

2.0

EXECUTIVE SUMMARY

2.0 EXECUTIVE SUMMARY

2.1 PROJECT BACKGROUND

Amazing Facts Ministry is a multifaceted, Christian media ministry which includes television, radio, Internet, publishing, and the Amazing Facts School of Evangelism. The proposed Project includes construction of a 17-acre campus to support a new Amazing Facts Ministry facility on a site fronting onto Sierra College Boulevard between Nightwatch Drive and Ridge Park Drive in Placer County, California. The Project site is a single parcel identified by two assessor's parcel numbers (APNs): 046-050-006 and 046-050-008 of 69.1 acres and 5.1 acres, respectively, and totaling 74.2 acres. A summary of the proposed development is provided in **Table 2-1** below. The reader is also referred to Section 3.0, Project Description, for a full description of the proposed Project.

**TABLE 2-1
PROPOSED DEVELOPMENT SUMMARY**

Project Phase	Components	Total Square Footage	Capacity (seats)	Parking	Employees
Phase I	Multi-Use Facility	106,800	1,300	625	97
	Resource Center	11,220			
Phase II	Permanent Worship Facility	90,000	2,000	275	0
		208,020	2,000¹	900	97

Notes:

1 – The Phase II worship facility would replace the temporary worship facility within the Phase I multi-use facility; therefore, no additional capacity would be added with Phase II.

2.2 PROJECT LOCATION

The proposed Amazing Facts house of worship would be located in Placer County, California, within the unincorporated community of Granite Bay (**Figure 3-1**). The Project site comprises a single parcel identified by two assessor's parcel numbers (APN 046-050-006 [69.1 acres] and APN 046-050-008 [5.1 acres]) totaling 74.2 acres bordered by Sierra College Boulevard on the north between Nightwatch Drive and Ridge Park Drive (**Figure 3-2**). The property abuts the City of Rocklin along the north property line and extends south to property at the end of Oak Hill Lane in Placer County. Within the county, the Project site is bordered by San Juan Water District (SJWD) property along its northeastern corner and by rural residential property along its eastern, southern, and western boundaries. The SJWD property contains a water storage reservoir and is accessed via an unpaved road within an access easement that runs through the Project site. The adjacent rural residential area to the south is largely undeveloped, with sparse, large-lot residential developments located throughout. In addition, several large, estate-style homes have been recently developed or are under construction to the west along Cavitt Ranch Place. The house of worship campus would occupy approximately 17 acres in the northwest corner of the property (**Figure 3-3**) and would be constructed in two phases (**Figure 3-4**). The remaining approximately 57 acres, which have the same Community Plan designation and County zoning, are not currently proposed for development.

The church has a recently formed Granite Bay membership, with 300 families meeting at the Shepherd of the Sierra in Loomis (at the northwest corner of Rocklin and Barton roads). Regional access to the site would be provided by Interstate 80, which is approximately 1.5 miles northwest

of the site. Major roadways in the vicinity include Sierra College Boulevard, which fronts the site, Rocklin Road (approximately 1 mile north of the site), and Douglas Boulevard (approximately 2.5 miles to the south).

2.3 PROJECT OBJECTIVES

The objectives of the proposed Project include:

- Develop the Amazing Facts house of worship facility and offices to accommodate the multifaceted ministry that supports their local and worldwide mission;
- Develop a house of worship facility to serve the surrounding community;
- Provide development that exhibits architectural design consistent with the Granite Bay Community Plan and Placer County Design Guidelines;
- Create an efficient circulation pattern for vehicles, pedestrians, and bicyclists;
- Provide adequate infrastructure and public services to support the proposed development;
- Identify and incorporate natural resources into the proposed development area as feasible;
- Provide for the orderly and systematic development of the proposed Project in a method consistent with the Placer County Zoning Ordinance;
- Attain the goal of eventually building a 2,000-seat facility with supporting ministry space;
- Provide phasing of the Project that will address the possibility of future growth in the congregation; and
- Build and provide a worship facility that will accommodate the long-term growth and ultimate congregation size.

2.4 ALTERNATIVES TO THE PROPOSED PROJECT

This Draft EIR evaluates several alternatives to the proposed project that would eliminate or reduce the significant impacts of the proposed Project. The alternatives analyzed are described in detail in Section 17.0 and are summarized below.

2.4.1 No Project – Alternative 1

Alternative 1 is the “No Project” alternative for the Amazing Facts Ministry project. Evaluation of the No Project alternative is required by CEQA. By definition, the No Project alternative assumes that no development would occur on the project site. None of the project impacts would occur with implementation of the No Project alternative. The site is assumed to remain in its existing condition as a vacant parcel of undeveloped land.

Under the No Project alternative, environmental conditions on the site would remain unchanged. Impacts predicted to occur as a result of the proposed project would not occur, including increased traffic on nearby roadways and intersections. Cumulative development would occur as described in this Draft EIR, but the No Project alternative would not contribute to these effects.

The No Project alternative would also cause the fewest environmental impacts of any alternative. However, the No Project alternative would not achieve any of the objectives of the proposed Project.

2.4.2 Development Under Existing Zoning – Alternative 2

Alternative 2 would involve development of the Project site consistent with the existing General Plan and Community Plan land use designations of Rural Estate 4.6-acre to 20-acre minimum and zoning of F-B-X 20-acre minimum (Farm, combining a minimum building site size of 20 acres). This current zoning allows creation of lots no smaller than 20 acres in size. Therefore, implementation of Alternative 2 would allow the creation of three residential lots (minimum of 20 acres) should the entire 74.2-acre project site be developed according to the base zoning for this property.

2.4.3 Reduced Scale House of Worship – Alternative 3

Alternative 3 would involve construction of just Phase I of the proposed Project. This alternative includes the approximately 106,800-square-foot multi-use house of worship facility, an 11,220-square-foot resource center building, and a total of 625 parking spaces. Access to the site is anticipated to remain the same for this alternative.

Overall, the No Project alternative was identified as the environmentally superior alternative. Among the “build” alternatives, Alternative 2 was identified as the environmentally superior “action” alternative. The alternatives and analyses are described in more detail for each environmental resource in Section 17.0 of this Draft EIR.

2.5 ENVIRONMENTAL IMPACTS AND PROPOSED AND RECOMMENDED MITIGATION

This Draft EIR presents information concerning the environmental setting of the Project area, identifies the Project’s potential impacts to the environment, and recommends mitigation measures to reduce these impacts. The environmental resources analyzed include land use and agriculture, population, housing, and employment, biological resources, cultural resources, visual resources, traffic and circulation, air quality, noise, geology, soils, and seismicity, hydrology and water quality, public services and utilities, hazardous materials and hazards, and climate change. The proposed Project’s consistency with the policies of the Placer County General Plan and the Granite Bay Community Plan is analyzed in Chapters 4.0 through 16.0.

The location of discussions related to environmental impacts in this Draft EIR is identified in **Table 2-2** below. **Table 2-3** summarizes the potential impacts of the proposed Project by environmental resource. Impacts can be construction-related or they can be the short- or long-term result of Project operation. The applicant has worked with the County to anticipate and mitigate potential adverse environmental effects of the proposed Project; these effects are identified in the chapters that discuss each resource area. If an impact is determined to be significant or potentially significant, applicant-proposed mitigation measures and additional mitigation measures (if applicable) are identified. These mitigation measures are also summarized in **Table 2-3**.

**TABLE 2-2
CONSIDERATION AND DISCUSSION OF ENVIRONMENTAL IMPACTS**

Topic	Location of Discussion in this Draft EIR
Significant environmental effects of the proposed project	Summary in Table 2-3 Discussions in: <ul style="list-style-type: none"> • Impact subsections of Sections 4.0 through 16.0 • Cumulative Impacts, Section 18.0
Significant environmental effects which cannot be avoided if the proposed project is implemented	Summary in Table 2-3 Discussions in: <ul style="list-style-type: none"> • Impact subsections of Section 4.0 through 16.0 • Cumulative Impacts, Section 18.0
Mitigation measures proposed to minimize the significant effects	Summary in Table 2-3 Impacts and Mitigation Measures subsections of Sections 4.0 through 16.0
Alternatives to the proposed project	Summary in Table 17-1 Section 17.0
Growth-inducing impacts of the proposed project	Section 18.0
Significant irreversible environmental changes which would be involved in the proposed project should it be implemented	Section 18.0

The proposed Project would result in seven impacts that would remain significant or potentially significant after mitigation. These include:

- Impact 8.2 Adversely Affect a Scenic Vista
- Impact 9.1 Impacts to Intersection of Sierra College Boulevard/Rocklin Road
- Impact 9.2 Impacts to Intersection of Sierra College Boulevard/Nightwatch Drive
- Impact 9.3 Impacts to Intersection of Sierra College Boulevard/Rocklin Road
- Impact 9.4 Impacts to Intersection of Sierra College Boulevard/Southside Ranch Road
- Impact 9.5 Impacts to Intersection of Sierra College Boulevard/Nightwatch Drive
- Impact 9.6 Impacts to Sierra College Boulevard/Proposed Project Access Intersection
- Impact 16.1: Generate Greenhouse Gas Emissions During Project Construction That May Have a Significant Impact on the Environment or Conflict with an Applicable Adopted Reduction Plan, Policy, and/or Regulation

Impact 16.2: Generate Greenhouse Gas Emissions During Project Operation That May Have a Significant Impact on the Environment or Conflict with Applicable Adopted Reduction Plan, Policy, and/or Regulation

Cumulative Visual Resources Impact

Cumulative Impacts to the Intersection of Sierra College Boulevard/Rocklin Road

Cumulative Impacts to the Intersection of Sierra College Boulevard/Southside Ranch Road

Cumulative Impacts to the Intersection of Sierra College Boulevard/Proposed Project Access

Cumulative Impacts to the Intersection of Sierra College Boulevard/Nightwatch Drive

Cumulative Air Quality Impact

TABLE 2-3
IMPACT SUMMARY TABLE – PROPOSED PROJECT

Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
4.0 Land Use and Agriculture				
4.1	Divide an Established Community	N	None required.	N
4.2	Conflict with Applicable Land Use Plans, Policies, or Regulations	LTS	None required.	LTS
4.3	Conflict with any Habitat Conservation Plan or Natural Community Conservation Plan	N	None required.	N
4.4	Convert Farmland of Local Importance	N	None required.	N
4.5	Conflict with Williamson Act Contract	N	None required.	N
5.0 Population, Housing, and Employment				
5.1	Displace Substantial Numbers of Existing Housing or People	N	None required.	N
5.2	Induce Population Growth	LTS	None required.	LTS
6.0 Biological Resources				
6.1	Impacts to Special-Status Plant Species	PS	Mitigation Measure 6-1a Conduct Special-Species Surveys The applicant shall retain a qualified biologist to perform focused surveys to determine the presence/absence of special-status plant species with potential to occur within and adjacent to (within 25	LTS

¹ N = No Impact LTS = Less Than Significant PS = Potentially Significant S = Significant
 SU = Significant and Unavoidable LTCC = Less Than Cumulatively Considerable CC = Cumulatively Considerable

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>feet, where appropriate) the proposed impact area, as listed in Table 6-3. These surveys shall be conducted prior to issuance of grading permits and in accordance with CDFG-approved guidelines for conducting field surveys. Specifically, the guidelines are outlined in Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities (Nelson, 1994). These guidelines require rare plant surveys to be conducted at the proper time of year when rare or endangered species are both “evident” and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during periods of phonological development that are necessary to identify the plant species of concern.</p> <p>Mitigation Measure 6-1b Implement Avoidance Measures to Protect Special-Status Species</p> <p>If any state- or federally listed, CNPS List 1, or CNPS List 2 plant species are found within or adjacent to (within 25 feet) the proposed impact area during the surveys, these plant species shall be avoided to the extent possible. Avoidance measures shall include fencing of the population(s) before construction, exclusion of Project activities from the fenced-off areas, and construction monitoring by a qualified biologist. Avoidance areas shall be identified on improvement plans. If these plants cannot be avoided, the following measures shall be applied:</p> <ul style="list-style-type: none"> ■ Prior to approval of improvement plans, issuance 	

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			<p>of grading permits, and/or any clearing, grading, or excavation work on the Project site, the applicant shall submit a mitigation plan concurrently to CDFG and USFWS (if appropriate) for review and comment, and the applicant may consult with these entities before approval of the plan. The plan shall include mitigation measures for the population(s) to be directly affected. Possible mitigation for the population(s) that would be removed during construction of the Project includes implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites (if feasible). The mitigation ratio for directly impacted plant species shall be at a minimum ratio of 2:1. The actual level of mitigation may vary depending on the sensitivity of the species (its rarity or endangerment status), its prevalence in the area, and the current state of knowledge about overall population trends and threats to its survival. Alternatively, replacement credits may be purchased by the applicant at an approved mitigation bank should such credits be available.</p> <ul style="list-style-type: none"> ■ Any special-status plant species that are identified adjacent to the PSA, but not proposed to be disturbed by the Project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified on improvement plans. 	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>■ In some cases involving state-listed plants where it may be necessary to obtain an incidental take permit under Section 2081 of the Fish and Game Code, the applicant shall consult with CDFG to determine the applicability of an incidental take permit. The applicant may be required to prepare an application for this permit. Any required permits shall be obtained prior to approval of improvement plans, issuance of grading permits, and/or excavation work on the Project site.</p>	
6.2	Impacts to Western Spadefoot Toad	LTS	None required.	LTS
6.3	Impacts to Swainson's Hawk	LTS	None required.	LTS
6.4	Impacts to Special-Status Avian Species, Including Raptors	PS	<p>Mitigation Measure 6-4 Mitigate for Impacts to Special-Status Avian Species, Including Raptors</p> <p>■ When feasible, schedule construction activities to avoid nesting activities of local avian species (typically February 15 through August 31). If proposed site disturbance and construction activities are planned to occur within 200 feet of suitable nesting habitat during this period, the applicant shall retain a qualified biologist to conduct a focused survey for active nests of special-status birds within and in the vicinity of (up to 200 feet and no less than 100 feet outside Project boundaries, where possible) the disturbance and construction area no less than 14 days and no more than 30 days prior to the beginning of ground disturbance or tree removal. If active nests are found, trees/shrubs with</p>	LTS

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
6.5	Impacts to Special-Status Bat Species	PS	<p>nesting birds shall not be disturbed until abandoned by the birds or a qualified biologist deems disturbance potential to be minimal (in consultation with USFWS and/or CDFG, where appropriate). If applicable, tree removal shall be restricted to a period following fledging of chicks, which typically occurs between late July and early August.</p> <ul style="list-style-type: none"> ■ If an active nest is located within the 100 feet (200 feet for raptors) of construction activities, other restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet or 200 feet, as appropriate, around the nest as confirmed by the appropriate resource agency) or alteration of the construction schedule. Reference to this requirement and the Migratory Bird Treaty Act (MBTA) shall be noted on improvement plans. ■ If construction activities or tree removal are proposed to occur during the non-breeding season (September 1 through February 14), a survey is not required, no further studies are necessary, and no mitigation is required. 	LTS
			<p>Mitigation Measure 6-5 for Special-Status Bat Species</p> <p>To mitigate impacts to potential habitat for special-status bat species, the following measure shall be implemented: Prior to clearing, grading, or excavation work, a</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September, or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal.</p> <p>The initial assessment will involve looking for bats or bat signs such as guano, urine staining, and culled food parts, and will identify those specific locations that represent potential habitat (i.e., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be affected (i.e., removed), no further measures are required.</p> <p>If roosts are present, the Project applicant shall make efforts to avoid them. If it is not possible to avoid the roost site, a qualified biologist shall exclude or hand-capture and release bats prior to construction using methods to ensure that no individuals are lost. Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal, and habitat removal shall occur immediately following</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
6.6	Impacts to Jurisdictional Waters of the U.S., Including Wetlands	PS	<p>implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period.</p> <p>If bats must be excluded, the Project applicant shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements</p> <p>Mitigation Measure 6-6 Mitigate for Impacts to Jurisdictional Wetlands</p> <p>If jurisdictional waters cannot be avoided, the applicant shall apply for a CWA Section 404 permit from USACE, a Section 401 permit from CVRWQCB, and a 1602 Streambed Alteration Agreement from CDFG. These permits shall be obtained prior to approval of improvement plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the Project site.</p> <p>The applicant shall ensure that the Project will result</p>	LTS

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>in no net loss of waters of the U.S. by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the CWA Section 404/401 permits and the Streambed Alteration Agreement. Compensatory mitigation may consist of (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit applicants; and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This last type of compensatory mitigation may be provided at or adjacent the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The Project applicant/permit applicant retains responsibility for the implementation and success of the mitigation project. Evidence of compliance with this mitigation measure shall be provided prior to approval of improvement plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the Project site.</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
6.7	Impacts to Migratory Corridors	LTS	None required.	LTS
6.8	Impacts to Protected Trees	PS	<p>Mitigation Measure 6-8 Mitigate Impacts to Significant Trees</p> <p>The applicant shall mitigate for the removal of and impacts to “significant” oak trees (24 inches dbh or greater) on-site by replacing trees on-site. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). Prior to approval of Improvement Plans the applicant shall submit to the Development Review Committee (DRC) for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). Trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.</p> <p>In lieu of tree replacement on-site for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each significant oak tree removed or impacted or the current market value, as established by an arborist, forester, or registered landscape architect, of the replacement trees,</p>	LTS

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			including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to the approval of improvement plans.	
6.9	Impacts to Oak Woodlands	PS	<p>Mitigation Measure 6-9 Mitigate for Impacts to Oak Woodlands</p> <p>The Project applicant shall make an in-lieu payment to the County to mitigate for oak woodland losses within the Project site and to account for habitat fragmentation. The payment shall be equivalent to the fair market value of a conservation easement on oak woodland property in Placer County, with such fair market value established at the time of approval of the minor use permit for the Project. The funds will include both a conservation component and an in perpetuity management component. These funds will be used by the County to purchase conservation easements to other in-kind oak woodlands in the county. All such payments shall be due to the County prior to approval of improvement plans for the Project.</p>	LTS
6.10	Impacts to Sensitive Biological Communities	LTS	None required.	LTS
6.11	Conflicts with Local Policies or Ordinances Protecting Biological Resources (Other than Protected Trees)	N	None required.	N
6.12	Conflicts with an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Any Adopted	N	None required.	N

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
	Biological Resources Recovery or Conservation Plan of Any Federal or State Agency			
7.0 Cultural Resources				
7.1	Potential Destruction or Damage to Known and Undiscovered Prehistoric and Historic Resources	LTS	None required.	LTS
7.2	Potential Destruction or Damage to Known and Undiscovered Archaeological Resources	PS	<p>Mitigation Measure 7-2 Mitigate Potential Cultural Resources</p> <p>The final improvement plans approved by the County shall include a note which states, that if during the course of construction cultural resources (i.e., prehistoric sites, historic sites, exotic rock (non-native), or unusual amounts of shell or bone, isolated artifacts, or other features) are discovered, work shall be halted immediately within 50 feet of the discovery, the Placer County Community Development Resource Agency shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to determine the significance of the discovery. Determination of impacts, significance, and mitigation shall be made by qualified archaeologist (in consultation with recognized local Native American groups). The Placer County Planning Department and Department of Museums shall also be contacted for review of the archaeological find(s). Prior to the commencement of Project excavations, all construction personnel shall</p>	LTS

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7.3	Potential Destruction or Damage to a Unique Paleontological Resource or Geological Feature	PS	<p>be informed of the potential to inadvertently uncover cultural resources and human remains and the procedures to follow subsequent to an inadvertent discovery of cultural resources or human remains. In addition, should excavations for site testing or data recovery become necessary, both the United Auburn Indian Community of the Auburn Rancheria shall be informed in order to provide on-site tribal monitors.</p> <p>Mitigation Measure 7-3 Mitigate for Potential Paleontological Resources</p> <p>If human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the Placer County Community Development Resource Agency shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</p> <p>A note shall be required on the final improvement plans approved by the County, that if paleontological resources are discovered on-site, the applicant shall retain a qualified paleontologist to observe all grading and excavation activities throughout both phases of Project construction and to salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the Project</p>	LTS

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the Project developer and to the Placer County Department of Museums and Planning Department. The paleontologist shall determine appropriate actions, in cooperation with the Project developer, that ensure proper exploration and/or salvage. Excavated finds shall first be offered to a State-designated repository such as the Museum of Paleontology, University of California, Berkeley, or the California Academy of Sciences. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department, which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.</p>	

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8.0 Visual Resources				
8.1	Damage Visual Resources within a Scenic Highway Corridor	LTS	None required.	LTS
8.2	Adversely Affect a Scenic Vista	PS	<p>Mitigation Measure 8-2 Use Neutral Colors and Natural Building Materials</p> <p>Prior to submittal of building plans and issuance of building permits, the applicant shall provide to the Planning Department color boards and building material samples for all proposed structures. Color boards shall include only neutral tones, and material samples shall include only natural materials such as stone, masonry, and stucco for buildings and the proposed monument and woodcrete, pre-cast wood-appearing material, or stone for the sound wall.</p>	SU
8.3	Degrade Visual Character	LTS	None required.	LTS
8.4	Construction Impacts	LTS	None required.	LTS
8.5	Create New Source of Light or Glare	PS	<p>Mitigation Measure 8-5a Minimize Project Site Lighting</p> <p>All outdoor lighting installed as part of the proposed Project shall be limited to the minimum amount needed for public safety, shall be designed to limit upward and sideways spillover of light, and shall include high pressure sodium fixtures. All lighting shall be consistent with the most recent update of the California Energy Commission's <i>Nonresidential Compliance Manual for California's 2005 Energy Efficiency Standards</i>. Outdoor light fixtures for parking areas, buildings, pedestrian areas, and</p>	LTS

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			<p>roadways shall be shielded, and directed down to preserve the night sky and away from residential areas to minimize light and glare effects on such areas. To reduce brightness, proposed lighting fixtures shall be mounted at a height not to exceed 18 feet. In addition, all light poles shall be finished in a color that will blend into the landscape and prevent glare (i.e., black, bronze, or dark bronze). All outdoor lighting shall be reviewed and approved by the Development Review Committee for design, location, photometrics, etc., prior to the approval of the Improvement Plans. Any building lighting shall be reviewed and approved prior to submittal of building plans and issuance of building permits.</p> <p>Mitigation Measure 8-5b Use Non-Reflective Building Materials</p> <p>Non-reflective building materials shall be used for the exterior of all buildings. Building windows shall be coated with tinting materials to reduce glare and to minimize visibility of interior lighting. A color and materials board that represents all building materials, textures, and colors shall be submitted to the County for review and approval by the Development Review Committee prior to the submittal of building plans and issuance of building permits.</p>	

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9.0 Traffic and Circulation				
9.1	Impacts to Intersection of Sierra College Boulevard/Rocklin Road	PS	<p>Mitigation Measure 9-1 Sierra College Boulevard/Rocklin Road Intersection Mitigation</p> <p>Prior to the approval of Improvement Plans, the Project applicant shall make a good faith effort to pay to the City of Rocklin the applicable fair share fee toward the cost of the construction of the following improvements at the intersection at Sierra College Boulevard and Rocklin Road.</p> <ul style="list-style-type: none"> • Add a second northbound left turn lane 	SU
9.2	Impacts to the Intersection of Sierra College Boulevard/Nightwatch Drive	PS	<p>Mitigation Measure 9-2 Sierra College Boulevard/Nightwatch Drive Intersection Mitigation</p> <p>Prior to the issuance of any building permits for Phase II, construct the following improvements at the intersection at Sierra College Boulevard and Nightwatch Drive.</p> <ul style="list-style-type: none"> • Add a second northbound through lane 	SU
9.3	Impacts to Intersection of Sierra College Boulevard/Rocklin Road	PS	<p>Mitigation Measure 9-3 Sierra College Boulevard/Rocklin Road Mitigation</p> <p>Prior to the approval of Improvement Plans, the Project applicant shall make a good faith effort to pay to the City of Rocklin the applicable fair share fee toward the cost of the construction of the following improvements at the intersection at Sierra College Boulevard and Rocklin Road.</p> <ul style="list-style-type: none"> • Add a separate southbound right turn 	SU

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9.4	Impacts to Intersection of Sierra College Boulevard/Southside Ranch Drive	PS	<p>Mitigation Measure 9-4 Sierra College Boulevard/Southside Ranch Road Mitigation</p> <p>This Project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Benefit District), pursuant to applicable ordinances and resolutions. The Project applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the Project:</p> <ul style="list-style-type: none"> • County-Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code • South Placer Regional Transportation Authority (SPRTA) • Placer County/City of Roseville JPA (PC/CR) 	SU
9.5	Impacts to Intersection of Sierra College Boulevard/Nightwatch Drive	S	<p>Mitigation Measure 9-5 Sierra College Boulevard/Nightwatch Drive Mitigation</p> <p>Implement mitigation measure 9-2.</p>	SU
9.6	Impacts to Sierra College Boulevard/Proposed Project Access Intersection	S	<p>Mitigation Measure 9-6 Sierra College Boulevard/Proposed Project Access Mitigation</p> <p>Construct frontage improvements as shown on the Approved Site Plan and Preliminary Lane Configuration (Figure 3-9) to provide three northbound lanes. Obtain an Encroachment Permit from the City of Rocklin for work proposed within the City's right-of-way. A copy of said permit shall be provided to the Placer County Engineering and Surveying Department prior to approval of</p>	SU

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			Improvement Plans.	
9.7	Provide Adequate On-Site Parking	LTS	None required.	LTS
9.8	Alternative Transportation	PS	Mitigation Measures 9-8 Alternative Transportation Mitigation Measures Construct the number of bicycle racks as required by the County.	LTS
9.9	Construction Impacts	LTS	None required.	LTS
10.0 Air Quality				
10.1	Increases in Short-Term Construction Emissions	PS	Mitigation Measure 10-1a Mitigate for On-Site Active Dust Control The proposed Project shall comply with PCAPCD Rule 228, which addresses fugitive dust emissions. Rule 228 provides standards for dust control, as well as recommends mitigation for vehicle track-out. Below are on-site active fugitive dust mitigation measures which are required to ensure that the Project will not violate Rule 228. In addition, mitigation which would lower ROG emissions is provided below. <ul style="list-style-type: none"> ■ Prior to the approval of Improvement Plans, the applicant shall submit a Construction Emission/Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall not break ground prior to receiving APCD approval of the Construction 	LTS

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			<p>Emission/Dust Control Plan.</p> <ul style="list-style-type: none"> ■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped on-site or taken to an appropriate disposal site. ■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: The contractor shall apply water to control dust, as required by PCAPCD Rule 228, Fugitive Dust, to prevent dust impacts off-site. Operational water truck(s) shall be on-site, at all times, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. The applicant shall submit the following as a standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties. ■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed District Rule 202, Visible Emissions. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at: 	

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			<p>http://www.placer.ca.gov/Departments/Air/Rules.aspx.</p> <ul style="list-style-type: none"> ■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is ARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40 percent opacity and not go beyond property boundaries at any time. If lime or other drying agents are utilized to dry out wet grading areas, they shall be controlled so as to not exceed Placer County APCD Rule 228 fugitive dust limitations. ■ Prior to the approval of Improvement Plans, the applicant shall submit an Enforcement Plan to the Placer County APCD for review. This plan shall evaluate Project-related on- and-off-road heavy-duty vehicle engine emission opacities on a weekly basis. This plan shall use standards as defined in California Code of Regulations, Title 13, Sections 2180–2194. An Environmental Coordinator, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate Project-related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and 	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.</p> <ul style="list-style-type: none"> ■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. The applicant shall submit the following as a standard note on the Improvement/Grading Plan: The contractor shall use ARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. The applicant shall submit the following as a standard note on the Improvement/Grading Plan: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. <p>Mitigation Measure 10-1b Mitigate for On-Site Inactive Dust Control</p> <p>As mentioned above, the proposed Project shall comply with PCAPCD Rule 228, which addresses fugitive dust emissions. Provided below are on-site inactive fugitive dust mitigation measures which would lower ROG emissions and which are required to ensure that the Project will not violate Rule 228:</p> <ul style="list-style-type: none"> ■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust 	

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			<p>emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.</p> <p>■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: The prime contractor shall submit to the Placer County Air Pollution Control District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction Project. The inventory shall be updated, beginning 30 days after any initial work on-site has begun, and shall be submitted on a monthly basis throughout the duration of the Project, except that an inventory shall not be required for a 30-day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the Project representative shall provide the Placer County Air Pollution Control District with the anticipated construction timeline including start date and name and phone number of the property owner/applicant, Project manager, and on-site foreman.</p> <p>■ Prior to the approval of Improvement Plans, the applicant shall submit a plan to the Placer County Air Pollution Control District for approval, demonstrating that the heavy-duty (greater than 50 horsepower) off-road vehicles to be used in the</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>construction Project, including owned, leased, and subcontractor vehicles, will achieve a Project-wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions may include use of late model treatment products and/or other options as they become available.</p> <ul style="list-style-type: none"> ■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: All on-site stationary equipment which is classified as 50 horsepower or greater shall either obtain a state-issued portable equipment permit or a Placer County APCD issued portable equipment permit. ■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. ■ The applicant shall submit the following as a standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. The applicant shall submit the following as a standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of 	

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			silt, dirt, mud, and debris, and shall “wet broom” if silt, dirt, mud, or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.	
10.2	Contribute Substantially to an Existing Air Quality Violation	LTS	None required.	LTS
10.3	Violate Any Air Quality Standard or Contribute Substantially to a Projected Air Quality Violation	LTS	None required.	LTS
10.4	Expose Sensitive Receptors to Toxic Air Contaminants	LTS	None required.	LTS
10.5	Conflict With or Obstruct Implementation the Air Quality Attainment Plan	LTS	None required.	LTS
10.6	Create Objectionable Odors	LTS	None required.	LTS
11.0 Noise				
11.1	Traffic Noise Impacts to Surrounding Land Uses	PS	<p>Mitigation Measure 11-1a Construct Sound Wall of 7 Feet Elevation Along the Western Property Line as Indicated on the Project's Improvement Plans</p> <p>As part of Project construction, a sound wall shall be built along the western property line of the proposed Project as indicated on the Project's Improvement Plans. The exact height and location of the sound wall shall be calculated based on proposed site grading. Noise barriers shall be constructed of concrete masonry units, solid concrete panels, earthen berms, or any combination of these materials as approved by the Development Review Committee.</p>	LTS

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>Wood is not recommended due to eventual warping and degradation of acoustical performance. Other types of materials shall be reviewed by an acoustical consultant.</p> <p>Mitigation Measure 11-1b Parking Lots Shall Be Closed at 10 p.m.</p> <p>Except for special services (e.g., midnight Christmas services), special events shall be scheduled to end so that parking lots shall be empty no later than 10:00 p.m.</p> <p>Mitigation Measure 11-1c Limit Hours of Truck Deliveries</p> <p>Truck deliveries and loading/unloading activities shall be restricted to the hours of 6 a.m. to 8 p.m. Monday through Friday and 8 a.m. to 8 p.m. on Saturdays and Sundays.</p> <p>Mitigation Measure 11-1d Develop and Implement a Construction Noise Abatement Program</p> <p>Construction activities shall adhere to the following noise control measures as required by the Placer County General Plan Noise Element and Granite Bay Community Plan Noise Element:</p> <ul style="list-style-type: none"> ■ In coordination with the Placer County Department of Public Works, truck traffic shall be required to lower speed limits to 25 miles per hour on the Project site; ■ Construction noise emanating from any construction activities is prohibited on Sundays and federal holidays, and shall only occur 	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>Monday through Friday 6 a.m. to 8 p.m. (during daylight savings time) and 7 a.m. to 8 p.m. (during standard time), and Saturdays 8 a.m. to 6 p.m.</p> <p>■ Implement mitigation measure 11-1c.</p>	
11.2	Traffic Noise Impacts to the Proposed Project	LTS	None required.	LTS
11.3	Construction-Related Noise Impacts	PS	<p>Mitigation Measure 11-3 Limit Hours of Construction</p> <p>Construction noise emanating from any construction activities is prohibited on Sundays and federal holidays, and shall only occur Monday through Friday 6 a.m. to 8 p.m. (during daylight savings time) and 7 a.m. to 8 p.m. (during standard time), and Saturdays 8 a.m. to 6 p.m.</p> <p>With implementation of mitigation measure 11-3, construction activities would be limited to the daytime hours and would be consistent with the Placer County General Plan and Granite Bay Community Plan Noise Elements. Truck speeds would be slowed on the Project site, and deliveries would be limited to the daytime hours. Implementation of the proposed mitigation measure would reduce construction-generated noise levels. With mitigation, construction noise would not be anticipated to result in substantial increases in sleep disruption and levels of annoyance to occupants of nearby residential dwellings.</p>	LTS

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
11.4	Impacts of On-Site Noise Sources on Nearby Residential Uses	LTS	None required.	LTS
12.0 Geology, Soils, and Seismicity				
12.1	Exposure to Strong Seismic Shaking	LTS	None required.	LTS
12.2	Seismic-Related Impacts	LTS	None required.	LTS
12.3	Erosion and Loss of Topsoil	PS	<p>Mitigation Measure 12-3 Erosion Mitigation Measures</p> <p>MM 12-3a Water quality best management practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and/or for Industrial and Commercial, and/or other similar source as approved by the County Engineering and Surveying Department (ESD).</p> <p>Construction (temporary) BMPs for the Project include, but are not limited to, a stabilized construction entrance, straw wattles, silt fences, water bars/berms, flow spreaders, gravel bags, straw mulch, inlet filters, sediment traps, and revegetation of disturbed areas.</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 at a minimum in accordance with the Placer</p>	LTS

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			<p>County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection.</p> <p>Post-development (permanent) BMPs for the Project include, but are not limited to, clarifying basins, erosion mat/rock lines/seeded ditches and swales, rock flow spreaders, and detention basins. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by Project approvals.</p> <p>All 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 ongoing maintenance, such as contractual evidence, shall be provided to the ESD upon request. Maintenance of these facilities shall be provided by the Project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping/vacuuming and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.</p> <p>MM 12-3b This Project's ground disturbance exceeds one acre and is subject to the construction</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program. The applicant shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.</p> <p>MM 12-3c This Project is located within the area covered by Placer County’s municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of this NPDES permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with “Attachment 4” of Placer County’s NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).</p> <p>MM 12-3d Graded portions of the site shall be seeded as soon as possible to allow vegetation to become established prior to and during the rainy season. In addition, since grading will result in more than one acre of soil disturbance, the applicant shall prepare a site-specific stormwater pollution prevention plan. At a minimum, the following controls shall be installed prior to and during grading to reduce erosion.</p> <ul style="list-style-type: none"> ■ Prior to commencement of site work, fiber rolls shall be installed downslope of the proposed area of disturbance to reduce migration of sediment 	

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			<p>from the site. Fiber rolls on slopes are intended to reduce sediment discharge from disturbed areas, reduce the velocity of water flow, and aid in the overall revegetation of slopes. The fiber rolls shall remain in place until construction activity is complete and vegetation becomes established.</p> <ul style="list-style-type: none"> ■ Soil exposed in permanent slope faces shall be hydroseeded or hand seeded/strawed with an appropriate seed mixture compatible with the soil and climate conditions of the site as recommended by the local Resource Conservation District. ■ Following seeding, jute netting or erosion control blankets shall be placed and secured over the slopes steeper than 2:1, horizontal to vertical. ■ Surface water drainage ditches shall be established as necessary to intercept and redirect concentrated surface water away from cut and fill slope faces. The intercepted water shall be discharged into natural drainage courses or into other collection and disposal structures. <p>MM 12-3e The applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval of each Project phase. The plans shall show all conditions for the Project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the Project that may be affected by</p>	

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			<p>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.</p> <p>The applicant shall pay plan check and inspection fees. 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 and/or Placer County Development Review Committee (DRC) review is required as a condition of approval for the Project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both electronic and hard copy format prior to acceptance by the County of site improvements. Conceptual landscape plans submitted prior to Project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>MM 12-3f All proposed grading, drainage improvements, vegetation, tree impacts, and tree removal shall be shown on the Improvement Plans, and all work shall conform to provisions of the County</p>	

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			<p>Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until Improvement Plans, or a separate grading permit, are approved and any required temporary construction fencing has been installed and inspected by a member of the Placer County Development Review Committee (DRC). All cut/fill slopes shall be at 2:1 (horizontal to vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the Project site or within any area to be disturbed by the Project construction shall be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.</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 assure proper installation and maintenance of erosion control/winterization during Project construction. Erosion control will be provided where roadside drainage is off of the pavement, to the satisfaction of the ESD.</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>Submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the Project applicant or authorized agent.</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 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.</p> <p>Any work affecting facilities maintained by, or easements dedicated or offered for dedication to, Placer County or other public agency may require the submittal and review of appropriate Improvement Plans by the ESD or the other public agency.</p> <p>MM 12-3g Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.</p>	

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			<p>MM 12-3h If blasting is required for the installation of site improvements, the developer will comply with applicable County ordinances that relate to blasting and use only contractors licensed by the State of California to conduct these operations.</p>	
12.4	Unstable Geologic Unit	LTS	None required.	LTS
12.5	Expansive Soils	PS	<p>Mitigation Measure 12-5 Expansive Soils Mitigation Measures</p> <p>Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> a) Road, pavement, and parking area design b) Structural foundations, including retaining wall design (if applicable) c) Grading practices d) Erosion/winterization e) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) f) Slope stability <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. It is the responsibility of Project applicant to provide for engineering inspection and certification that earthwork has been performed in conformity with</p>	LTS

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13.0 Hydrology and Water Quality				
13.1	Degrade Surface Water Quality – Construction	PS	<p style="text-align: center;">Mitigation Measure 13-1 Implement Best Management Practices During Construction</p> <p>The applicant shall implement temporary BMPs to include minimum erosion control measures such as straw logs, silt fence, water bars, or diversion berms directing stormwater to flow spreaders, gravel bags, straw mulch, and inlet filters. The Project shall utilize a gravel construction entry which would reduce tracked mud onto Sierra College Boulevard. Sediment traps shall be installed to protect the existing on-site wetlands.</p>	LTS
13.2	Degrade Groundwater Quality – Construction	PS	<p style="text-align: center;">Mitigation Measure 13-2 Properly Destroy On-Site Groundwater Well Via Permit</p> <p>In order to protect the water table, the existing water well shall be properly destroyed via permit through the Placer County Environmental Health Services Department prior to approval of the Improvement Plans. Additionally, the water well location shall be shown on the Improvement and Grading Plans to prevent the well from being damaged by grading equipment.</p>	LTS
13.3	Degrade Surface Water Quality – Operation	PS	<p style="text-align: center;">Mitigation Measure 13-3 Implement Best Management Practices After Construction and During Operation of the Proposed Project</p> <p>The applicant shall implement permanent BMPs to include the minimum erosion control measures such</p>	LTS

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			<p>as inlets, culverts, open clarifying basins, erosion mat-lined, rock-lined or seeded ditches, rock flow spreaders, and detention basins. Seeding, mulching, and landscaping are proposed to stabilize disturbed soils. In addition, the following measures shall be implemented:</p> <ul style="list-style-type: none"> All storm drain inlets and catch basins within the Project area shall be permanently marked/embossed with prohibitive language such as “No Dumping! Flows to Creek” or other language as approved by the Engineering and Surveying Department (ESD) and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the Project area. The property owner, in this case, the Project applicant, is responsible for maintaining the legibility of stamped messages and signs. All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. Materials with the potential to contaminate stormwater that are to be stored outdoors shall be placed in an enclosure such as, 	

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13.4	Degrade Groundwater Quality – Operation	PS	<p>but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of stormwater within the secondary containment area.</p> <p>Implement mitigation measure 13-3 and MM 12-3a and MM 12-3c.</p>	LTS
13.5	Increase Stormwater Runoff	PS	<p>Mitigation Measure 13-5a Prepare and Adhere to Final Drainage Study</p> <p>Prepare and submit with the Project Improvement Plans, a final drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Stormwater Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include a written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements, and drainage easements to accommodate flows from this Project. The report shall analyze the modification of the outlet weir of the on-site Pond B1. The report shall identify water quality protection features and methods to be used</p>	LTS

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			<p>both during construction and for long-term post-construction water quality protection. Best management practice (BMP) measures shall be provided to reduce erosion and water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.</p> <p>Mitigation Measure 13-5b Reduce Stormwater Runoff to Pre-Project Conditions</p> <p>Stormwater runoff shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal and to the satisfaction of the Engineering and Surveying Department (ESD). The ESD may, after review of the Project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site retention requirements are waived, this Project may be subject to payment of any in-lieu fees prescribed by County ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>Mitigation Measure 13-5c Design Drainage Facilities in Accordance With County Requirements</p> <p>Drainage facilities, for purposes of collecting runoff on the Project site, shall be designed in accordance</p>	

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			<p>with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with site improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the property owners.</p> <p>Mitigation Measure 13-5d Pay Drainage Improvement and Flood Control Fees</p> <p>The applicant 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, and Placer County Code). The current estimated development fee is \$2,495, payable to the Engineering and Surveying Department prior to building permit issuance. The actual fee shall be that in effect at the time payment occurs.</p> <p>Mitigation Measure 13-5e Fence Preserved Vernal Pools to Prevent Trespass and Damage</p> <p>The vernal pools that are to remain undisturbed shall be surrounded with colored poly fencing prior to the start of construction. A low-profile permanent perimeter fence with signs shall be constructed once Project construction is completed to identify the pools in the dry season and prevent trespass and damage to the pools.</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>Mitigation Measure 13-5f Improve or Rebuild Dam to Increase Detention Capacity</p> <p>The applicant shall retain a qualified engineer to assess the structural integrity of the dam on the Project site based on all applicable state and local standards. Based on the results of this assessment, one of the following courses shall be taken:</p> <ol style="list-style-type: none"> 1) If the dam is found to have the required integrity, including a non-seeping core, a new spillway shall be constructed with a lower spill elevation to increase the available detention volume. A lower spill elevation would lower the pond's normal water surface by 1.8 feet. This could cause a loss of wetland habitat. In order for these improvements to be implemented, the pond would be partially drained and there would be disturbance to the spillway area during construction. The U.S. Army Corps of Engineers Section 404 permit for the Project (required under mitigation measure 6-6) shall address this potential loss of wetlands at the spillway and pond perimeter. 2) If the dam is found not to have the required integrity, it shall be rebuilt to meet all structural requirements. The new dam shall be constructed at an elevation 1.8 feet higher than the existing dam's elevation, and the associated spillway shall be constructed at the existing spillway's elevation. This would result in the pond's water surface remaining the same but the footprint of the dam would increase, resulting in a loss of 	

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			<p>wetland habitat at the spillway. In order for these improvements to be implemented, the pond would be completely drained and there would be disturbance to the pond during construction. The dam slope shall be planted with grass of like kind to the existing site vegetation. Any trees removed shall be replanted with like kind in a compatible location. The U.S. Army Corps of Engineers Section 404 permit for the Project (required under mitigation measure 6-6) shall address the potential loss of wetland habitat at the spillway.</p> <p>In addition, a new concrete weir shall be constructed at the spillway channel. As a result, the pond spillway would discharge less than pre-development flow to Point B. Pond B1 would then function as a detention basin in accordance with Placer County drainage standards and the criteria listed in the Preliminary Drainage Report for the project (Appendix 13.0-1).</p>	
13.6	Deplete Groundwater Supplies or Interfere with Groundwater Recharge	LTS	None required.	LTS
13.7	Flooding Impacts	N	None required.	N
14.0 Public Services				
14.1.1	Fire Protection and Emergency Medical Services	LTS	None required.	LTS
14.2.1	Law Enforcement Services	LTS	None required.	LTS
14.3.1	Impacts on Schools and Related Facilities	N	None required.	N

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14.4.1	Electrical, Natural Gas, and Telecommunication Services	LTS	None required.	LTS
14.5.1	Park and Recreation Facilities	N	None required.	N
14.6.1	Solid Waste Disposal	LTS	None required.	LTS
14.7.1	Project Water Demand	PS	<p>Mitigation Measure 14.7-1 Water-Efficient Landscaping</p> <p>All landscaping shall consist of native-appearing drought-tolerant plant species with a water-conserving drip irrigation system to be installed by the developer prior to acceptance of the Project's improvements.</p>	LTS
14.7.2	Water System Facilities	PS	<p>Mitigation Measure 14.7-2 Enter into a Facilities Agreement</p> <p>Prior to issuance of building permits for the Project, the Project applicant shall enter into a facilities agreement with the PCWA to provide any on- or off-site pipelines or other facilities needed to supply water for domestic or fire protection services.</p>	LTS
14.8.1	Wastewater Treatment Impacts	PS	<p>Mitigation Measure 14.8-1a Obtain Approval from Placer County</p> <p>Prior to Improvement Plan approval for Phase I, the Project applicant shall obtain Placer County Board of Supervisors approval for annexation into SMD #2. In addition, modification of the agreement between SPMUD and Placer County is required.</p> <p>Mitigation Measure 14.8-1b Review Existing Chemical Building Dosing Capacity</p> <p>Prior to Improvement Plan approval for each Project</p>	LTS

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>phase, the existing chemical injection system dosing capacity shall be reviewed by the applicant to determine if it is sufficient to contain a three-month supply at buildout for each Project phase's proposed increased flows and the sewer shed service area. Based on the review and approval by the Facility Services Department, Environmental Engineering Division, the applicant may be required to upsize the pumps and tanks.</p> <p>Mitigation Measure 14.8-1c Maintain Proposed Septic and Grease Interceptor Tanks</p> <p>The Project's proposed septic tank shall be maintained to minimize pump screen plugging and to minimize solids from being pumped into the STEP system. These tanks' bottom solids levels and top scum thicknesses shall be periodically checked and the contents pumped in accordance with the requirements of the Placer County Facility Services Department, Environmental Engineering Division. In addition, an external oil/grease interceptor tank, appropriately sized per the 2007 California Plumbing Code, shall be installed. The grease interceptor tank contents will be routinely pumped and sent to a licensed grease rendering facility.</p>	
14.8.2	Wastewater Collection and Conveyance Impacts	PS	<p>Mitigation Measure 14.8-2a Implement Mitigation Identified in the Low-Pressure (STEP) Sewer System Design Report for Amazing Facts Church with Annexation to Placer County SMD #2 (King Engineering);</p>	LTS

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>June 11, 2009, updated April 4, 2011)</p> <p>The Project shall demonstrate conformance with the following design criteria and implementation of mitigation identified in the King Engineering report entitled <i>Low Pressure (STEP) Sewer System Design Report for Amazing Facts Church with Annexation to Placer County SMD #2</i> dated June 11, 2009, and updated April 4, 2011. A final Sewer System Design Report shall be submitted prior to Improvement Plan approval for each phase of the Project and is subject to review and approval by the Placer County Engineering and Surveying Department and the Facility Services Department, Environmental Engineering Division:</p> <ol style="list-style-type: none"> 1) The Project applicant is responsible for the cost of materials and installation of the STEP system. 2) Paved access shall be provided to each sewer manhole and STEP system equipment. Such access shall have a structural section designed for HS20 loadings with a minimum structural section of 3-inch AC over 8-inch AB unless otherwise approved by Placer County Environmental Engineering Division, minimum width of 12 feet with 1-foot-wide AB shoulders and a minimum centerline radius of 50 feet. Configurations shall provide for access by County sewer maintenance vehicles and shall either be a through connector road or shall have an applicable turnaround. The Project will need to provide easement rights for County personnel's access and hold the County harmless 	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>for damages that may occur due to maintenance and vehicle access. On-site STEP service and tank locations and paved access shall be identified on the Project improvement plans.</p> <p>3) With Phase I of the Project, the Project applicant will be responsible for replacing four residential sewer service pumps, at lots 20, 22, 27, and 29, or as otherwise identified in the final sewer system design report submitted for approval prior to Improvement Plan approval of Cavitt Ranch Subdivision. At these four lots, the proposed Project will be responsible for the cost of the replacement pump, all appurtenant equipment and cost of installation of the replaced pump (Placer County will actually do the work of installing the pumps and appurtenant equipment).</p> <p>4) Unless previously replaced by others, Phase II of the proposed Project will be responsible for replacing about 1,500 feet of existing 3-inch low-pressure pipe with 4-inch low-pressure pipe from Cavitt Ranch Place to Manhole RKLN 01 to offset the proposed increase in flow rate and pressure to the existing STEP system. This mitigation work will include disconnecting from the existing 3-inch low-pressure pipe and connecting to the dry 4-inch low pressure pipe placed by the Phase I development along Sierra College Boulevard. The disconnected 3-inch low-pressure pipe will be capped and abandoned. The 3-inch low-pressure pipe to be replaced in</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>the King's Ranch Place intersection may necessarily be done at night to reduce impacts to traffic control. This 3-inch low-pressure pipe replacement may be done by a trenchless procedure, if open cut excavation is infeasible due to interference with existing utilities. This mitigation work will also include upsizing an existing 3-inch magnetic flow meter to a 4-inch magnetic flow meter. These pipe replacements will accommodate the proposed higher flow rates and slightly decrease the design pressures in the existing STEP system from those created by the Phase I improvements.</p> <p>5) Placer County shall approve improvement plans separately for each Project phase for the design of the on- and off-site sewer system. The Project applicant shall obtain easement and encroachment permits for off-site low-pressure pipe to be built along and under Sierra College Boulevard. Improvement plans for construction of public sewer are subject to review and approval by the Placer County Facility Services Department, Environmental Engineering Division, Placer County ESD, and SPMUD. Note that a maintenance agreement for the STEP tank will be completed with the Environmental Engineering Division before improvement plans are approved.</p> <p>6) Table 14.8-5 below shows an inventory of the changes to the Cavitt Ranch STEP system design hydraulic grade elevations proposed by this</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>Project. The table also shows an inventory of nine existing residential sewer pumps and their design heads. The pump at lot 5 was incorrectly sized for the existing design and should be replaced with a P1007 pump by others, since it is not the responsibility of this Project. Using the criteria listed in Section 3 of the King Engineering report, the report calculates that the original design heads for lots 10, 12, and 16 are over 40 feet too high. That means these pumps may be operating off their curves. If these pumps are working satisfactorily, they can remain in place. Otherwise, they should be replaced with model P1005 FC (flow control). The model P1005 FC will be added to the Placer County maintenance inventory, since it is not currently being used.</p> <p>7) It is recommended that the design hydraulic grade elevations shown on the Cavitt Ranch Record Drawings be replaced with those elevations listed in Table 14.8-5.</p> <p>8) Prior to Improvement Plan approval, the applicant shall submit an updated available capacity letter from SPMUD to Placer County. SPMUD and SMD #2 shall approve a modification to their Wastewater Services Agreement to account for the proposed Project.</p> <p>Mitigation Measure 14.8-2b Proposed Wastewater STEP Tanks and System to Comply with County Standards</p> <p>The applicant is proposing to be served by low-</p>	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>pressure (STEP) sewer system for this Project. For each Project phase, the Project applicant shall prepare and submit plans and a final sewer system design report for a low-pressure (STEP) sewer system for approval by the Facility Services Department, Environmental Engineering Division prior to or concurrent with approval of the Improvement Plans. The applicant shall be responsible for the following:</p> <ul style="list-style-type: none"> a) The Project applicant is responsible for the cost of materials and installation of the STEP system. b) Technical information shall be provided by the applicant's engineer to ensure correct pump type, sizing, and maintenance requirements. A maintenance agreement for the STEP tank shall be completed between the applicant and SMD #2. c) STEP system locations and paved access shall be identified on the improvement plans. In order to service the STEP tank, paved access to accommodate a large septic pumper truck is necessary. d) Prior to Improvement Plan approval, the applicant will dedicate an easement to Placer County to provide access to all sewer infrastructure for the purpose of inspection, maintenance, and repair of the County-maintained STEP system and acknowledge the need for access to the property by County personnel, will not inhibit access, and will hold harmless the County for damages that may occur due to truck access. 	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
15.0 Hazardous Materials and Hazards				
15.1	Public Exposure to Hazardous Materials from Transport or Accidental Release of Hazardous Materials	N	None required.	N
15.2	Wildland Fire Hazards	LTS	None required.	LTS
15.3	Mosquitoes and West Nile Virus	PS	<p>Mitigation Measure 15-3a Placer Mosquito Abatement and Vector Control District for Vector Control</p> <p>The Project applicant shall coordinate with the Placer County Mosquito and Vector Control District and pay for all treatment costs to ensure regular treatment of the on-site detention pond to eliminate mosquito breeding habitat. Frequency and timing of treatment shall be determined by the Placer County Mosquito and Vector Control District. The treatment shall include the application of larvicides and insecticides or the stocking of the pond with mosquitofish (<i>Gambusia affinis</i>) and shall continue after completion of Project construction and operation.</p> <p>Mitigation Measure 15-3b Avoid Occurrence of Standing Water During Construction</p> <p>During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other disease vectors. Direct pumping and/or ditching will be used to reduce to the amount of standing water or reduce the length of time water can stand in low areas following rainfall events. The target</p>	LTS

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			holding period is 72 hours, which is consistent with guidelines being developed by the Placer County Mosquito Abatement and Vector Control District.	
15.4	Temporary Construction Impacts	LTS	None required.	LTS
15.5	Potential Health Hazards	PS	<p>Mitigation Measure 15-5 Septic Tank Removal</p> <p>A permit for removal of the septic tank associated with the old single-family dwelling on the lower portion of the parcel adjacent to Cavitt Stallman Road shall be obtained from the Placer County Environmental Health Services Department and the septic tank shall be located, pumped, and properly destroyed prior to issuance of Improvement Plans.</p>	LTS
16.0 Greenhouse Gases and Climate Change				
16.1	Generate Greenhouse Gas Emissions During Project Construction That May Have a Significant Impact on the Environment or Conflict with Applicable Adopted Reduction Plan, Policy, and/or Regulation	PS	<p>Mitigation Measure 16-1 Limit Construction Equipment Idling</p> <p>The Project applicant shall commit to enforce idling period of the state-mandated maximum of 5 minutes for heavy-duty trucks regulated under the ARB Idling Emission Reduction Program in order to reduce emissions for all pollutants from idling emissions.</p> <p>The Project applicant shall provide a detailed plan that discusses a construction vehicle inventory tracking system to ensure compliance with this requirement. The system should include strategies such as requiring engine run-time meters on diesel-fueled commercial motor vehicles and daily logging of the operating hours of the vehicles.</p>	SU

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
16.2	Generate Greenhouse Gas Emissions During Project Operation That May Have a Significant Impact on the Environment or Conflict with Applicable Adopted Reduction Plan, Policy, and/or Regulation	PS	<p>Mitigation Measure 16-2a Reduce Emissions</p> <p>The following on-site circulation design elements shall be implemented:</p> <ul style="list-style-type: none"> • Passenger loading and unloading zones shall contain signs stating a required maximum of 3 minutes for passenger loading and unloading activities; • The Project shall provide for adequate pedestrian crosswalks and walkways between the parking lot areas and the house of worship facilities to the satisfaction of the Placer County Public Works Department in order to reduce vehicle queuing and improve the pedestrian environment. <p>Mitigation Measure 16-2b Reduce VMT</p> <p>The Project applicant shall:</p> <ul style="list-style-type: none"> • Include facilities on-site to encourage bicycle and pedestrian travel to the Project by including facilities that are considered equal to or better than bicycle lockers and/or racks and facilities for personal showers and lockers. These requirements shall be included in building design plans for the Project prior to the issuance of any building permits. • The Project site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between Project facilities and Sierra College Boulevard that impede 	SU

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>bicycle or pedestrian circulation are eliminated. Barriers to pedestrian access of neighboring facilities and sites are minimized. This measure is not meant to prevent the limited use of barriers to ensure public safety by prohibiting access to hazardous areas, etc.</p> <ul style="list-style-type: none"> The Project shall be designed to support existing bicycle and pedestrian facilities (i.e., bike lanes on Sierra College Boulevard). The setback distance between Project facilities and Sierra College Boulevard shall be minimized to the minimum allowed under the Placer County Code. Setback distance between different buildings on the Project site shall also be reduced to the minimum allowed under the Placer County Code. Project buildings shall be oriented toward street frontage. Primary entrances to buildings shall be located facing the public street frontage. The proposed Project shall implement bus stop improvements. The Project will be required to include provisions for a curbside bus stop on Sierra College Boulevard along the site frontage. The Project will also be required to provide a concrete pad for the future placement of a bus stop bench. The exact location and design of these improvements shall be determined by Placer County Transit staff in conjunction with the developer prior to or during construction activities. In addition, the Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between the bus stop and 	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>main building entrances.</p> <p>Mitigation Measure 16-2c Energy-Efficient Building Design</p> <p>The Project applicant shall include the following energy efficiency measures in each of the buildings proposed for the Project:</p> <ul style="list-style-type: none"> • Provide shade tree plantings in parking lots to reduce evaporative emissions from parked vehicles. Tree plantings for parking lots shall be in compliance with the Placer County Design Guidelines Manual and Placer County Landscape Guidelines. • Include a “white” membrane roof versus most applications that are a darker color and strategically place shade trees to the satisfaction of the Placer County Planning Department. • Install an energy-efficient cooling system rated above Energy Efficiency Ratio 10 and “Energy Star” compliant. • Include the use of LED lighting for all internally illuminated building signage. • Include occupancy sensors in the office, reception, Sabbath school classrooms, and recording studio uses. These sensors detect activity in a room and automatically turn off the light when the space is unoccupied. • All building plans submitted to the Building Division must clearly show the features listed above. Substitutions for the energy efficiency 	

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			<p>methods listed above may be allowed (if equal in points from the PCAPCD Green Points Checklist) but only with approval of the PCAPCD prior to the issuance of a building permit.</p> <p>Mitigation Measure 16-2d Energy-Efficient Building Paths</p> <p>The Project applicant shall include energy-efficient building measures from one of the three paths below (Path 1 or Path 3) to be applied to each of the buildings proposed for the Project as determined feasible.</p> <p><u>Path 1</u></p> <ol style="list-style-type: none"> 1) All new fixtures installed within any of the buildings associated with the Project shall meet or exceed the minimum standards as specified below: <ol style="list-style-type: none"> a) Toilets: High Efficiency Toilets (HETs) with flush rate <1.28 gallons per flush (gpf) b) Urinals: waterless or low-flow with flush rate < 0.5 gpf c) Faucets: flow rates < 1.5 gallons per minute (gpm) for all faucets except kitchen sinks d) Pre-rinse Spray Valves: flow rates < 2.0 gpm 2) All new HVAC equipment must comply with the Consortium for Energy Efficiency (CEE) Tier 1 commercial HVAC standards. 3) High efficiency heating: If new furnaces are specified, they will have a minimum energy efficiency of 92 AFUE. 	

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Impact Number	Impact Description	Significance ¹	Mitigation Measure	Level of Significance After Mitigation ¹
			<p>4) Install Energy Star rated office equipment and appliances. For eligible equipment, at least 75 percent of all new office equipment and 90 percent of all new appliances must be Energy Star rated.</p> <p>5) Pre-plumb for solar hot water heater.</p> <p><u>Path 3</u> Exceed California minimum energy efficiency standards (Title 24, Part 6) by 15 percent or more. All building plans submitted to the Building Division must clearly show the feasible features listed. Substitutions for the energy efficiency methods listed above may be allowed (if equal in points from the PCAPCD Green Points Checklist) but only with approval of the PCAPCD prior to the issuance of a building permit.</p> <p>Mitigation Measure 16-2e Reduce Waste Flows The Project shall provide interior and/or exterior storage areas where appropriate for recyclables and green waste and adequate recycling containers located in public areas if such recycling programs are available.</p>	
18.0 Cumulative, Growth- Inducing, and Irreversible Impacts				
	Cumulative Land Use and Agriculture Impact	LTCC	None required.	LTCC
	Cumulative Population, Housing, and Employment Impact	LTCC	None required.	LTCC

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	Cumulative Biological Resources Impact	CC	Implementation of mitigation measures 6-1a , 6-1b , 6-4 , 6-5 , 6-6 , 6-8 , and 6-9 .	LTCC
	Cumulative Cultural Resources Impact	CC	Implementation of mitigation measures 7-2 and 7-3 .	LTCC
	Cumulative Visual Resources Impact	CC	Implementation of mitigation measures 8-5a and 8-5b and existing County ordinances and regulations.	CCSU
	Year 2020 Cumulative Impacts (City of Roseville)	LTCC	None required.	LTCC
	Year 2025 Cumulative Traffic Conditions (City of Rocklin)	LCCC	None required.	LCCC
	Impacts to the Intersection of Sierra College Boulevard/Rocklin Road	CC	<p>Mitigation Measure 18-2 Sierra College Boulevard/Rocklin Road Intersection Mitigation</p> <p>Prior to the approval of Improvement Plans, the Project applicant shall make a good faith effort to pay to the City of Rocklin the applicable fair share fee toward the cost of the construction of the following improvements at the intersection of Sierra College Boulevard and Rocklin Road:</p> <ol style="list-style-type: none"> Add a westbound through lane Add a third southbound through lane Add a third northbound through lane Add a southbound right turn lane 	SU

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	Impacts to the Intersection of Sierra College Boulevard/Southside Ranch Road	CC	Mitigation Measure 18-3 Sierra College Boulevard/Southside Ranch Road Mitigation Implement mitigation measure 9-4.	CCSU
	Impacts to the Intersection of Sierra College Boulevard/Proposed Project Access	CC	Mitigation Measure 18-4 Sierra College Boulevard/Proposed Project Access Mitigation Implement mitigation measure 9-6..	CCSU
	Impacts to the Intersection of Sierra College Boulevard/Nightwatch Drive	CC	Mitigation Measure 18-5 Sierra College Boulevard/Nightwatch Drive Mitigation Implement mitigation measure 9-5.	CCSU
	Traffic Impact Fees	CC	Mitigation Measure 18-6 Payment of Traffic Impact Fees Implement mitigation measure 9-4.	LTCC
	Cumulative Air Quality Impact	CC	None feasible.	CCSU
	Cumulative Noise Impact	LTCC	None required.	LTCC
	Cumulative Geology, Soils, and Seismicity Impact	LTCC	None required.	LTCC
	Cumulative Hydrology and Water Quality Impact	LTCC	None required.	LTCC
	Cumulative Public Services Impact	LTCC	None required.	LTCC
	Cumulative Hazardous Materials and Hazards Impact	LTCC	None required.	LTCC

2.6 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Aspects of the proposed project that could be of public concern are listed below. The EIR section that addresses these concerns is in parenthesis.

- Conversion of existing agricultural and open space to urbanized use (Section 4.0);
- Visual impacts to the existing community (Section 8.0);
- Traffic congestion (Section 9.0);
- Loss or degradation of biological resources, including wetlands and special-status plant habitat (Section 6.0).

The County conducted a public scoping session on March 3, 2009, to gather public input on the environmental issues that should be included as a part of this EIR. Issues and concerns identified at that public meeting include:

- Project site visibility (Section 8.0);
- Conflicts with community's goals and policies (General Plan consistency analysis tables throughout the document);
- Intensity of uses proposed on the Project site (Section 4.0);
- Building exterior design (Section 8.0);
- Building height (Section 8.0);
- Location of house of worship in relation to needs of the community (Section 4.0);
- Traffic monitoring with the increase of traffic at the intersection of Sierra College Boulevard and Nightwatch Road (Section 9.0);
- Runoff and contaminants from cars (Sections 12.0 and 13.0);
- Downhill runoff (Sections 12.0 and 13.0);
- Ground and soil impacts to the area (Section 12.0);
- Sediments from construction to adjacent properties (Section 12.0);
- Saturated topsoil and flooding due to proposed paved surfaces (Section 12.0);
- Neighbors with ponds and water rights from the intermittent drainage courses (Section 13.0);
- The proposed on-site Sabbath classrooms (Section 4.0); and
- Overflow parking on Sierra College Boulevard and surrounding small roads (Section 9.0).

