



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

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Agency Director

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Environmental Coordinator

Date Received	Filing Fee	Check No.	Receipt No.
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ENVIRONMENTAL QUESTIONNAIRE

Answer all questions that are applicable.

Please note: If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Environmental Coordination Services at 530-745-3132 for scheduling.

I. GENERAL

- Project name (same as on IPA) Placer County Retirement Residence
Project site area 8.93 +/- acres, or 389,007 square feet
General Plan/Community Plan Granite Bay Community Plan
Land use description Rural residential
Zoning RS-AG-B-100
- Project description in detail, including the number of units or gross floor area proposed, site area in acres/square feet (PLN)
The project site is 8.93 acres and will include a single, multi-story building containing 145 congregate care residential units. Parking facilities and supporting amenities are also included for the residences. Utilities will be extended from Old Auburn Road as well as access.
- Describe existing uses and facilities onsite (buildings, wells, septic systems, parking, etc) The site is currently undeveloped and there are no buildings. It is vacant with horses and goats grazing. The site was previously developed but the existence of a septic tank or wells is unknown.
- Is adjacent property in common ownership? yes no
If yes, indicate acreage _____ and Assessor's Parcel Number(s) _____
- Indicate all historic uses of the property to its first known use and show areas of such use on site plan (ie. animal enclosures, livestock dipping areas, carcass burial locations, chemical mixing structures, clandestine drug labs or dumpsites, fuel tanks, crop areas, mining shafts, buildings, processing areas, storage, hazardous waste, spoils piles, etc.):
a. Residential uses? yes no
If yes, describe uses: A single-family residence used to be located near the west center of the property. There is currently no site evidence of prior use.
b. Commercial agriculture uses? yes no
If yes, what types of uses have occurred? animal husbandry crops other
Describe use, era/decade, associated pesticides, herbicides, or other hazardous materials storage or use: None known.
c. Mining uses? yes no
If yes, describe types, features, and any related uses: _____

d. Physical hazards (i.e. mine audit, air shaft, etc)? yes no

If yes, describe hazards: _____

e. Commercial uses? yes no

If yes, describe types and any related uses: _____

6. Is any portion of the site under a Williamson Act contract? yes no

If yes, indicate contract name and number: _____

II. GEOLOGY & SOILS

1. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area? yes no

If yes, describe _____

2. How many cubic yards of material will be moved onsite? 56,100 CU

How many cubic yards of material will be imported? 0

How many cubic yards of material will be exported? 38,400 CU

Describe material sources or disposal sites, transport methods and haul routes: Local construction sites will be determined prior to construction. These locations and haul routes are unknown at this time.

3. What is the maximum proposed height and slope of any excavation/cut? 17 ft ± will be fully landscaped

What is the maximum proposed height and slope of any fill? 8 ft will be fully landscaped

4. Are retaining walls proposed? yes no

If yes, identify location, type, height, etc. CMU retaining wall with stucco finish, max 4-5' tall to support transformer at south side of drive aisle

5. Is there a potential for any blasting during construction? yes no

If yes, explain _____

6. How much of the area is to be disturbed by grading activities? 305,700 SF ±

7. Would the project result in the direct or indirect discharge of sediment into any lakes or streams? yes no

If yes, explain _____

8. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? yes no

If yes, describe _____

9. Are any frontage or offsite road and/or drainage improvements proposed or required? yes no

If yes, explain and show on site plan Old Auburn Road Frontage will be improved to meet County standards including curb and gutter. A multi-use trail is proposed to be located onsite to accommodate pedestrian and bike users.

10. What are the current California Department of Conservation Farmland categories for the property? (Access the CA Important Farmland Finder application on the web at <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx> or call 916-324-0859 for assistance) Property is not designated as any category of Farmland on Farmland Finder map.

How many acres of each category? N/A

III. DRAINAGE, HYDROLOGY & WATER QUALITY

1. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property? yes no If

yes, name the body of water here and show location on site plan: Linda Creek tributary runs along south boundary of site

2. If answer to the above is yes, would water be diverted from or into this water body? yes no

If yes, does applicant have an appropriative or riparian water right? yes no

3. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable Linda Creek flows along south boundary of site.

4. What percentage of the project site is presently covered by impervious surfaces? 0
 What percentage of the project site will be covered by impervious surfaces after development? 43.99%
5. Would any run-off of water from the project enter any offsite canal/stream or watershed drainage? yes no
 If yes, describe Onsite stormwater runoff will be captured and treated onsite prior to discharging to Linda Creek as it has historically.

6. Is stormwater run-off currently being intercepted by an upstream and/or onsite canal? yes no
 If yes, describe _____

7. Will there be discharge to surface water of wastewaters other than storm water run-off? yes no
 If yes, a) what materials will be present in the discharge? _____
 b) what contaminants will be contained in storm water run-off? _____
8. Would the project result in the physical alteration of a body of water? yes no
 If yes, how? We have been directed by County staff to not provide onsite detention to reduce the affects of flooding downstream of the project site, based on time of concentration of site to the over-all watershed.

9. Will drainage from this project cause or exacerbate any downstream flooding condition? yes no
 If yes, explain: See #8 above.

10. Are any improvements (streets, building sites, earthwork, etc) proposed within the limits of the 100-year floodplain?
 yes no
 If yes, accurately identify the location of the future, fully developed, unmitigated 100-year floodplain on the site plan.
11. Are any areas of the property subject to flooding or inundation? yes no
 If yes, accurately identify the location on the site plan.
12. Would the project alter any on or off site drainage channels or patterns? yes no
 If yes, explain _____
 a. How will drainage be discharged to offsite project boundaries? Onsite grading will direct flows to Linda Creek.

- b. Are downstream improvements required to upgrade, replace, or mitigate existing facilities? yes no
 If yes, explain _____

- c. Will grading be required for drainage conveyance, either in right of way or on private property? yes no
 If yes, describe Onsite grading will convey storm flows to the southeast corner of the site where those flows will discharge to Linda Creek. Stormwater quality swales/basins will be incorporated into the buffers adjacent to Linda Creek.

13. What specific temporary and permanent Best Management Practice (BMP) measures will be provided? Tree Planting & Preservation, site landscaping, Rooftop and Impervious Area disconnection, Vegetated Swales

IV. VEGETATION AND WILDLIFE

All projects disturbing wetlands, streams, vernal pools, or marshes are required to notify the U.S. Army Corps of Engineers and federal permits may be required prior to land disturbance activities. In addition, consultation with the California Department of Fish and Game, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the Central Valley Regional Water Quality Control Board may be required depending on the types of vegetation and wildlife resources affected by project-related activities. See attached state and federal natural resource permitting information guidance document for more information.

1. Identify the vegetation communities occurring on the project site

<u> </u> % alpine	<u> </u> % orchard/vineyard
<u> </u> % coniferous forest	<u> </u> % perennial stream
<u> </u> % freshwater wetland/marsh	<u> </u> % pond-stock pond
90 <u> </u> % grassland (dry pasture)	<u> </u> % rice

_____ % hardwood woodland	_____ % row crop
_____ % intermittent stream	_____ % scrub/chaparral
10 _____ % riparian (stream zone) woodland	_____ % vernal pool
_____ % irrigated pasture	_____ % meadow (above 3000 ft)

Information specific to western county vegetation types is summarized in the **Placer County Natural Resources Report 2004**, available from the Placer County website <http://www.placer.ca.gov/~media/cdr/Planning/PCCP/BackgroundData/NaturalResourcesReport/Table2.pdf>, or the Department of Fish and Wildlife website http://www.dfg.ca.gov/biogeodata/cwhr/pdfs/CrosswalkWHR_CalVegClassifications.pdf

2. Estimate how many individual trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: 25
 If oak trees (Quercus sp.) are present, estimate how many individual oak trees 5 inches diameter or larger would be removed by ultimate development of this project as proposed. 8
3. Estimate the percentage of all existing trees that would be removed by the project as proposed 15%
4. Have any biological surveys been conducted on the property? yes no
 If yes, give date of the survey(s) and attach a copy of the survey(s) 8/24/2016 - attached
5. List any known endangered species of plants or animals (as defined in Section 15380 a-d of the California Environmental Quality Act Guidelines) found in the project area None.
6. What changes to the existing vegetative communities will the project cause as proposed? None.

V. FIRE PROTECTION

1. How distant are the nearest fire protection facilities? 1.5 miles – South Placer Fire Station #15
2. What is the nearest emergency source of water for fire protection purposes? Describe the source and location: An onsite Fire line will provide fire protection onsite. Water is currently available in Old Auburn Road and Sierra College Blvd.
3. What additional fire hazard and fire protection service needs would the project create? New three-story facility will be added to the site.
 What facilities are proposed with this project? Building, garages, drive aisle, onsite utilities.
4. For single access projects, what is the distance from the project to the nearest through road? N/A 2 points of EVA access provided.
 Does the fire district require an emergency vehicle access road? yes no
 If yes, show on the project grading plans and site plan. EVA access from Sierra College Blvd. has been provided.
5. Are there offsite access limitations that might limit fire truck accessibility (ie. steep grades, poor road alignment or surfacing, substandard bridges, etc.)? yes no
 If yes, describe: _____

VI. NOISE

Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

1. Is the project near a major source of noise? yes no
 If yes, name the source(s): Project is adjacent to Sierra College Blvd. Project noise study found no significant impact to proposed project.
2. What noise would result from this project, both during and after construction? Typical construct activities, and service vehicles entering and leaving the site.
3. If noises attenuation measure (ie. berms, walls, special construction) are proposed, please attach noise study, describe

measures and include on the site plan and in cross-sectional details. N/A Noise study attached.

VII. AIR QUALITY

Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

1. Are there any sources of air pollution within the vicinity of the project? yes no
If yes, name the source(s): _____
2. At full buildout of the project, what are the quantities of air pollutants in terms of vehicle and stationary sources (ie. woodstove emissions, etc.)? Include short-term (construction) impacts: See attached Air Quality Study. _____
3. Are there any sensitive receptors of air pollution located within one quarter mile of the project (ie. schools, hospitals, etc.)?
 yes no
If yes, describe _____
Will the project generate any toxic/hazardous emissions? yes no
If yes, describe _____
4. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale.
Standard construct dust control measures. _____
5. Will there be any land clearing of vegetation for this project? yes no
If yes, how will vegetation be disposed? Transported to appropriate disposal site. _____

VIII. WATER SUPPLY

1. Define purpose of water currently used on-site N/A
2. Define existing water source and its location on-site 10" waterline in Old Auburn Rd. adjacent to project southern boundary
3. List water sources (provider or system) proposed and their projected peak water usage in gallons per day:
Domestic San Juan Water District peak gallons/day 15,950 gpd = (145 suites x 110 gpd/unit)
Irrigation San Juan Water District peak gallons/day 6000 gpd
Fire Protection San Juan Water District peak gallons/day depends on severity of fire event
4. Is the project site located within a public domestic water district? yes no
5. Will there be public water supply for domestic use? yes no
If yes, provide district name here San Juan Water District
If no, and the water main is in close proximity, please discuss why not _____
If no, give the distance to the closest public water main _____ feet
6. Will there be groundwater for domestic or other uses? yes no
If yes, what is the projected daily peak groundwater usage? _____
7. Are there any wells, drilled or hand-dug, on the site? yes no
If yes, describe approximate year well was constructed, depth, annular seal, yield, contaminants, etc _____
Show existing and proposed well sites and label type of well on the site plan.
8. Will the project potentially impact the surrounding area's use of agricultural water? yes no
If yes, describe _____

IX. AESTHETICS

1. Describe adjacent land use and explain how the proposed project is consistent/compatible with these uses and densities

2. Is the proposed project consistent/compatible with adjacent architectural styles? yes no
If no, explain _____
3. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? yes no If yes, by whom (i.e. HOA, ARC)? _____
4. Describe signs and lighting associated with the project: One ground mounted monument sign will be located near the main entrance. Site lighting includes parking lot lighting (shielded, full cut-offs) and bollards for walking paths
5. Is landscaping proposed? yes no
If yes, provide a conceptual landscape plan to describe and indicate types and location of plants. Included in drawing package.

X. ARCHAEOLOGY/HISTORY

1. What is the nearest historic site, state historic monument, national register district, or archaeological site?
One onsite source identified during field walk. Further investigation recommended
2. How far away is it? At site.
3. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? yes no
If yes, explain A pile of concrete and brick was found at the west side of the project site during site investigation. The project Cultural Resources Inventory Report recommends further study of these materials to determine if further action on mitigation is warranted.

XI. SEWAGE

1. How much wastewater is presently produced daily? None.
2. How is sewage presently disposed of at the site? N/A Site is undeveloped.
3. How much wastewater will be produced daily after the project? Approximately 16,000 gallons per day
4. What is the proposed method of sewage disposal? New sewer service connection to existing main in Old Auburn Rd.
5. Is there a plan to protect groundwater from wastewater discharges? yes no N/A
If yes, attach a draft of this plan.
6. List all unusual wastewater characteristics of the project N/A
What special treatment processes are proposed for these unusual wastes? _____
- Will pre-treatment of wastewater be available? yes no
If yes, attach a description of pre-treatment processes and monitoring system.
7. During the wettest time of the year, is the groundwater level less than 8 feet below the surface of the ground onsite?
 yes no
If no, explain _____
8. Is this project located within a sewer district? yes no
If yes, provide the district name here: Placer County
9. Is there sewer in the area? yes no
If yes, what is the distance to the nearest sewer line? Old Auburn Rd. adjacent to southern property line
10. Will the project be trenching offsite to connect to sewer? yes no
If yes, describe distance and impacts to roadways, adjacent properties, etc. A new manhole and sewer service will be extended 50 ft into Old Auburn Road to provide sewer service. This work will require temporary lane closure to allow for construction.

XII. HAZARDOUS MATERIALS

"Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, or any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (i.e. oils, lubricants, and fuels).

- 1. a. Has the site ever stored or used hazardous materials, including pesticides and herbicides? yes no

If yes, describe _____

- b. Are these materials stored in underground tanks? yes no

If yes, contact the Environmental Health Division at 530-745-2300 for additional requirements.

- 2. Will the proposed project involve the handling, storage or transportation of hazardous materials? yes no

If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials?

- yes no

If yes, describe _____

XIII. SOLID WASTE

- 1. What types of solid waste will be produced? Typical household, office, and kitchen waste.

How much? 6 cubic yards of trash, 4 cubic yards of cardboard recycling, and 9 cubic yard mixed recycling per week

How will it be disposed of? Staff will deposit refuse/recycling in on-site trash enclosure by staff that includes 6 cubic yard trash compactor, cardboard recycling, and co-mingled recycling containers that are serviced 1-2 times per week depending on service provider schedule

XIV. PARKS & RECREATION

- 1. How close is the project to the nearest public park or recreation area? 0.5 miles

Name the area Hillsborough Park

- 2. Describe any onsite recreational facilities proposed as part of the project Site amenities will include a multi-use trail, gardens, putting green and patio areas. Library, game rooms, and theater facilities will be provided within the building

- 3. How does this project propose to provide park and recreation facilities to the community? Recreational activities will be provided onsite for use by residents. No additional facility are proposed.

XV. SOCIAL IMPACT

- 1. How many new residents will the project generate? 160 at full occupancy

- 2. Will the project displace or require relocation of any residential units? yes no

If yes, explain _____

- 3. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? This project would add to the housing options in the area that mainly consists of large subdivisions, larger acreage home sites, and some open space

- 4. Would the project create job opportunities? yes no

If yes, explain Approximately 30 employees (17 full-time and 13 part-time positions) including chefs, housekeepers, maintenance, activity coordinator, bus driver, and 4 managers that live on site

- 5. Would the project destroy job opportunities? yes no

If yes, explain _____

6. Will the proposed development displace any currently productive use, including agricultural livestock grazing?

yes no

If yes, describe _____

7. Is your project in a Placer County Redevelopment Area? yes no

If yes, you may be eligible for low interest loans. If your project contains any housing and is located in a Redevelopment Area, it is subject to the 15% inclusionary regulations of Ordinance 15.65. For more information, please contact the Redevelopment Agency at 530-886-4240.

8. Are there any Federal funds helping to finance your project? yes no

If yes, you may have to comply with NEPA, the National Environmental Policy Act.

XVI. TRANSPORTATION/CIRCULATION

1. Does the proposed project front on a County road or State Highway? yes no

If yes, what is the name of the road? Old Auburn Road and Sierra College Blvd.

If no, what is the name of the private access road and nearest cross-street? _____

2. Would any non-auto traffic, not related to construction activities, result from the project (trucks, trains, etc.)?

yes no

If yes, describe type and volume _____

3. What road standards are proposed within the development? Will comply with county design guidelines for commercial uses

County Land Development Manual Standard Plate 28 ft widen drive aisle with Type 1 curb and gutter and adjacent parking stalls. Old Auburn Rd = Urban Primary St. 80' RW (Plate 106)

Show typical street section(s) on the site plan.

4. Will new roadway/driveway access onto County roads be constructed with the project? yes no

If yes, are the access points proposed in a location in which would provide sufficient sight distance along the roadway for safe entering and exiting vehicles? Yes, driveway connect to Old Auburn will be located approx.. 630 ft west of SCB.

5. Describe any proposed improvements to County roads and/or State Highways (i.e. frontage improvements, bike lanes, curb, sidewalk): The north lane of pavement will be widened and curb and gutter added pavement will be restriped to provide two west bound through lanes, a left turn lane, an eastbound through and a through right lane. The existing guardrail at the north edge of pavement will be removed and replaced with a standard Caltrans concrete barrier (Type 732A), on a retaining wall. A 10' multi-use trail will be constructed onsite to provide bike and pedestrian connectivity from Sierra College Blvd. to the SW corner of the site in-leau of sidewalk and Class II bike lanes adjacent to the roadway.

6. Would any form of transit be used for traffic to/from the project site? yes no

If yes, show proposed transit stop locations on site plan.

7. How much additional traffic is the project expected to generate? What are the expected peak hours of traffic to be caused by the development (i.e. Churches on Sundays, 8:00am-1:00pm; Offices on Mondays through Fridays, 8:00-9:00am, and 4:00-6:00pm)? Anticipated trips = 321. Shift changes are off-peak and will not coincide with typical morning or evening peak traffic times.

8. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project? Propose to construct new multi-use trail onsite to connect bike and pedestrian users from Sierra College Blvd to the west side of the project at Old Auburn Rd.

XVII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

First Name Samuel Last Name Thomas

Signature  Date: 9/23/2016

Work Phone (503) 399-1090 Cell Phone (503) 314-2079

Email Address samt@lenityarchitecture.com

Environmental Questionnaire (EQ) Filing Instructions

Pursuant to the policy of the Board of Supervisors, this office cannot accept applications on tax delinquent property or property with existing County Code violations.

- For information regarding projects with effects that are normally significant, refer to Chapter 18.12.050 of the Placer County Environmental Review Ordinance. Applicants are encouraged to contact the staff planner assigned to the project at the earliest opportunity to determine possible need and scope of additional environmental studies.
- If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan Amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

Please submit the following to:

Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn CA 95603

- 20 copies of the Environmental Questionnaire (EQ)
- 1 copy of Initial Project Application
- EQ filing fee
- Maps - Twenty (20) 8.5" x 11" maps (If folded to that size, must include one reduced to 8.5" x 11")
- For subdivisions, all information required by Section 16.12 of the Subdivision Ordinance for tentative map submittals must be included in addition to the information listed below.
 - Boundary lines and dimensions of parcel(s).
 - Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and distance from property lines.
 - Area of the parcel (in square feet or acres).
 - Names, locations and widths of all existing traveled ways, including driveways, streets, and rights-of-way on, or adjacent to the property.
 - Locations and widths of all proposed streets, rights-of-way, driveways, and/or parking areas.
 - Approximate location and dimensions of all proposed and existing easements, wells, leach lines, seepage pits, mining shafts, or other underground structures.
 - Location and dimensions of all proposed easements for utilities and drainage.
 - Location of all creeks, drainage channels, riparian areas, and a general indication of the slope of the land and all trees of significant size.
 - Accurately plot, label, and show exact location of the base and drip lines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). Note: A tree survey prepared by an I.S.A. certified arborist may be required. Verify with the Planning Department prior to submittal of this application.
 - North arrow and approximate scale of drawing.
 - Vicinity map which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
 - Assessor's parcel number, section, township and range, and a copy of the Assessor's map(s) outlining the subject parcel(s).
 - Name(s) of property owner(s) and applicant, if any.
 - An indication of any adjacent lands in the same ownership.