

TO: TOWN COUNCIL

FROM: TOWN MANAGER



RE: LIFE HOUSE CHURCH PROJECT IMPACTS ON LOOMIS

ISSUE

Life House Church is a project in Placer County located along Del Mar Road just off Sierra College Blvd that may have impacts on Loomis.

RECOMMENDATION

Identify possible impacts that Special Counsel Don Mooney should address in comments on the Life House Church project.

MONEY

Expense occurs with preparing comments for a project mitigated negative declaration being prepared by Placer County and is expected to be under \$1,000 dollars.

CEQA

CEQA issues are being addressed by Placer County and the Town is in the role of commenting on the project.

DISCUSSION

Attached is information concerning the Life House Church project that is being processed as a mitigated negative declaration by Placer County. The Church is located along Del Mar Ave just off Sierra College Blvd in County unincorporated area. In 2009 the Town submitted comments (see attached).

Council is asked to identify other comments it might identify and to take comment the public may have. Information obtained will be submitted to Special Counsel Mooney who is preparing a comment letter that is due to the County by Friday Sept 23.

May 28, 2009

**VIA FACSIMILE AND
REGULAR MAIL**

Maywan Krach
Community Development Resource Agency
County of Placer
3091 County Center Drive, Suite 190
Auburn, CA 95603

Re: LIFEhouse Church (PMPA T20080340), 1st Submittal

Dear Ms. Krach:

The Town of Loomis submits the following comments regarding the Initial Project Application for the LIFEhouse Church (PMPA T20080340).

1. The traffic generated from the Project will create additional impacts in the surrounding area, including Loomis as documented in recent traffic analysis done for several projects up and down Sierra College Boulevard. Any approval should require LIFEhouse to pay their proportionate share for area wide impacts, specifically along Sierra College Boulevard. Payment for Loomis mitigations should be made directly to Loomis.
2. The environmental review needs to cover all phases of the project. The first phase involves the construction of a 22,786 square foot worship building, yet Phases II-IV involve the construction of three additional buildings that total over 74,000 square feet. Thus, in order to avoid piecemealing environmental review, all four phases need to be evaluated in a single environmental document.
3. As for cumulative impacts, the LIFEhouse Church project is yet one more project in Placer County and the City of Rocklin either on Sierra College Boulevard or relying upon Sierra College Boulevard as the main assess point. As such, the County needs to take into consideration the cumulative impacts to traffic, air quality, and noise. In evaluating the cumulative impacts, the County needs to consider the following projects in the vicinity that will also impact traffic and air quality along Sierra College Boulevard:

- a. Rocklin Crossing – 543,500 sq ft commercial
- b. Rocklin Lowes – 170,000 sq ft commercial
- c. Clover Valley – 558 homes + 5 acre commercial site
- d. Rocklin Commons – 415,000 sq ft commercial
- e. Rocklin Granite Creek – 63,631 sq ft commercial
- f. Del Mar Business Park – 67 acres light industrial
- g. Sierra College Center – 59,218 sq ft office + 18,370 sq ft commercial
- h. Whitney Ranch Phase II – 1,427 homes
- i. Croftwood – 156 homes
- j. Rocklin 60 – 179 homes

Very truly yours,

Donald B. Mooney
Attorney for Town of Loomis

cc Perry Beck, Town Manager, Town of Loomis
Kathy Kerdus, Planning Director, Town of Loomis



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael Johnson, AICP
Agency Director

Gina Langford, Coordinator

TO: Distribution List
DATE: May 4, 2009
FROM: Maywan Krach, Community Development Technician
SUBJECT: LIFEhouse Church (PMPA T20080340), 1st Submittal

RECEIVED

MAY 16 2009

TOWN OF LOOMIS

The Placer County Community Development Resource Agency is the Lead Agency for the proposed project. The proposal is being forwarded to responsible and interested agencies for early consultation pursuant to Section 15063(g) of the California Environmental Quality Act (CEQA) Guidelines. The County is in the process of preparing an Initial Study to identify what significant impacts need to be analyzed in conjunction with this project.

We would appreciate your comments at the earliest possible date, but not later than **May 29, 2009**. Comments received after July 18, 2008 may not be considered pursuant to State law and local ordinance. If no comments are received, we will assume the project will have no impacts.

County Staff – Please refer to your department's Predevelopment Checklist **PPDV T20070236** when requesting additional information (attach to comments). This will encourage consistency regarding the level of detail required for all projects.

Distribution List:

Planning Department, Roy Schaefer
Engineering & Surveying Department, Sarah Gillmore
Department of Public Works, Transportation, Andrew Gaber
Environmental Health, Jill Kearney
Air Pollution Control District, Yu-shuo Chang
Flood Control, Andrew Darrow
Facility Services, Parks, Vance Kimbrell
Sheriff Department, Amanda Rogers
Placer County LAFCO
Museums
Loomis Fire District, Dave Wheeler
Town of Loomis, Planning Department
Placer County Water Agency
State Department of Fish & Game
CALTRANS
US Army Corp of Engineers
Penryn MAC
Project file

cc: Engineering & Surveying Department, Rick Eiri



PLACER COUNTY PLANNING DEPARTMENT

AUBURN OFFICE
3091 County Center Drive
Auburn, CA 95603
530-745-3000/FAX 530-745-3080
Website: www.placer.ca.gov/planning

TAHOE OFFICE
565 W. Lake Blvd./P. O. Box 1909
Tahoe City CA 96145
530-581-6280/FAX 530-581-6282
E-Mail : planning@placer.ca.gov

INITIAL PROJECT APPLICATION

(For Office Use Only)

G.P. Designation Rural Estate Posters N/A File #'s PMPAT2008034
4.6-20 Ac. Min. Affordable Housing N/A
General Plan/Community Plan Horseshoe Taxes du Accepted by BSobers
Bas/Pennin C.P. Tax Rate Area 078-016 Date filed 6/20/08
Zoning RA-B-X 4.6 Ac. Min.
Major Project: Yes X No Geographic Team: South Hearing Body ERC
Pre-Development Meeting Date 05-01-07 Acceptable for EQ Filing Ray Schaefer/Mayra
PPDV 2007 0236 Planner Signature OK

-- TO BE COMPLETED BY THE APPLICANT --

- 1. Project Name LIFE HOUSE CHURCH
2. Property Owner LIFE-HOUSE CHURCH/Oliver Crandell
Mailing Address 4800 Sierra College Blvd. Rocklin CA 95677
Telephone (916) 652-7216 Fax E-Mail
* 3. Applicant Terry Toliver
Mailing Address 2232 MISTY HOLLOW DR ROCKLIN CA 95765
Telephone 916-677-9304 Fax E-Mail tconsult@stanstream.com
4. Size of Property (acreage or square footage) 2.5 + Acres
5. Assessor's Parcel Number(s) 030-030-031 & 015
6. Project Location 3131 Del Mar Ave Rocklin CA

(Be specific: cross streets, distance and direction from nearest intersection, etc.)

- 7. What actions, approvals, or permits by Placer County does the proposed project require?
Additional Building Site
Administrative Approval
Administrative Review Permit
Certificate of Compliance
Conditional Use Permit
Design Review
Environmental Questionnaire
Extension of Time
General Plan Amendment
Major Subdivision (5+ parcels)
Minor Boundary Adjustment
Minor Subdivision (4 and under parcels)
Minor Use Permit
Project undertaken by County
Rezoning
Variance
Other (Explain)

Does the proposed project need approval by other governmental agencies? Yes X No. If so, which agencies?

8. Which agencies, utility companies provide the following services? **This information must be ACCURATE!**
 Electricity PG&E Fire Protection LOOMIS Sewer N/A
 Telephone _____ Natural Gas _____ Water S. Placer water
 High School N/A Elementary School N/A Other _____

9. Describe the project in detail so that a person unfamiliar with the project would understand the purpose, size, phasing, duration and construction activities associated with the project. In response to this question, please attach additional pages, if necessary.

This is a phased church project.
Phase I 22,786 sq ft worship Building
Phase II 50,000 sq ft Sanctuary
Phase III 22,786 sq ft Administrative Building
Phase IV 11,500 sq ft Multi purpose Additional/Parking

10. I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or
11. As owner I will be acting as applicant. In addition, as owner, I will defend, indemnify, and hold Placer County harmless from any defense costs, including attorneys' fees or other loss connected with any legal challenge, brought as a result of an approval concerning this entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.
12. The signature below authorizes any member of the Placer County Development Review Committee (DRC), and other County personnel as necessary, to enter the property/structure(s) that is (are) the subject of this application.

Signature(s) of Owner(s):

Please Print

Oliver Crandell

OLIVER CRANDELL

If application is for a Boundary Line Adjustment, signature of both the transferring and acquiring property owners are required. Boundary Line Adjustments shall not be used to create new parcels.

 Signature of Transferring Property Owner

 Please Print

 Signature of Acquiring Property Owner

 Please Print

The Planning Department is prohibited from accepting applications on tax delinquent properties pursuant to Board of Supervisors direction.

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. Fees may be required to be paid to the Department of Fish and Game for their participation in the environmental review process as required by State law. **The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.**



COUNTY OF PLACER

Community Development Resource Agency

John Marin, Agency Director

ENVIRONMENTAL
COORDINATION
SERVICES

Gina Langford, Coordinator

Date Received	Filing Fee	Check No.	Receipt No.
	\$	#	#

ENVIRONMENTAL QUESTIONNAIRE

Answer all questions that are applicable.

Please note: If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

I. GENERAL

- Project name (same as on IPA) Life House Church
 Project site area 24.74 acres, or _____ square feet
 General Plan/Community Plan _____
 Land use description _____
 Zoning _____
- Project description in detail, including the number of units or gross floor area proposed, site area in acres/square feet (PLN)
This 24.7 acre site will have the front portion developed and a church with a footprint of 16,560 sqft. will be built. The building will be two stories totaling 25,785 sqft. Sanctuary tower 578 w/ 219 parking spaces.
- Describe existing uses and facilities onsite (buildings, wells, septic systems, parking, etc) vacant land.
- Is adjacent property in common ownership? yes no
 If yes, indicate acreage _____ and Assessor's Parcel Number(s) _____
- Indicate all historic uses of the property to its first known use and show areas of such use on site plan (ie. animal enclosures, livestock dipping areas, carcass burial locations, chemical mixing structures, clandestine drug labs or dumpsites, fuel tanks, crop areas, mining shafts, buildings, processing areas, storage, hazardous waste, spoils piles, etc.):
 a. Residential uses? yes no
 If yes, describe uses: _____
 b. Commercial agriculture uses? yes no
 If yes, what types of uses have occurred? animal husbandry crops other
 Describe use, era/decade, associated pesticides, herbicides, or other hazardous materials storage or use: _____
 c. Mining uses? yes no
 If yes, describe types, features, and any related uses: _____
 d. Physical hazards (i.e. mine audit, air shaft, etc)? yes no
 If yes, describe hazards: _____

e. Commercial uses? yes no
If yes, describe types and any related uses: _____

6. Is any portion of the site under a Williamson Act contract? yes no
If yes, indicate contract name and number: _____

II. GEOLOGY & SOILS

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

2. How many cubic yards of material will be moved onsite? 23,645 cubic yards
How many cubic yards of material will be imported? 0
How many cubic yards of material will be exported? 0

Describe material sources or disposal sites, transport methods and haul routes: The project will balance on-site with any adjustments occurring to the finished pad/play area south of the building.

3. What is the maximum proposed height and slope of any excavation/cut? 7' cut
What is the maximum proposed height and slope of any fill? 14' fill

4. Are retaining walls proposed? yes no
If yes, identify location, type, height, etc. rockery walls between parking levels boundary 9.5' high

5. Is there a potential for any blasting during construction? yes no
If yes, explain underlying granite rock varies in depth, underground utilities could have potential for vibration

6. How much of the area is to be disturbed by grading activities? 6 Acres

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

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

9. Are any frontage or offsite road and/or drainage improvements proposed or required? yes no
If yes, explain and show on site plan The frontage along Delmar Rd. is proposed to be brought to county standards and 2 driveways encroachments are proposed.

10. What are the current California Department of Conservation Farmland categories for the property? (Contact County Agriculture Commissioner at 530-889-7372 for information) pld/cta. comra.ca.gov/pub/alm/ FMMW/pdf 2006
pld 06. pld

How many acres of each category? "Other Lands" = 24.8 ac (TOTAL PROJECT) parcels to 600#

III. DRAINAGE, HYDROLOGY & WATER QUALITY

1. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property? yes no If yes, name the body of water here and show location on site plan: The body of water Cold (west) creek is located in the northeast corner of the site and labeled P

2. If answer to the above is yes, would water be diverted from or into this water body? yes no
If yes, does applicant have an appropriate or riparian water right? yes no

3. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable irrigation pipe from PWSA feeds through existing pond. The site has a seasonal drainage that flows into Ante creek - 1/2 mile.

4. What percentage of the project site is presently covered by impervious surfaces? 0
What percentage of the project site will be covered by impervious surfaces after development? 19

5. Would any run-off of water from the project enter any offsite canal/stream or watershed drainage? yes no
 If yes, describe the existing upstream runoff will be passed through the project and the storm water falling on the project will be treated for dirt and sediment then passed downstream.
6. Is stormwater run-off currently being intercepted by an upstream and/or onsite canal? yes no
 If yes, describe _____
7. Will there be discharge to surface water of wastewaters other than storm water run-off? yes no
 If yes, a) what materials will be present in the discharge? _____
 b) what contaminants will be contained in storm water run-off? _____
8. Would the project result in the physical alteration of a body of water? yes no
 If yes, how? _____
9. Will drainage from this project cause or exacerbate any downstream flooding condition? yes no
 If yes, explain: _____
10. Are any improvements (streets, building sites, earthwork, etc) proposed within the limits of the 100-year floodplain? yes no
 If yes, accurately identify the location of the future, fully developed, unmitigated 100-year floodplain on the site plan.
11. Are any areas of the property subject to flooding or inundation? yes no
 If yes, accurately identify the location on the site plan.
12. Would the project alter any on or off site drainage channels or patterns? yes no
 If yes, explain _____
 a. How will drainage be discharged to offsite project boundaries? the drainage will be collected routed and released into the same existing drainage existing prior to development
 b. Are downstream improvements required to upgrade, replace, or mitigate existing facilities? yes no
 If yes, explain _____
- c. Will grading be required for drainage conveyance, either in right of way or on private property? yes no
 If yes, describe the roadways will be graded to route storm water into the property drainage system and paved area graded to collect and release into existing.
13. What specific temporary and permanent Best Management Practice (BMP) measures will be provided? BMP to be installed to stop erosion with secondary measures to insure sediment control.

IV. VEGETATION AND WILDLIFE

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

1. Identify the vegetation communities occurring on the project site

_____ % alpine	_____ 10 % orchard/vineyard
_____ % coniferous forest	_____ 10 % perennial stream
_____ % freshwater wetland/marsh	_____ % pond-stock pond
_____ % grassland (dry pasture)	_____ % rice
_____ % hardwood woodland	_____ 5 % row crop
_____ % intermittent stream	_____ % scrub/chaparral
_____ % riparian (stream zone) woodland	_____ 5 % vernal pool
_____ 70 % irrigated pasture	_____ % meadow (above 3000 ft)

2. Estimate how many individual trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: no trees will be removed

If oak trees (Quercus sp.) are present, estimate how many individual oak trees 5 inches diameter or larger would be removed by ultimate development of this project as proposed. none to be removed

3. Estimate the percentage of all existing trees that would be removed by the project as proposed 0

4. Have any biological surveys been conducted on the property? yes no
If yes, give date of the survey(s) and attach a copy of the survey(s) JUNE 12, 2007

5. List any known endangered species of plants or animals (as defined in Section 15380 a-d of the California Environmental Quality Act Guidelines) found in the project area Big scale bismarck, legemon white tailed kite, western burrowing owl, various protected raptors species including a low potential for swainson hawk.

6. What changes to the existing vegetative communities will the project cause as proposed? conversion of annual grassland vegetation for project construction.

V. FIRE PROTECTION

1. How distant are the nearest fire protection facilities? _____

2. What is the nearest emergency source of water for fire protection purposes? Describe the source and location _____

3. What additional fire hazard and fire protection service needs would the project create? _____

What facilities are proposed with this project? _____

4. For single access projects, what is the distance from the project to the nearest through road? 1/2 mile

Does the fire district require an emergency vehicle access road? yes no
If yes, show on the project grading plans and site plan.

5. Are there offsite access limitations that might limit fire truck accessibility (ie. steep grades, poor road alignment or surfacing, substandard bridges, etc.)? yes no
If yes, describe: _____

VI. NOISE

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

1. Is the project near a major source of noise? yes no
If yes, name the source(s): _____

2. What noise would result from this project, both during and after construction? standard construction

3. If noises attenuation measure (ie. berms, walls, special construction) are proposed, please attach noise study, describe measures and include on the site plan and in cross-sectional details.

VII. AIR QUALITY

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

1. Are there any sources of air pollution within the vicinity of the project? yes no
If yes, name the source(s): _____

X. ARCHAEOLOGY/HISTORY

1. What is the nearest historic site, state historic monument, national register district, or archaeological site?

2. How far away is it? _____
3. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? yes no
If yes, explain _____

XI. SEWAGE

1. How much wastewater is presently produced daily? N/A
2. How is sewage presently disposed of at the site? N/A
3. How much wastewater will be produced daily after the project? _____
4. What is the proposed method of sewage disposal? septic on site
5. Is there a plan to protect groundwater from wastewater discharges? yes no
If yes, attach a draft of this plan.
6. List all unusual wastewater characteristics of the project _____
What special treatment processes are proposed for these unusual wastes? _____
- Will pre-treatment of wastewater be available? yes no
If yes, attach a description of pre-treatment processes and monitoring system.
7. During the wettest time of the year, is the groundwater level less than 8 feet below the surface of the ground onsite?
 yes no
If no, explain _____
8. Is this project located within a sewer district? yes no
If yes, provide the district name here: _____
9. Is there sewer in the area? yes no
If yes, what is the distance to the nearest sewer line? _____
10. Will the project be trenching offsite to connect to sewer? yes no
If yes, describe distance and impacts to roadways, adjacent properties, etc. _____

XII. HAZARDOUS MATERIALS

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

1. a. Has the site ever stored or used hazardous materials, including pesticides and herbicides? yes no
If yes, describe _____
- b. Are these materials stored in underground tanks? yes no
- If yes, contact the Environmental Health Division at 530-745-2300 for additional requirements.

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

VIII. WATER SUPPLY

1. Define purpose of water currently used on-site irrigation
2. Define existing water source and its location on-site on site
3. List water sources (provide or system) proposed and their projected peak water usage in gallons per day:
 Domestic _____ peak gallons/day _____
 Irrigation _____ peak gallons/day _____
 Fire Protection _____ peak gallons/day _____
4. Is the project site located within a public domestic water district? yes no
5. Will there be public water supply for domestic use? yes no
If yes, provide district name here Placer County Water
If no, and the water main is in close proximity, please discuss why not _____
- If no, give the distance to the closest public water main _____ feet
6. Will there be groundwater for domestic or other uses? yes no
If yes, what is the projected daily peak groundwater usage? irrigation
7. Are there any wells, drilled or hand-dug, on the site? yes no
If yes, describe approximate year well was constructed, depth, annular seal, yield, contaminants, etc. _____
- Show existing and proposed well sites and label type of well on the site plan.
8. Will the project potentially impact the surrounding area's use of agricultural water? yes no
If yes, describe _____

IX. AESTHETICS

1. Describe adjacent land use and explain how the proposed project is consistent/compatible with these uses and densities
residential / open areas
2. Is the proposed project consistent/compatible with adjacent architectural styles? yes no
If no, explain _____
3. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? yes no If yes, by whom (i.e. HOA, ARC)? _____
4. Describe signs and lighting associated with the project: standard monument signs
5. Is landscaping proposed? yes no
If yes, provide a conceptual landscape plan to describe and indicate types and location of plants. _____

2. Will the proposed project involve the handling, storage or transportation of hazardous materials? yes no
 If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials?
 yes no
 If yes, describe _____

XIII. SOLID WASTE

1. What types of solid waste will be produced? NONE
 How much? _____ How will it be disposed of? _____

XIV. PARKS & RECREATION

1. How close is the project to the nearest public park or recreation area? 5 miles
 Name the area _____
 2. Describe any onsite recreational facilities proposed as part of the project children's play area
 3. How does this project propose to provide park and recreation facilities to the community? N/A

XV. SOCIAL IMPACT

1. How many new residents will the project generate? 0
 2. Will the project displace or require relocation of any residential units? yes no
 If yes, explain _____
 3. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause?
 4. Would the project create job opportunities? yes no
 If yes, explain _____
 5. Would the project destroy job opportunities? yes no
 If yes, explain _____
 6. Will the proposed development displace any currently productive use, including agricultural livestock grazing?
 yes no
 If yes, describe _____
 7. Is your project in a Placer County Redevelopment Area? yes no
 If yes, you may be eligible for low interest loans. If your project contains any housing and is located in a Redevelopment Area, it is subject to the 15% inclusionary regulations of Ordinance 15.65. For more information, please contact the Redevelopment Agency at 530-886-4240.
 8. Are there any Federal funds helping to finance your project? yes no
 If yes, you may have to comply with NEPA, the National Environmental Policy Act.

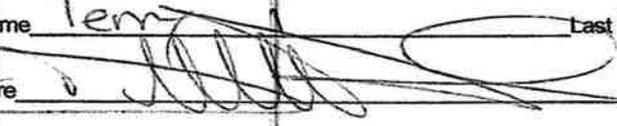
XVI. TRANSPORTATION/CIRCULATION

1. Does the proposed project front on a County road or State Highway? yes no
 If yes, what is the name of the road? Sienna College Blvd.
 If no, what is the name of the private access road and nearest cross-street? _____

2. Would any non-auto traffic, not related to construction activities, result from the project (trucks, trains, etc.)?
 yes no
 If yes, describe type and volume _____
3. What road standards are proposed within the development? _____
 County land Development Manual Standard Plate _____
 Show typical street section(s) on the site plan.
4. Will new roadway/driveway access onto County roads be constructed with the project? yes no
 If yes, are the access points proposed in a location in which would provide sufficient sight distance along the roadway for safe entering and exiting vehicles? Delmar
5. Describe any proposed improvements to County roads and/or State Highways (i.e. frontage improvements, bike lanes, curb, sidewalk): _____
6. Would any form of transit be used for traffic to/from the project site? yes no
 If yes, show proposed transit stop locations on site plan.
7. How much additional traffic is the project expected to generate? What are the expected peak hours of traffic to be caused by the development (i.e. Churches on Sundays, 8:00am-1:00pm; Offices on Mondays through Fridays, 8:00-9:00am, and 4:00-6:00pm)? Sunday see traffic study
8. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project?
see site plan

XVII. CERTIFICATION

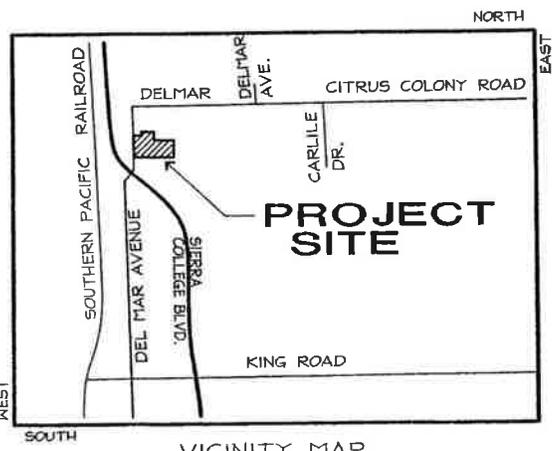
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

First Name Terry Last Name Toliver
 Signature  Date: 3/15/04
 Work Phone (916) 677-9304 Cell Phone (916) 677-9304
 Email Address tcasult@starstream.net

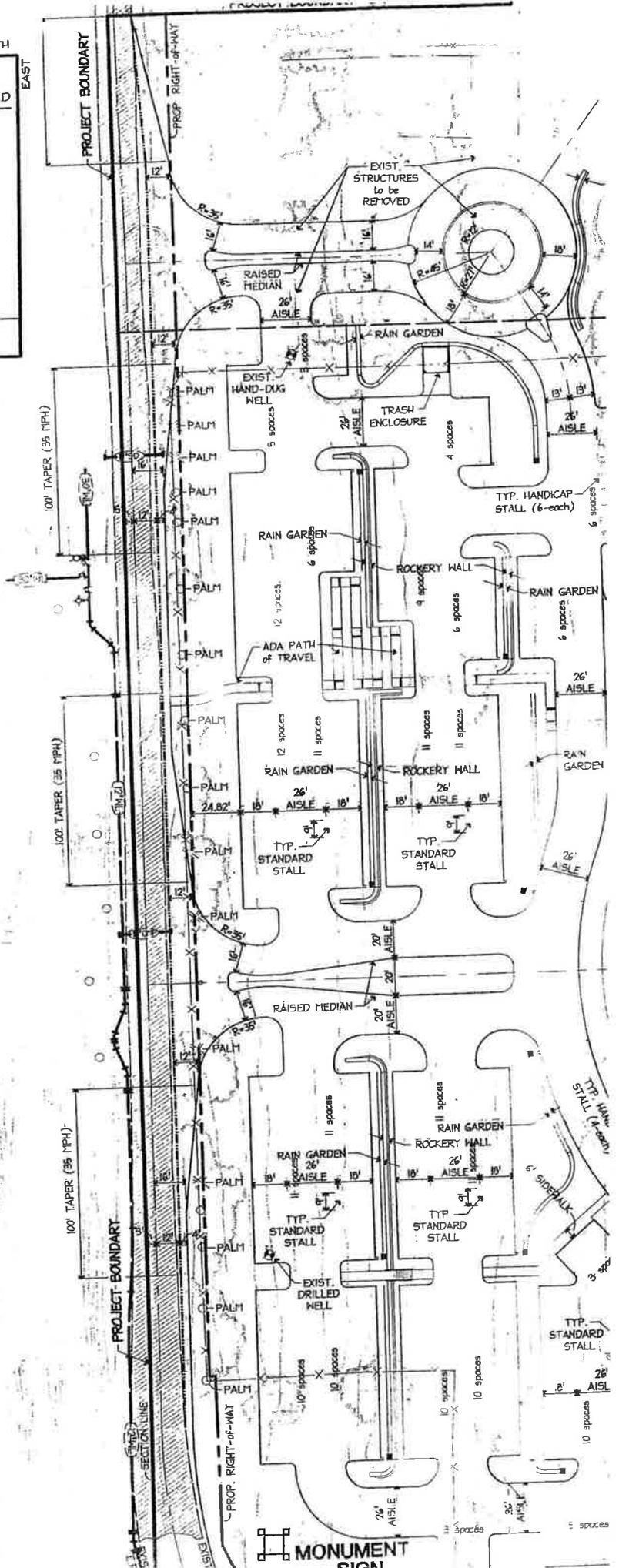
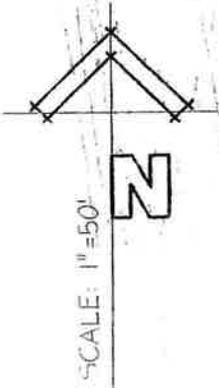
MINOR USE PERMIT X DESIGN REVIEW

The Lifehouse Church

1.7.2014



SIERRA COLLEGE BOULEVARD



LIFEHOUSE CHURCH - PMPA - T20080340 - BOS3 - MAJ150	
Status:	Mitigated Negative Declaration public review from 8/24/11 to 9/23/11; Project entitlements due
Lead:	ROY SCHAEFER
Project Description:	Applicant submitted a revised Environmental Questionnaire on March 27, 2009 for the LIFEhouse Church at 3131 Del Mar Avenue, Loomis. The proposed two-story church building would be 16,560 square feet on the first floor and 9,225 square feet on the second floor. The total square footage would be 25,785. The church is proposed to have 578 seats and 20 classrooms/offices. 219 parking stalls would be provided. Extensive landscaping will be added to the site, seven California fan palms along the east side of Delmar Avenue will be relocated due to the road widening and the two proposed entrances. In addition, eleven native oak trees will be impacted by the project.
Applicant:	TERRY TOLIVER Work: 916-677-9304
Location:	3131 DEL MAR AVE, LOOMIS
Acres:	24.75
Community Plan:	Horseshoe Bar/Penryn CP
MAC Area:	PENRYN MAC
Owner:	LIFEHOUSE CHURCH
APN Zoning 030-030-015-000 030-030-033-000 RA-B-X 10 AC. MIN.RA-B-X 4.6 AC. MIN	



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Michael Wells, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: LIFEHouse Church (PMPA 20080340)

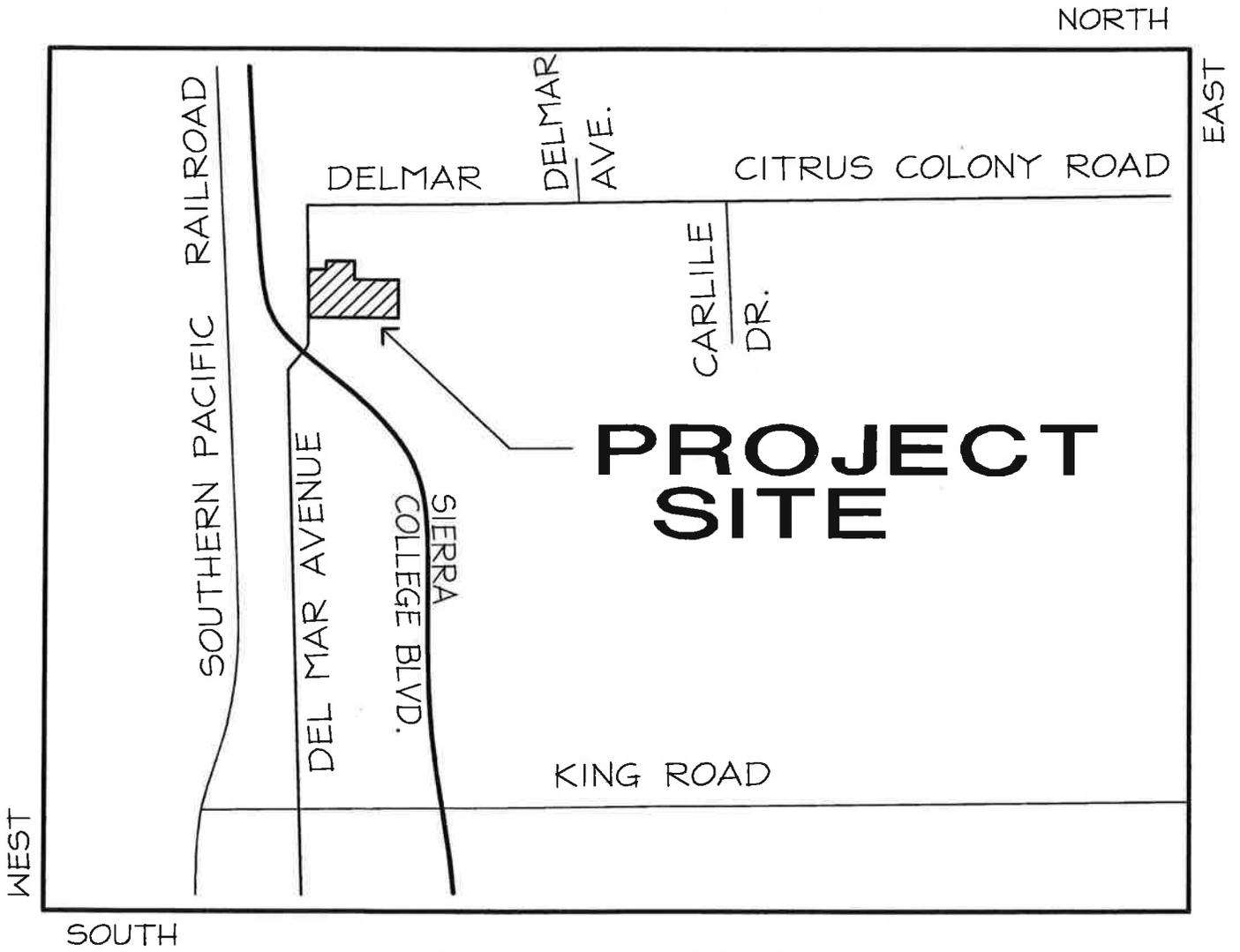
PROJECT DESCRIPTION: The project proposes a two-story church building of a total 25,785 square-foot with 578 seats, 20 classrooms/offices, and 219 parking spaces on a 24.6-acre site.

PROJECT LOCATION: 3131 and 3055 Delmar Avenue, Loomis, Placer County

APPLICANT: Terry Toliver, 2232 Misty Hollow Drive, Rocklin, CA 95678 (916)677-9304

The comment period for this document closes on **September 23, 2011**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Loomis Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Wednesday, August 24,, 2011



VICINITY MAP



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Michael Wells, Coordinator

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: LIFEHouse Church	Plus# PMPA 20080340
Description: The project proposes a two-story church building of a total 25,785 square-foot with 578 seats, 20 classrooms/offices, and 219 parking spaces on a 24.6-acre site.	
Location: 3131 and 3055 Delmar Avenue, Loomis, Placer County	
Project Owner: LIFEhouse Church, 4800 Sierra College Blvd., Rocklin, CA 95677	
Project Applicant: Terry Toliver, 2232 Misty Hollow Drive, Rocklin, CA 95678	
County Contact Person: Roy Schaefer, Associate Planner	530-745-3061

PUBLIC NOTICE

The comment period for this document closes on **September 23, 2011**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx>, Community Development Resource Agency public counter, and at the Loomis Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

MINOR USE PERMIT / DESIGN REVIEW

The Lifehouse Church

Placer County, California
 APN: 030-030-081 & 015
 5181 DELMAR AVENUE

PARKING SUMMARY

LEACH FIELD AREA FOR FUTURE USE
 16,460 S.F. (FIRST FLOOR)
 16,460 S.F. (SECOND FLOOR)
 TOTAL AREA = 32,920 S.F.

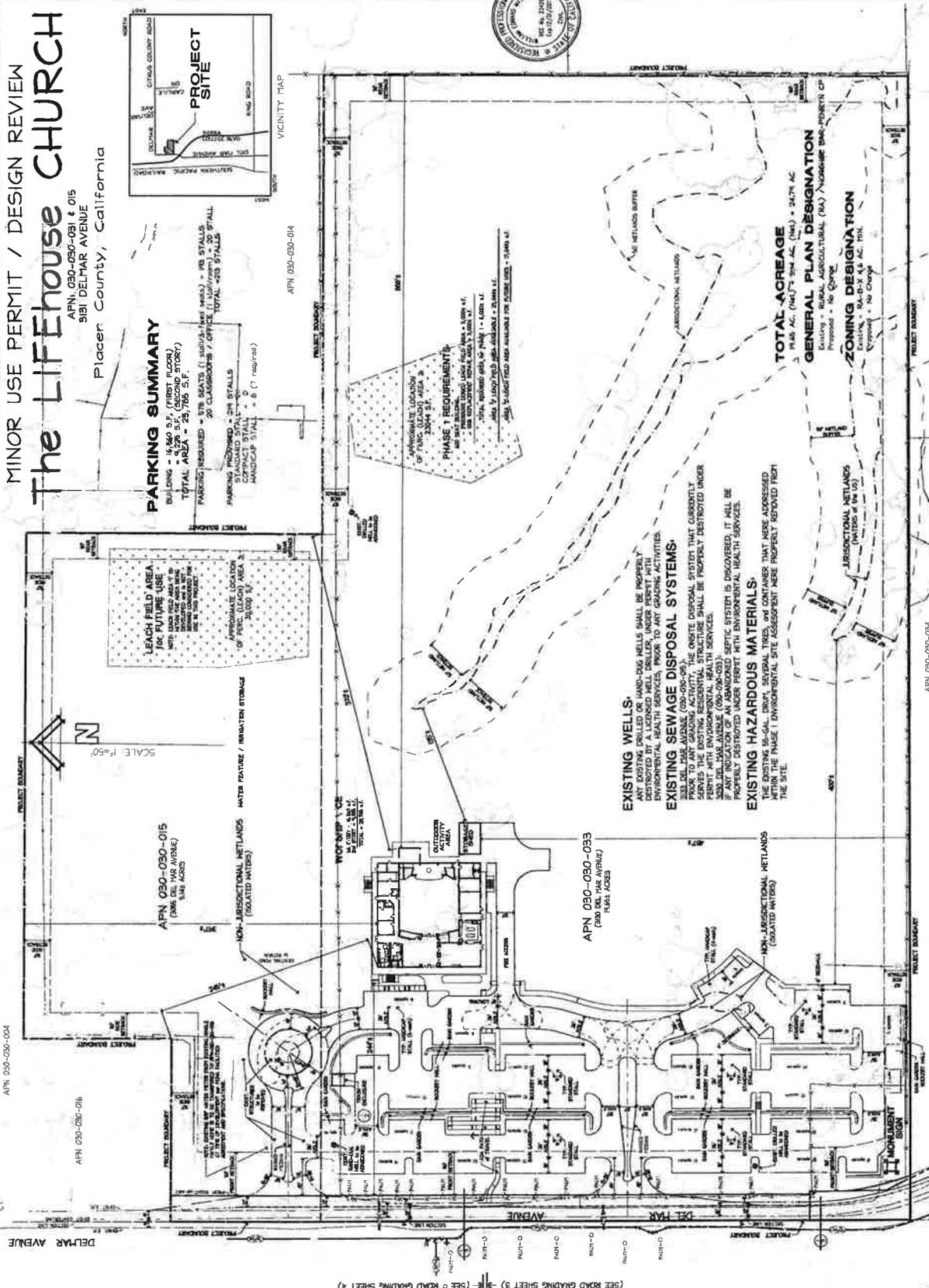
PARKING REQUIRED = 576 STALLS (1 stall/1000 sq. ft. of building area)
 20 CLASSROOMS / OFFICE (1 stall/1000 sq. ft.) = 20 STALLS
 TOTAL = 596 STALLS

PARKING PROVIDED = 576 STALLS
 20 STALLS (10' x 20')
 576 STALLS (8' x 12')

APPROXIMATE LOCATION OF FUTURE LEACH FIELD AREA = 16,460 S.F.



APN 030-030-014



APN 030-030-004

APN 030-030-016

APN 030-030-015
 (2006 DEL MAR AVENUE)
 5.14 ACRES

APN 030-030-033
 (2006 DEL MAR AVENUE)
 1.845 ACRES

APN 030-030-024

(SEE ROAD GRADING SHEET 3) (SEE ROAD GRADING SHEET 4)

SIERRA COLLEGE BOULEVARD



MINOR USE PERMIT / DESIGN REVIEW - LIFEHOUSE CHURCH
 APN 030-030-016 (5181 DELMAR AVENUE)
 APN 030-030-033 (2006 DELMAR AVENUE)
 Placer County, California

DATE: JUNE 11
 SCALE: 1"=50'

DESIGNED: DW/MS
 DRAWN: MS
 CHECKED: MS
 APPROVED: MS
 RCE 2349R

SCALE: 1"=50'

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 c1

LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 624-1629

DESIGNED: BELL MITCHELL

TOTAL ACRES
 3.145 AC (164,775 S.F.) (Net) = 24,774 AC
GENERAL PLAN DESIGNATION
 Agricultural (AG) / Agricultural (AG) / Agricultural (AG)
 Proposed = No Change

ZONING DESIGNATION
 Existing = R-160K (4.5 AC, 150,000 S.F.)
 Proposed = No Change

EXISTING WELLS:
 ANY EXISTING DRILLED OR HAND-DOGG WELLS SHALL BE PROPERLY ABANDONED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. ENVIRONMENTAL HEALTH SERVICES SHALL VERIFY THE ABANDONMENT OF ANY WELLS.

EXISTING SEWAGE DISPOSAL SYSTEMS:
 ALL EXISTING SEWAGE DISPOSAL SYSTEMS SHALL BE PROPERLY DESTROYED UNDER THE SUPERVISION OF AN ENVIRONMENTAL HEALTH SERVICES ENGINEER PRIOR TO ANY GRADING ACTIVITY. THE ON-SITE DISPOSAL SYSTEM THAT CURRENTLY SERVES THE EXISTING RESIDENTIAL STRUCTURE SHALL BE PROPERLY DESTROYED UNDER THE SUPERVISION OF AN ENVIRONMENTAL HEALTH SERVICES ENGINEER.

EXISTING HAZARDOUS MATERIALS:
 THE EXISTING 55-GAL DRUM, SEVERAL TUBES, AND CONTAINERS THAT WERE ADDRESSED WITHIN THE PHASE I ENVIRONMENTAL SITE ASSESSMENT WERE PROPERLY REMOVED FROM THE SITE.

PHASE I REQUIREMENTS:
 1. APPLICANT SHALL SUBMIT A COPY OF THE PHASE I ENVIRONMENTAL SITE ASSESSMENT TO THE COUNTY ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 2. THE PHASE I ENVIRONMENTAL SITE ASSESSMENT SHALL BE AVAILABLE FOR PUBLIC REVIEW AT THE COUNTY ENGINEER'S OFFICE.
 3. THE PHASE I ENVIRONMENTAL SITE ASSESSMENT SHALL BE AVAILABLE FOR REVIEW AT THE COUNTY ENGINEER'S OFFICE.

NON-JURISDICTIONAL WETLANDS (ISOLATED WATERS)
 APPROXIMATE LOCATION OF FUTURE LEACH FIELD AREA = 16,460 S.F.

NON-JURISDICTIONAL WETLANDS (ISOLATED WATERS)



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Michael Wells, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: LIFEhouse Church	Plus# PMPA 20080340
Entitlement(s): Minor Use Permit & Tree Permit	
Site Area: 24.6 acres	APN: 030-030-033, 015
Location: The project site is located on the east side of Delmar Avenue, south of the corner of Citrus Colony Road and Delmar Avenue. The property addresses are 3131 and 3055 Delmar Avenue, Loomis, Placer County.	

A. BACKGROUND:

Project Description:

LIFEhouse Church is requesting approval of a Minor Use Permit to develop a house of worship facility on a 24.6 acre site (APN: 030-030-033 is 19.21 acres and APN: 030-030-015 is 5.35 acres). The proposed two-story church building is 16,560 square feet on the first floor and 9,225 square feet on the second floor. The total square footage would be 25,785. The church would have 578 seats and 20 classrooms/offices. 219 parking stalls would be provided.

Access to the site would be provided from Delmar Avenue. Landscaping is proposed along the project's frontage and within the parking areas, and within perimeter areas of the church building. A Tree Permit is also required to allow for the removal / relocation of seven landmark California fan palm trees.

Project Site (Background/Existing Setting):

The project site is comprised of two parcels, 19.21 acres (APN: 030-030-033) and 5.35 acres (APN: 030-030-015). The site has elevations that range from 380 to 420 feet. The greater part of the site is covered with blue and live oaks, scattered pines, annual grasses and palm trees along Delmar Avenue road. There are wetlands (two swales and one seasonal wetland) on the southern and central portions of the site. One parcel of the project site is currently undeveloped (previously a fruit orchard and part of Citrus Colony) and the other parcel has an abandoned

residence with sheds and a barn. Surrounding land uses include rural residential uses to the north, south and east. To the west is undeveloped land within the City of Rocklin.

The project site is located within the Horseshoe Bar/Penryn Community Plan and is designated Rural Estates 4.6 acre to 20 acre minimum. The property is zoned RA-B-X-4.6 acre (APN: 030-030-033 & 3131 Delmar Avenue) and RA-B-X-10 acre (APN: 030-030-015 & 3055 Delmar Avenue). A "House of Worship" is an allowable land use in the Residential Agricultural zone district with the approval of a Minor Use Permit.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	(RA-B-X-10 acre) Residential, Agricultural, 10-acre minimum (RA-B-X-4.6 acre) Residential, Agricultural, 4.6-acre minimum	Rural Estates 4.6-acre to 20-acre minimum	One parcel (APN: 030-030-033 & 3131 Delmar Avenue) is undeveloped, and one parcel (APN: 030-030-015 & 3055 Delmar Avenue) has an abandoned residence with a shed and barn
North	(RA-B-X-10 acre) Residential, Agricultural, 10-acre minimum	same as project site	Rural, large-lot residential uses
South	(RA-B-X-10 acre) Residential, Agricultural, 10-acre minimum	same as project site	Rural, large-lot residential uses
East	(RA-B-X-10 acre) Residential, Agricultural, 10-acre minimum	same as project site	Rural, large-lot residential uses
West	City of Rocklin	N/A	Major roadways, Railroad Tracks and undeveloped land west of Sierra College Boulevard

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Horseshoe Bar/Penryn Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- Item I-1:

The proposed house of worship would be located in close proximity to a major travel corridor (Sierra College Boulevard) with an elevation lower than the road. Although this corridor is considered visually sensitive with high quality foreground and background views, it has not been designated as a scenic corridor.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located within a state scenic highway.

Discussion- Item I-3:

The existing visual character of the site can be described as undeveloped and abandoned rural residential uses, with scenic foreground and background views of annual grasslands, palm, oak and pine trees, and with rural residential land uses to the north, south and east. The proposed house of worship, with buildings totaling 25,785 square feet, would be developed adjacent to Sierra College Boulevard, on the east side of Delmar Avenue. Building heights proposed would be two-story structures of 40 feet. The proposed house of worship would be visible from adjacent rural properties, incorporated areas of the City of Rocklin and from Sierra College Boulevard. The impact of the proposed project on the visual environment is considered less than a significant.

Discussion- Item I-4:

The proposed house of worship will introduce new lighting sources to the area with pole mounted lights for the ± 219 space parking lot, building lights, and landscape/entrance feature lighting. In addition, building materials proposed such as metal panels, aluminum fronts/sunshades, and glass could create adverse glare effects. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)		X		

3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)		X		
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- Item II-1:

The project site is not considered prime farmland, unique farmland, or farmland of statewide or local importance.

Discussion- Items II-2,3:

The proposed house of worship would be consistent with the Horseshoe Bar/Penryn Community Plan land use and underlying Residential Agricultural zone district. However, the project site is located in an area where residential agricultural parcels exist and there is the potential that existing and future agricultural operations could be adversely impacted by the proposed development due to perceived land use conflicts and additional traffic. There is also a nursery operation that exists southwest of the project site within the Town of Loomis. The County has adopted a "Right to Farm" ordinance which allows existing agricultural operations to continue in a manner consistent with the underlying zoning. A condition of project approval shall provide notification to the property owner that agricultural operations may take place on adjacent/surrounding parcels, and the approval of this project shall not impact the ability of existing and future agricultural operations to continue in a manner consistent with the underlying zoning regulations. The proposed project would not conflict with any Williamson Act contract as there is no Williamson Act contract on the subject parcels. Implementation of the following mitigation measure will reduce any potential impacts to a less than significant level.

Mitigation Measures- Items II-2,3:

MM II.1 Notification shall be provided to the property owner(s) of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform the property owner(s) that farm operators have a "right to farm" their lands despite potential nuisance to neighboring properties, including noise, odors, and use of toxic and hazardous materials.

Discussion- Items II-4,5:

The proposed house of worship is limited to on-site development with the potential for off-site improvements (roads) required and will not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland (including livestock grazing) or forest land to non-agricultural use or non-forest use.

III. AIR QUALITY – Would the project:

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

4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion- Item III-1:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). Although the SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀), the project will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), nonattainment for the federal particulate matter standard (PM_{2.5}) and non-attainment for the state particulate matter standard (PM₁₀).

According to the project description, the project will result in an increase in regional and local emissions from construction and operation. The project's related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. In order to reduce construction related air emissions, associated grading/improvement plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project's long-term operational emissions would result from vehicle exhaust, utility usage, water/wastewater usage and landscaping maintenance. Although the modeling analysis indicates that the project's related operational emissions would not exceed the District's thresholds, the project will contribute incremental emissions of ROG, NO_x, and CO₂ to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in further reduction of the ROG, NO_x and CO₂ emissions and ensure the project's related cumulative impacts to be less than significant.

Mitigation Measures- Items III-2,3:

MM III.1 Prior to approval of Grading Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.

MM III.2 Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information. (Based on APCD Rule 501 and the California Health & Safety Code, Section 39013).

MM III.3

Include the following standard notes on the Grading Plans:

1. The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment.
2. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
3. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and

- debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on APCD Rule 228 / section 401.5)*
4. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. *(Based on APCD Rule 228 / section 401.1, 401.4)*
 5. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)*
 6. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)*
 7. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). *(Based on APCD Rule 228 / section 402)*
 8. 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 CARB-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% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on APCD Rule 228)*
 9. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202)*
 10. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217)*.
 11. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 12. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 13. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310)*

Discussion- Item III-4:

The proposed project is not expected to adversely impact sensitive receptors due to the project related long-term emissions being below the District’s significant thresholds. Therefore, the impacts to any potential sensitive groups are less than significant. No mitigation measures are required.

Discussion- Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District’s significant thresholds. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X

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2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2,4:

Foothill Associates conducted a Biological Resources Assessment of the project area in June 2007. On-site habitat consists primarily of annual grassland, palm, oak and pine trees, and two wetland swales, a pond and a seasonal wetland. No special status plant species are present or are considered to have a high potential to occur on-site. There will not be a substantial adverse effect on riparian or other sensitive natural communities. The proposed development for the site would not be close enough to impact any riparian habitat. No special status plant species are known to be present or are considered to have a high potential to occur on-site. No mitigation measures are required.

Discussion- Items IV-3,7:

Foothill Associates prepared an Arborist Report for the project site in June 2007 and also prepared a revised Arborist Report on February 16, 2011. The revised Arborist Report identified 133 trees (74 valley oaks, 7 live oaks, and 2 blue oaks, as well as other native and non-native trees) on the site. The majority of the inventoried trees are located in the western half of the property, along fence lines, or near drainage areas on site. A total of eighteen protected trees will be removed and/or impacted as a result of the project. These trees include two blue oaks, two interior live oaks, seven valley oaks, and seven California fan palms. Mitigation for the eleven native oaks, totaling 133 inches, may be completed through a combination of on-site planting and payment of fees into the Placer County Tree Preservation Fund. The seven California Landmark fan palms adjacent to the east side of Delmar Road will be relocated along the road on the project site, resulting in no loss of any officially designated landmark tree.

Mitigation Measures- Items IV-3,7:

MM IV.1 As outlined in the Placer County Tree Ordinance, a contribution of \$100 per diameter inch at breast height for each protected oak tree removed or impacted, or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. These fees must be paid prior to issuance of Improvement Plans.

MM IV.2 The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the drip line of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Improvement Plans.

No development of the site, including grading, will be allowed until this mitigation is satisfied. Any encroachment within these areas, including drip lines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Discussion- Item IV-5:

Foothill Associates conducted a delineation of waters of the United States on the subject property in July of 2007 and documented the existence of a seasonal wetland (0.02 acre), two wetland swales (no acreage listed), and a man-made stock pond (0.11 acre). Waters of the United States delineated on the 5 acre property total 0.13 acres. All of the wetland areas would remain undisturbed with the proposed location of the church project. No mitigation measures are required.

Discussion- Item IV-6:

Foothill Associates Biological Resources Assessment identified the white-tailed kite and other raptor species as present or with a high potential for occurrence on the project site. Therefore, there is a high potential for raptors to nest on the site. The following mitigation measure would be included to prevent any significant impacts from occurring.

Mitigation Measures- Item IV-6:

MM IV.3 Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Game within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Game within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with California Department of Fish and Game. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the California Department of Fish and Game). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted two months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish and Game. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

Discussion- Item IV-8:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan. As such, there would be no impact to such plans.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)			X	

Discussion- Items V-1,2:

An Archaeological Inventory Survey (records search and pedestrian survey) by Foothills Associates, Inc. dated May, 2007, concluded that there were no known evidence of prehistoric or historic sites within the project area and that no historical resources are present in the project area. Although no mitigation measures are required, standard construction conditions will apply to this project and state the following:

"If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site." No mitigation measures are required.

Discussion- Item V-3:

The site has no known potential to yield significant fossils. As such, the proposed project is expected to have no significant impact on paleontological resources. Although no mitigation measures are required, standard construction conditions will apply to this project and state "a note shall be placed on the improvement plans that if paleontological resources are discovered on-site, the applicant shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project 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, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. 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". No mitigation measures are required.

Discussion- Item V-4:

The proposed project does not have the potential to cause a physical change that would affect known unique ethnic cultural values. The project site is not currently used in such a way as to sustain unique ethnic cultural values, and therefore will not result in a physical change that could affect unique ethnic cultural values.

Discussion- Item V-5:

The proposed project will not restrict existing religious or sacred uses within the potential impact area, as the project site is not used for known religious or sacred uses. Furthermore, there is no evidence of existing religious or sacred uses on the site or the surrounding areas.

Discussion- Item V-6:

There is no known evidence of any kind of a burial ground within the project boundary. As such, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. The standard construction conditions noted in Discussion Item V.1 will ensure that impacts remain less than significant should accidental discovery occur. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,4,8:

The property is located in the Loomis Basin, near the intersection of Delmar Avenue and Sierra College Blvd. The site slopes moderately eastward, with two minor drainage swales passing through the project. According to the USDA Natural Resources Conservation Service, the project area is characterized with one predominant soil type: Andregg coarse sandy loam. This soil is common to the Loomis Basin area, and is typically moderately deep, gently rolling, well drained and underlain by weathered granitic bedrock. No mud slides or other geologic or geomorphological hazards have been reported at or near this project site. This project proposes maximum slopes of 2:1, which is consistent with the Grading Ordinance. This project does not propose any features that would

create unstable earth conditions or result in liquefaction or change any geologic substructures resulting in unstable earth. No mitigation measures are required.

Discussion - Items VI-2,3:

The proposed project consists of the construction of an approximately 25,785 square foot two-story church building, with associated infrastructure, including driveways, frontage improvements to Delmar Avenue, parking areas, sewer, drainage and water. To construct the improvements proposed, potentially significant disruptions of soils on and off-site will occur, including excavations/compaction for the building, driveways, road widening and various utilities. Approximately 5.7 acres will be disturbed by grading activities, with maximum fill heights of 14 feet and cuts of up to 7 feet. The site grading is expected to balance, with 23,645 cubic yards of soil being moved within the project limits. The project's site specific impacts due to disruptions, displacements, compaction or overcrowding of the soil and changes in topography can be mitigated to a less than significant by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. 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, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. 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 hard copy and electronic versions in a format to be approved by the ESD 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.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate 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.

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.

MM VI.3 Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

Discussion- Items VI-5,6:

The proposed church facility will result in grading for building pad, parking lot, and associated infrastructure totaling approximately 5.7 acres of site disturbance. The USDA Natural Resources Conservation Service has identified Andregg coarse sandy loam as the predominant soil type at the project site. The hazard of erosion for this soil is considered moderate. The disruption of soils on this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, site grading, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion and impacts of siltation will be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Items VI-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

MM VI.4 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 Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Stabilized Construction Entrance (TC-1), and revegetation techniques.

MM VI.5 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program 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.

Discussion- Item VI-7:

The site is located within Seismic Zone 3 on the California Building Code Seismic Zone Map. Due to the relative proximity of the Foothills Fault System and other nearby faults, there is a reasonable possibility that the site will be subjected to moderate ground shaking caused by earthquakes during the life of the structures. Since structures will be constructed according to the current edition of the California Building Code, which include seismic design standards, the likelihood of severe damage due to ground shaking should be minimal. The exposure of people or property to seismic impacts as a result of this project's development is less than significant. No mitigation measures are required.

Discussion- Item VI-9:

According to the USDA Natural Resources Conservation Service the project area is indicative of a soil type that is anticipated to have a low shrink-swell potential. Structures will be constructed according to the current edition of the California Building Code. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact			X	

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

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the patrons, on-site fuel combustion for space and water heating, and landscape maintenance equipment; and off site emissions at utility providers associated with the project's electricity and water demands.

The project would result in grading, paving and a new 25,785 square foot building. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)			X	

9. Expose people to existing sources of potential health hazards? (EHS)			X	
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Discussion- Item VIII-1:

The use of hazardous substances during normal construction is expected to be limited in nature, and will be subject to the standard handling and storage requirements. The project does not propose to use or store hazardous materials. Accordingly, impacts related to the handling, transport, use or disposal of hazardous materials, are considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions. Therefore, the risk of accident or upset conditions involving the release of hazardous materials is less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

There are no known existing or proposed schools within ¼ mile of the project site.

Discussion- Item VIII-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result will not create a significant hazard to the public or the environment.

Discussion- Item VIII-5:

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport and therefore the project would not result in safety hazards for people residing or working in the project area.

Discussion- Item VIII-6:

The project site is not located within the vicinity of a private airstrip and therefore would not result in a safety hazard for people residing in the project area.

Discussion- Item VIII-7:

The proposed project would replace annual grassland and oak tree areas with structures, parking lots and landscape areas and would reduce the risk of wildland fires. A Minor Use Permit Condition of Approval would require that a will serve letter be required from the serving fire district, which outlines requirements for development. No mitigation measures are required.

Discussion- Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping and residential irrigation have the potential to breed mosquitoes. No mitigation measures are required.

Discussion- Item VIII-9:

This project was once part of an historical commercial orchard. The past commercial orchard development in the project area indicates the potential for environmentally persistent agricultural chemicals in the near-surface soils. The California Department of Toxic Substances Control (DTSC) approved a Supplemental Soil Investigation Workplan and issued a "No Further Action" letter on December 8, 2010 based on the approved soil investigation. As a result, the past uses will not create a significant hazard to the public or the environment. No mitigation measures are required.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item IX-1:

The project will utilize Placer County Water Agency (PCWA) treated surface water. PCWA has issued a water availability letter dated April 20, 2009. This impact is considered to be of no impact.

Discussion- Item IX-2:

The project currently has an existing drilled well and an existing hand-dug well. Hand-dug wells are a public health and safety concern as they are unprotected water sources and are usually wider in diameter which creates an entrapment hazard for small children. Both the hand-dug and the drilled wells have been designated to be destroyed via permit and inspection with Placer County Environmental Health Services. Also, the introduction of residential uses and impervious surfaces can have indirect groundwater recharge capability impacts in some areas. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge are considered less than significant. No mitigation measures are required.

Discussion- Item IX-3:

A preliminary Drainage Study was prepared by Land Development Services, Inc (September 2009). The approximately 30 acre project watershed has two minor drainage swales that enter the site from the west and pass through the project. An offsite area of approximately 1 acre is routed across Delmar Ave via two existing culverts, onto the property. This offsite flow is proposed to be incorporated with the 5.7 acres of proposed developed area drainage system and then discharged eastward onto the remaining undisturbed 23 acres of the property. The project is proposing to detain peak flow runoff through on-site underground detention pipes and shows no change to how the drainage enters and leaves the project site. Consequently, the proposed project will not significantly alter the existing drainage pattern of the site or area. No mitigation measures are required.

Discussion- Item IX-4:

The proposed project will increase impervious surfaces including onsite parking areas and buildings. This increase in impervious surfaces typically has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The post project flows identified in the report indicated an increase in flows from pre development levels. The project proposes to ensure that the quantity of post development peak flow from the project is, at a minimum, no more than the pre development peak flow quantity by installing detention facilities.

The post development volume of runoff will be higher due to the increase in proposed impervious surfaces; however, this is less than significant because the project proposes detention facilities designed to handle the increase in peak flow runoff.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-4:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

MM IX.1 The Improvement Plan submittal shall include a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water 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 identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 The Improvement Plan submittal and Drainage Report shall provide details showing that storm water 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 Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. 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 detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Discussion- Items IX-5,6: The construction of the proposed improvements has the potential to degrade water quality. Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. As described in Items VI-5,6 above, through the implementation of Best Management Practices for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could

potentially introduce contaminants such as sediment, nutrients, organics, pesticides, and trash from activities such as outdoor storage, landscape fertilizing and maintenance, and refuse collection. The proposed development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

Refer to text in MM VI.5

MM IX.3 Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: disconnected drainage design, infiltration trenches and vegetative swales. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. 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 and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation.

MM IX.4 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 said permit. Best Management Practices (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, Board Order 2003-005-DWQ) and shall be shown on the Improvement Plans.

MM IX.5 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$51,092 (based on 24.79 acres x \$2,061 per acre), payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

MM IX.6 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$7,065 (based on 24.79 acres x \$285 per acre).

Discussion- Item IX-7:

This project is not likely to otherwise degrade groundwater quality.

Discussion- Items IX-8,9,10:

The project construction is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map. A portion of the existing natural drainage swale is shown within a local 100-year flood plain, as delineated on the preliminary Grading Plans, dated June 2011 (sheet C2). However, no improvements are proposed within the limits of the floodplain, and no flood flows would be redirected after

construction of the improvements. The project site is not located within a levee or dam failure inundation area. No mitigation measures are required.

Discussion- Item IX-11:

This project is not likely to change the direction or rate of flow of groundwater. By utilizing PCWA treated surface water and destroying the existing hand-dug and drilled wells, the potential to alter the direction or rate of flow of ground water is considered to be of no impact.

Discussion- Item IX-12:

The site is located within the Dry Creek Watershed. The proposed project's impacts associated with surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-12:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

Refer to text in MM IX.1

Refer to text in MM IX.3

Refer to text in MM IX.4

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)		X		
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)		X		
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Item X-1:

The proposed house of worship will not physically divide an established community.

Discussion- Item X-2:

The project site is located within the Horseshoe Bar/Penryn Community Plan and designated Rural Estates 4.6 acre to 20 acre minimum. The property is zoned RA-B-X-4.6 acre minimum (Residential Agricultural, combining a

minimum building site size of 4.6 acres). A house of worship would be consistent with the land use designation and would be consistent with the underlying Residential Agricultural zone district, with approval of a Minor Use Permit (MUP). As described in the Placer County Zoning Ordinance (Section 17.44.010.B), other MUP land uses in the Residential Agricultural District include community centers, libraries and museums, golf courses, residential care homes, and other non-residential land uses. Houses of worship are generally considered compatible with rural residential land uses; the proposed project appears to be in scale with what was contemplated by the Horseshoe Bar/Penryn Community Plan. The proposed project would provide landscaping and screening, increased setbacks, circulation planning, and a variety of other site design measures to minimize impacts. These measures will reduce visual impacts. As proposed, the project is consistent with policies in the Horseshoe Bar/Penryn Community Plan as they relate to the size, scale, and character of land development.

The proposed project does not conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Therefore, there is no impact and no mitigation measures are required.

Discussion- Item X-3:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan. The project is subject to the Rural Design Guidelines and the Placer County Tree Preservation Ordinance. No mitigation measures are required.

Discussion- Items X-4,5:

The proposed house of worship would be consistent with the Horseshoe Bar/Penryn Community Plan land use underlying Residential Agricultural zone district. There are currently no existing agricultural operations or timber resources occurring on-site but the property is located in an area where residential agricultural parcels exists and there is the potential that existing and future agricultural operations could be adversely impacted by the proposed development due to perceived land use conflicts and additional traffic.. The County has adopted a "Right to Farm" ordinance which allows existing agricultural operations to continue, in a manner consistent with the underlying zoning. A condition of project approval shall provide notification to the property owner that agricultural operations may take place on adjacent/surrounding parcels, and the approval of this project shall not impact the ability of existing and future agricultural operations to continue in a manner consistent with the underlying zoning regulations. Implementation of this mitigation measure will reduce any potential impacts to a less than significant level.

Mitigation Measures- Items X-4,5:

MM IX.1 Notification shall be provided to the property owner(s) of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform the property owner(s) that farm operators have a "right to farm" their lands despite potential nuisance to neighboring properties, including noise, odors, and use of toxic and hazardous materials.

Discussion- Item X-6:

The proposed house of worship will not disrupt or divide the physical arrangement of an established community.

Discussion- Item X-7:

The project site is located in a rural residential setting and is currently an undeveloped parcel and an additional parcel with an abandoned residence and accessory structures. The proposal to construct a house of worship will not substantially alter the present or planned land use of the area as this land use is allowed and would be consistent with the Horseshoe Bar/Penryn Community Plan land use designation and underlying Residential Agricultural zone district. No mitigation measures are required.

Discussion- Item X-8:

The proposed project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X

2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X
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Discussion- Item XI-1:

No mineral resources that would be of value to the region are known to occur on this site, or in the immediate vicinity. The Mineral Land Classification Map states that the site is in an area (Mineral Resource Zone 1) where available geological information indicates there is little likelihood for the presence of significant mineral resources.

Discussion- Item XI-2:

The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site (no resource recovery site shown on Division of Mine and Geology maps) in the Placer County General Plan or in any other land use plan.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1,2:

A Noise Impact Study (dated September 8th, 2011) for the LIFEhouse Church was conducted by Acoustical Engineering Consultants of Elk Grove, California. No mitigation measures are recommended, as long as an outdoor activity area is designated on the site plan immediately east of the east side of the proposed church building. The study concluded that sound levels would be less during normal Sunday hours because of lower weekend traffic volumes.

Vehicle traffic on Sierra College Boulevard and the nearby rail line are the major sound sources impacting the proposed church site and surrounding properties. Sound of traffic on Delmar Avenue and on other local roads also contributed to the existing acoustic environment. Other sources of sound include general aviation and helicopter over flights, neighborhood pets, and general human activity. The study concluded that road traffic on Sierra College Boulevard and train activity on the nearby rail line will continue to dominate the acoustic environment through the year 2030. No mitigation measures are required.

Discussion- Item XII-3:

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be temporarily impacted. Construction noise is exempt from the Noise Ordinance, however, a condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XII-4:

The project is not located within an airport land use plan.

Discussion- Item XII-5:

The project is not in the vicinity of any known private airstrip.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:

The proposed house of worship would not induce substantial population growth in the area. The house of worship would serve the community within the area. Any new infrastructure required (road improvements, sewage, water) would serve the proposed project and would only benefit existing development.

Discussion- Item XIII-2:

The project site is currently undeveloped on one parcel and there is an abandoned residence on the other parcel that will be removed to accommodate the proposed project. This will not necessitate the construction of replacement housing elsewhere.

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

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

Discussion- Items XIV-1,2,3,5:

The proposed house of worship would not have any impact on fire protection, sheriff protection, school facilities, or governmental services.

Discussion- Item XIV-4:

The proposed project would result in the construction of a two-story church building, with a total square footage of approximately 25,700 with associated infrastructure including driveway and parking area that will be accessed from County maintained roads. Frontage improvements are required as a part of this project, including widening of Delmar Ave. The additional maintenance impacts due to these public improvements is minimal and consistent with what was expected for the build out of this property. Therefore, this impact is less than significant. No mitigation measures are required.

XV. RECREATION – Would the project result in:

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

Discussion- All Items:

The proposed house of worship would not have any impact on existing neighborhood and regional parks or other recreational facilities.

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

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

8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X
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Discussion- Items XV-1,2:

The project consists of the addition of a church to a previously vacant property. A Traffic Study was prepared for this project by KD Anderson & Associates (dated June 1, 2011). As shown in the report, the project could generate 381 trips during the peak hour before the start of a 10:45 service. However, a church of this size is only expected to generate 14 trips during the weekday pm peak hour.

The proposed project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing Level of Service, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. This project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, the traffic impacts are less than significant.

Mitigation Measures- Items XV-1,2:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar/Pennryn Fee District), pursuant to applicable Ordinances and Resolutions. The 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:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County/City of Roseville JPA (PC/CR)

The current estimated fee is \$71,828.53 for the 25,785 square feet of church facilities. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XV-3:

The addition of a church with frontage improvements that meet County standards to a previously undeveloped property will not result in increased impacts to vehicle safety due to roadway design features or incompatible uses. No mitigation measures are required.

Discussion- Item XV-4:

The addition of a church with frontage improvements, including two driveway access connections that meet County standards will not result in impacts to emergency access or access to nearby uses. The Loomis Fire Protection District has provided comments and has not identified any impacts from inadequate emergency access. No mitigation measures are required.

Discussion- Item XV-5:

The proposed project is providing 219 parking spaces, as required by the Placer County Zoning Ordinance for this church facility.

Discussion- Item XV-6:

The addition of a church with frontage improvements that meet County standards to a previously undeveloped property will not cause hazards or barriers for pedestrians or bicyclists. Walkways meeting ADA accessibility requirements will be provided for pedestrian access. No mitigation measures required.

Discussion- Item XV-7:

The addition of a church with frontage improvements that meet County standards to a previously undeveloped property will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. No mitigation measures required.

Discussion- Item XV-8:

The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Items XVI-1,2,5,6:

A septic system is proposed to collect wastewater from the church facility and the construction of this system is not expected to cause significant environmental impacts. Placer County Water Agency has indicated their ability to provide treated surface water service to this project via a water availability letter provided on April 20, 2009. This will not result in any significant impacts. No mitigation measures are required.

Discussion- Item XVII-3:

The project will be served by an on-site sewage disposal system. A primary and repair sewage disposal area has been determined through soils testing and is currently approved by Placer County Environmental Health Services. As a result, there will be no significant impacts.

Discussion- Item XV-4:

The stormwater will be collected in the onsite drainage facilities and conveyed via an underground storm drain system into existing drainage ways. The existing system has the capacity to accept flows from the proposed project since the project will not increase any downstream flows from the pre-development condition. The project proposes the construction of a storm drain system, including detention that meets Placer County standards. The construction of these facilities will not cause significant environmental impacts. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by the Western Regional Materials Recovery Facility. This facility has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Roy Schaefer, Chairperson
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Department, Sarah Gillmore
 Department of Public Works, Transportation, Amber Conboy
 Environmental Health Services, Paul Holloway
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Environmental Engineering Division, Janelle Heinzler
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature Michael Wells Date August 22, 2011
 Michael Wells, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is

LIFEhouse Church Initial Study & Checklist continued

available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Placer County Tree Preservation Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input checked="" type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
	<input type="checkbox"/> _____	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input checked="" type="checkbox"/> Phase 2 ESA and "No Further Action" letter from DTSC	
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan

LIFEhouse Church Initial Study & Checklist continued

		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____