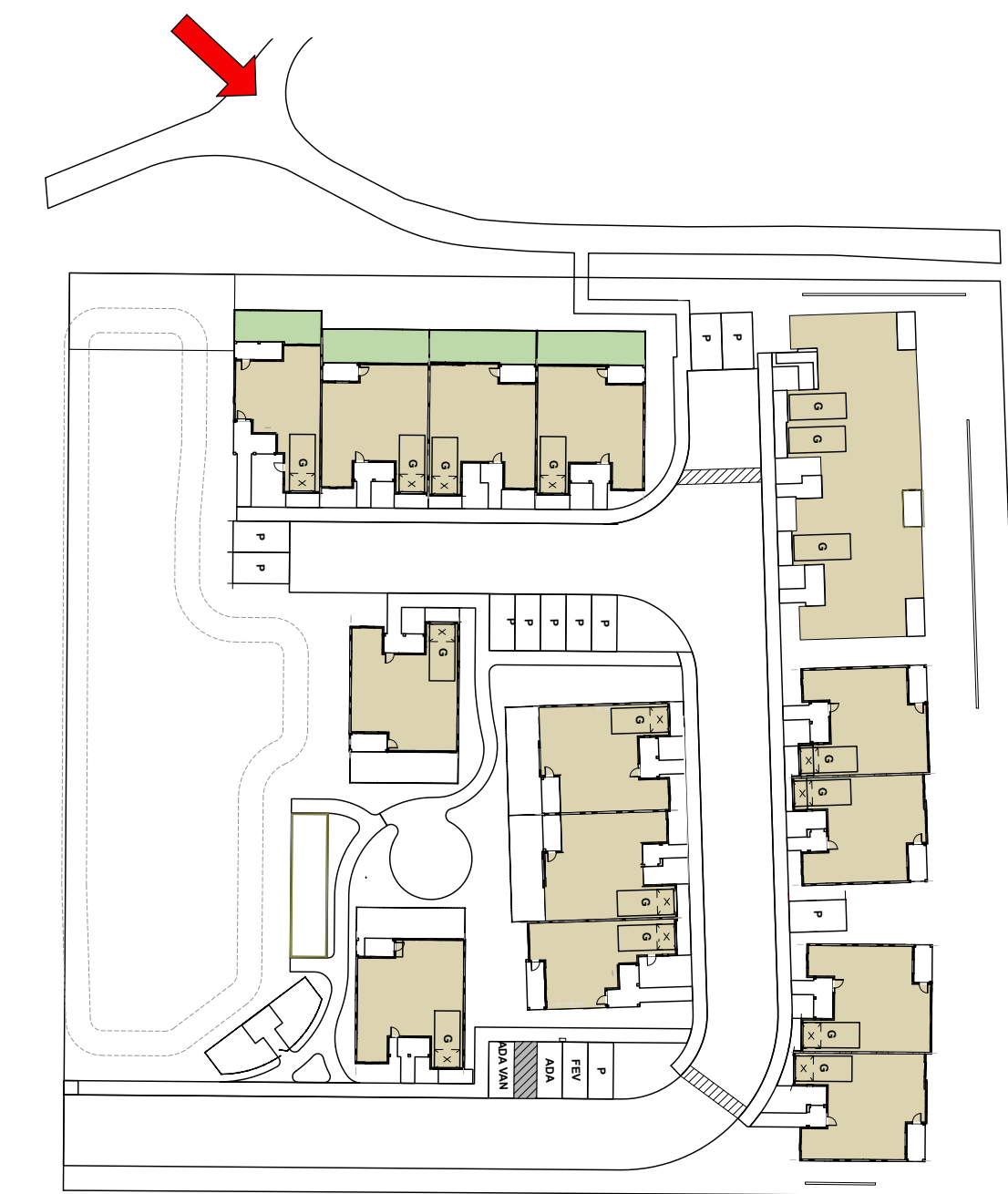


COTTAGE 1A - FLOOR PLAN



COTTAGE 1 - FLOOR PLAN





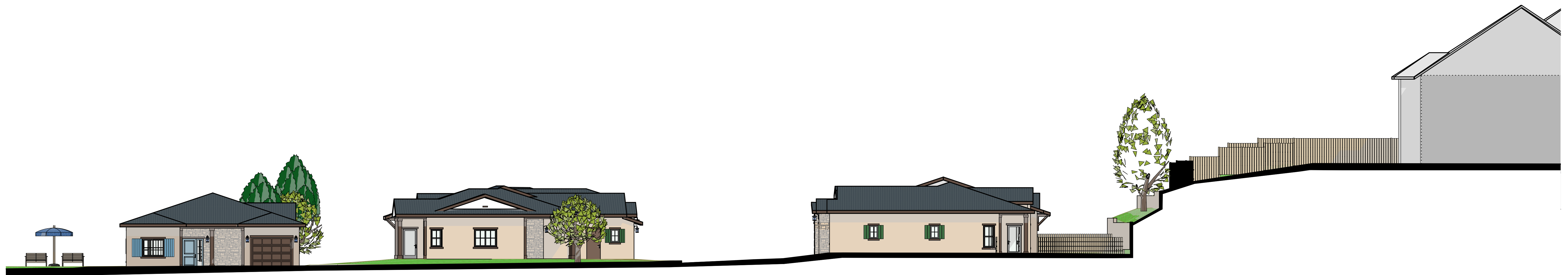
WITHOUT TREES



←
APPROX
VIEW FROM
2ND
FLOOR



WITH TREES



Conceptual Site Section
SCALE: 1" = 10'