

**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael J. Johnson, Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Gina Langford, Coordinator

## **NOTICE OF AVAILABILITY**

### **MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW**

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: Bunch Creek Rezone (PREA T20060521)**

**PROJECT DESCRIPTION:** The project proposes to rezone from Timberland Production to Residential Forest combining an 80-acre minimum lot size, and to modify a previously-approved Tentative Parcel Map (PMLD 20050487).

**PROJECT LOCATION:** Off Yankee Jim Road, one mile east of Canyon Way in the Colfax area, Placer County

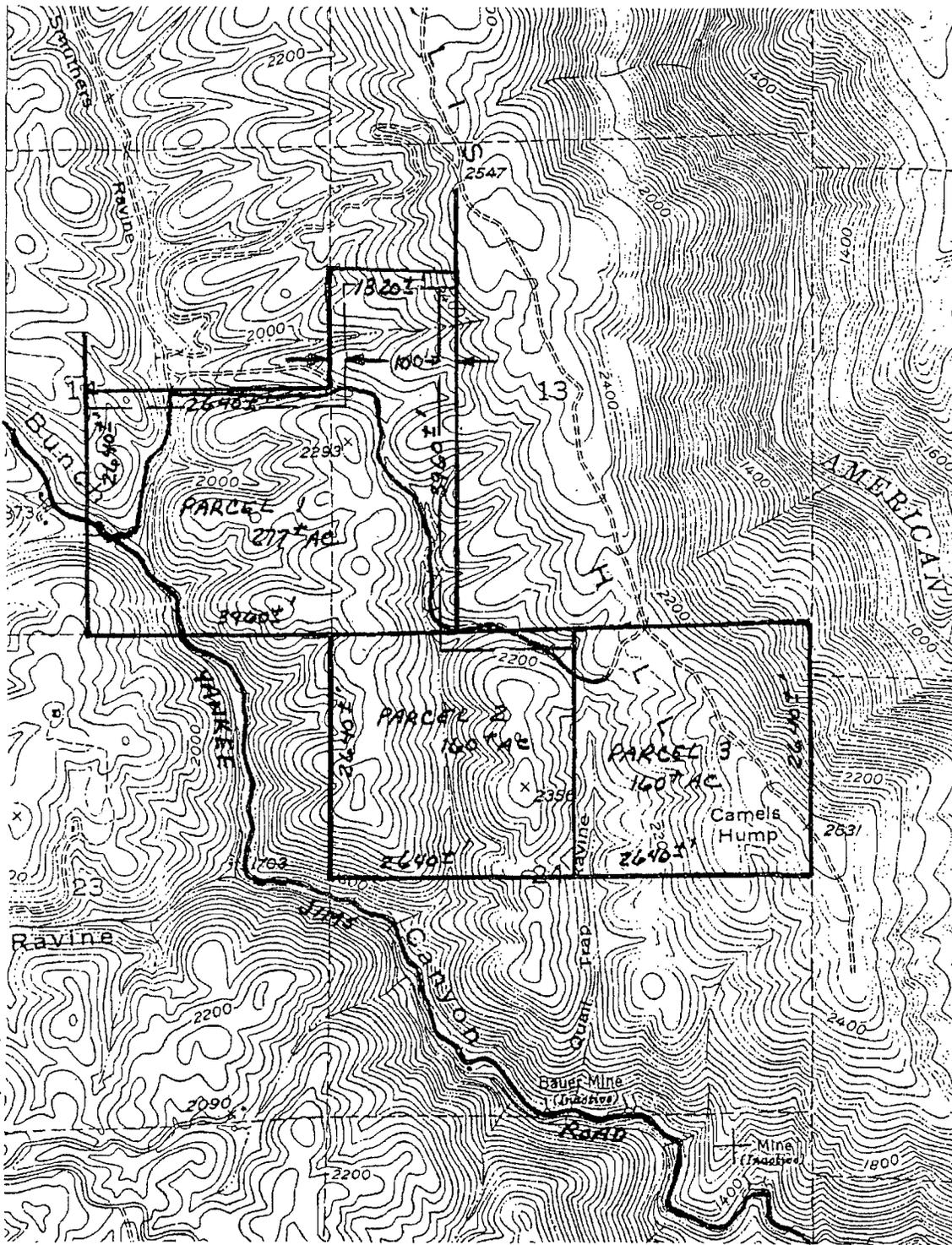
**PROPONENT:** Andregg Geomatics, 11661 Blocker Drive, Ste 200, Auburn CA 95603 (530) 885-7072

The public comment period for this document closes on **January 4, 2010**. A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter (3091 County Center Drive, Auburn, CA 95603) and at Colfax Public Library. Property owners within 300 feet of the subject site shall be notified of the upcoming public hearing. Additional information may be obtained by contacting Peg Rein, 530-745-3075, at the Environmental Coordination Services between the hours of 8:00 a.m. and 5:00 p.m.

Newspaper: Sacramento Bee

Publish date: December 4, 2009

**Exhibit I**



OWNER: FRED BASQUIN / JED R. PARKER  
 2591 MERCANTILE DRIVE, SUITE 'A'  
 RANDHO CORDOVA, CA 95742

PLANNER:  
 ANDREGG GEOMATICS  
 11661 BLOCKER DR. SUITE 200  
 AUBURN, CA 95603  
 (530) 885-7072

APN: 071-270-003, 071-310-001, 071-320-001,  
 071-330-008.

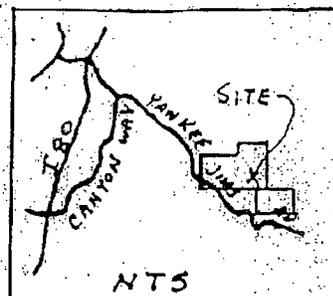
P- PMLDT 20050487  
 REVISED

Parcel A	277.5ac
Parcel B	160.0ac
Parcel C	160.0ac
Total	597.5ac

PROPOSED 100 FT. AGRICULTURAL/  
 TIMBERLAND PRODUCTION BUFFER

100 FT

10-2009



NTS



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Gina Langford, Coordinator

**MITIGATED NEGATIVE DECLARATION (modified)**

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**

<b>Title:</b> Bunch Creek Rezone	<b>Plus#</b> PREA T20060521
<b>Description:</b> The project proposes to rezone property from TPZ (Timberland Production) to RF-BX-80 Acre Minimum (Residential Forest, combining an 80-acre minimum lot size), and to modify a previously-approved Tentative Parcel Map (Minor Land Division - PMLDT20050487).	
<b>Location:</b> Off Yankee Jim Road, one mile east of Canyon Way in the Colfax area, Placer County	
<b>Project Owner:</b> Fred Basquin & Jed Parker, 2591 Mercantile Dr., Suite A, Rancho Cordova, CA 95742	
<b>Project Applicant:</b> Andregg Geomatics, 11661 Blocker Drive, #200, Auburn, CA 95603 (530)-885-7072	
<b>County Contact Person:</b> Crystal Jacobsen	530-745-3085

**PUBLIC NOTICE**

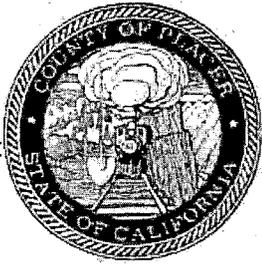
The comment period for this document closes on **January 4, 2010**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), the Community Development Resource Agency public counter, and the Colfax Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3075 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

Recorder's Certification

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**ENVIRONMENTAL  
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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov

**INITIAL STUDY & CHECKLIST (Modified)**

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.

**A. BACKGROUND:**

Project Title: <b>Bunch Creek Rezone</b>		Plus# PREA T20060521
Entitlements: Rezoning & Modification to Minor Land Division		
Site Area: 597.5 Acres acres	APN: 071-270-003 (157.5 acres); 071-310-001 (320 acres); 071-320-001 (80 acres); 071-330-008 (40 acres)	
Location: Off Yankee Jim Road, one mile east of Canyon Way in the Colfax area.		

**Project Description:**

The project includes a proposal for a rezone of the subject property from TPZ (Timberland Production) to RF-BX-80 Acre Minimum (Residential Forest, combining an 80-acre minimum lot size), and a modification to a previously approved Tentative Parcel Map (Minor Land Division - PMLDT20050487). The project site currently consists of 597.5 acres, which includes four assessor parcel numbers. However, in June 2005 a Minor Land Division (PMLDT20050487) was approved, which resulted in the creation of two new parcels, totaling three (Note that the four APNs referenced above for these three parcels do not require to be changed as a result of the creation of these parcels). The three resulting parcels include a 277.5 acre parcel and two 160-acre parcels. While the Tentative Parcel Map approval is still valid, the Parcel Map has not been recorded at this time. The modification to the Tentative Parcel Map for the Minor Land Division will not result in any changes to the lotting configuration of the previously approved Tentative Map; rather it involves the creation of 100-foot setback buffer areas along portions of the site which border any parcels zoned TPZ or any agricultural or timberland uses or operations. The County General Plan requires the buffer setback to further separate the potential residential uses that would be allowed under the rezone to Residential Forest from the timber harvesting activities that may occur on the adjacent properties zoned as TPZ.

As proposed, the rezoning portion of the project includes either an immediate rezoning/conversion or a ten-year roll out to rezone and convert the site from TPZ to RF-BX-80 Acre Minimum. The Board of Supervisors are being requested to consider either rezoning/conversion option.

In order for this project to go forward with an immediate rezoning of property from the TPZ district to RF-BX-80 Acre Minimum, the State of California Government Code Section 51133 requires the approval of the State of California Board of Forestry and requires local jurisdictions to make specific findings in order to recommend approval of the rezoning/conversion to the State Board of Forestry. Pursuant to California Public Resources Code Section 4621, the following findings must be made by the Board of Supervisors:

- 1) The conversion would be in the public interest.
- 2) The conversion would not have a substantial and unmitigated adverse effect upon the continued timber-growing use or open-space of other land zoned as timberland preserve and situated within one mile of the exterior boundary of the land upon which immediate rezoning is proposed.
- 3) The soils, slopes, and watershed conditions would be suitable for the uses proposed if the conversion is approved.

This code section goes on to note that B) The existence of an opportunity for an alternative use of the land shall not alone be sufficient reason for conditionally approving an application for conversion. Conversion shall be considered only if there is no proximate and suitable land which is not zoned as timberland production for the alternate use not permitted within a timberland production zone. C) The uneconomic character of the existing use shall not be sufficient reason for the conditional approval of conversion. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable timber-growing use to which the land may be put."

An alternate TPZ rezoning/conversion option is considered a "ten-year roll out" (California Government Code Section 5110). Under this rezoning/conversion process, the Board of Supervisors can approve a rezoning of the property contingent upon State approval of the property "rolling out" of TPZ after ten years (similar to the cancellation of a Williamson Act contract). Unlike an immediate rezoning/conversion, the Board of Supervisors is not required to make findings pursuant to the California Public Resources Code.

**Project Site** (Background/Existing Setting):

Under the TPZ zoning district, the subject property is required to maintain a 160-acre minimum lot size. Under the Residential Forest zoning district, combining an 80-acre minimum lot size as proposed, the three subject parcels as created through the 2005 Minor Land Division, could be further subdivided, with the potential of creating four new parcels, resulting in a total of seven parcels. Under the Residential Forest Zone District, these parcels could be developed with residential uses as well as forestry and agricultural uses. The site contains existing dirt roads that access seven potential building sites.

Information contained in a March 2006 Forest Management Plan prepared for the property notes the following:

- At one time, the property was combined in common ownership with the Edwards Property, immediately to the North of the subject property, which is currently utilized for timber production.
- From the mid-1940s until the mid-1970s, when the larger ownership was split into two ownerships with separate family ownerships, the area was managed as a tree farm, with associated tree improvement practices and small harvests likely occurred.
- When the larger ownership was split, the Edwards family took ownership of the northern portion and the Barnes family took ownership of the southern portion of the original property. The Barnes family, who were absentee owners, would own the property until 2004, when the current landowners bought the property.
- In 1994, the Barnes family obtained an approved Timber Harvest Plan from the State of California (2-94-29-PLA (3)), and within three years of obtaining the approved plan, the property was logged. No attempt was made to reforest the site after the timber salvage operation.
- Approximately two-thirds of the 597.5 acres were burned in August 2001 during the Ponderosa fire.
- Following the Ponderosa fire, a salvage timber harvest permit was obtained and additional timber was removed.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	TPZ (Timberland Production – 160 Acre Minimum Parcel Size)	Agriculture/Timberland – 80 Acre Minimum Lot Size	The site is located to the north of the North Fork American River. The site is undeveloped and contains elevations ranging from 1,600 feet above sea level to 2,600 feet, with ridge tops generally face west. The site has water falls within the drainages of three tributaries of Bunch Creek, which is itself a tributary of the North Fork American River and flows into the

			river about 2.3 miles southeast of the property. In 2001 the Ponderosa Wilfire burned approximately 379 acres of the property, and partially burned 21 acres. The remaining 198 acres (33%) of the site was unburned. The unburned portion of the site contains a young Douglas-fir/Oak forest, Oak woodland, and scrub oak brush land, while the burned portions of the site contain new vegetation dominated by re-sprouting of hardwoods (mainly oak) and brush, stumps, as well as grasslands.
North	TPZ (Timberland Production – 160 Acre Minimum Parcel Size); RF-B-X-80 Acre Min. (Residential Forest, Combining an 80-Acre Minimum Lot Size)	Agriculture/Timberland – 80 Acre Minimum Lot Size	Parcel to the north of the northern end of the project site is developed with a caretaker's unit, and various agricultural structures, and is used for farming of animals and timberland. Parcels to the north of the southeast end of the project site are large, undeveloped, and U.S. government owned, located on steep slopes, and have similar vegetation as the subject properties.
South	F-B-X 20 Acre Min. (Farm, Combining a 20-Acre Minimum Lot Size) and W (Water Influence)	Agricultural/Timberland 20-Acre Minimum Lot Size and Water Influence	Parcels are large, mostly undeveloped, and U.S. government owned, located on steep slopes with similar vegetation as the subject parcels. Large portions of these parcels were burned in the 2001 Ponderosa Wildfire.
East	F-B-X 20 Acre Min. (Farm, Combining a 20-Acre Minimum Lot Size); TPZ (Timberland Production – 160 Acre Minimum Parcel Size); and W (Water Influence)	Agricultural/Timberland 80-Acre Minimum Lot Size and Water Influence	Parcels are large, mostly undeveloped, and some are government owned. Located on steep slopes with similar vegetation as the subject parcels. Portions of these parcels were burned in the 2001 Ponderosa Wildfire.
West	F-B-X 3-Acre Min. (Farm, Combining a 3-Acre Minimum Lot size); F-B-43 PD=1 (Farm, Combining a 1-Acre Minimum Lot Size, with a Planned Unit Development of 1 Unit Per Acre); F-B-X 4.6 Acre Min. (Farm, Combining a 4.6-Acre Minimum Lot Size); F-B-X 20 Acre Min. (Farm, Combining a 20-Acre Minimum Lot Size)	Agricultural 4.6 – 20 Acre Minimum; Agricultural/Timberland 80-Acre Minimum; Agricultural/Timberland 20-Acre Minimum	Large, undeveloped parcels to the southwest, containing dense forested vegetation, and steep slopes of the Bunch Creek drainage, with portions of one parcel burned in the 2001 Ponderosa Wildfire. The northern portion of the western boundary of the project site has been subdivided into three 5-acre parcels and some are developed with single-family residences. These areas contain moderate to heavy vegetation, and moderate slopes.

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### 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 should 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:

- ➔ County-wide General 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- All Items:**

The project site is not located within a designated scenic route in the Placer County General Plan or within a designated State scenic highway route, although portions of the site are located along the ridges west of the North Fork American River, which is considered a scenic resource within the Placer County General Plan.

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a tentative map modification which would allow for three parcels. The proposed rezoning would result in the potential for eventually creating four additional parcels, totaling seven. All of these parcels could also create the potential for future residential development. However, based upon the review of potential building site locations on the property and their proximity to the public viewsheds along the North Fork American River canyon and within the Auburn State Recreation area, it is unlikely that the development of residential uses on the project site would have a negative aesthetic impact to the North Fork American River canyon viewsheds.

Five potential building sites on the property were evaluated that are located along the south and east of the project site (closest to the North Fork American River Canyon and the Auburn State Recreation Area). These sites are located between 5,550 feet and 11,000 feet (approximately one to two miles) from the North Fork American River canyon, and there are higher elevations (peaks) between the potential building sites and the North Fork American River canyon, thereby screening the project site from the River canyon. Because of this, and because of the small scale of the potential residential development in relation to the surrounding land, any impacts associated with aesthetic resources are considered fairly benign. In addition, the rezoning would maintain 80-acre lot sizes, thereby providing for very low density residential development. The impacts to scenic resources and viewsheds are considered less than significant, and no mitigation measures are required.

**II. AGRICULTURAL RESOURCE – 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, or a Williamson Act contract? (PLN)			X	
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of		X		

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Farmland (including livestock grazing) to non-agricultural use? (PLN)				
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**Discussion- Items II-1,3:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezoning, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, could create four additional residential lots, totaling seven.

Properties within the Timberland Production Zone District are intended to be an exclusive area for the growing and harvesting of timber and those uses that are an integral part of timber management. The purpose of the Timberland Production Zone District is to encourage prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses.

The rezoning of the site to the Residential Forest Zone District will result in the conversion of designated farmable timberlands, and does appear to conflict with the intent of the Timberland Production Zone District. However, a Forest Management Plan for the project site was prepared in March 2006 by Doug Ferrier, RPF #1672, which indicates that because of previous logging during the years of 1994-1997, as well as the destruction caused by the 2001 Ponderosa Wildfire, most of the site does not meet the minimum tree stocking levels of the State Forest Practice Act, and will not for many years, unless the site is reforested. Therefore, there is no near term expectation of commercial harvesting of timber on the project site. The report notes that if the site were reforested, it would take substantial investments, yielding no immediate economic return; rather there would be an annual outflow of money and would take up to 50 to 60 years before a commercial harvest could be conducted.

In addition, while the Forest Management Plan notes that it is unlikely that future timber harvest operations could occur on site, the rezoning to Residential Forest would not preclude the use of Timber Harvesting operations on site. Therefore the proposed rezoning would not result in potentially significant impacts to farmable timberland and no mitigation is required.

**Discussion- Items II-2,4:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the approved tentative three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven.

Properties within the Timberland Production Zone District are intended to be an exclusive area for the growing and harvesting of timber and those uses that are an integral part of timber management. The purpose of the Timberland Production Zone District is to encourage prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses.

Because the project includes the rezoning of the Timberland Production Zone District to Residential Forest, the project will likely result in the conversion of timberlands to residential uses, and may result in subsequent conflicts with surrounding timberland management and production uses. In addition, the conversion of such timberlands may result in the increased potential for further conversion of surrounding farmable timberlands, given that the rezoning of the subject parcels result in the reduction of the Timberland Production Zone District within the area, leaving small islands of the zone district intact. In addition, there may be potential land use conflicts associated with residential uses and timberland management and production activities. Adjoining parcels also zoned Timberland Production may encounter difficulties maintaining their timber harvest operations due to the incompatibility of the timberland harvesting activities (due to machinery noise and dust) with adjacent residential uses, which may result in the further reduction or conversion of farmable timberlands. However, any future entitlement proposals to convert other such timberland areas would require the same review as this proposal, which would include a rezone and an analysis to determine the potential for harvesting activities. The following mitigation measure will ensure that General Plan policies pertaining to the protection of timberland are implemented and that existing timberland uses and operations remain viable. With incorporation of this measure impacts will be mitigated to less than significant.

**Mitigation Measures Items II-2,4:**

MM II.1 Consistent with the Placer County General Plan (Land Use Section 1.H.6 & Table 1-4), the applicant shall provide a 100' buffer in the form of a setback to avoid land use conflicts between all areas of the project site that border parcels remaining within the Timberland Production Zone District and any contiguous parcels which maintain agricultural or forestry uses or operations. In order to maintain this land in a safe and orderly manner,

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such areas shall be established by a recorded setback on the proposed parcel map, which shall include an informational sheet noting the restriction of this land.

**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 will not conflict with the Air Quality Management Plan. No mitigation measures are required.

**Discussion-Item III-2:**

The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. No mitigation measures are required.

**Discussion-Item III-3:**

The proposed project is located in the Mountain Counties Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project analysis, the project will result in some increase in regional and local emissions from construction and operation.

The project's related short and long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling materials, vehicle exhaust, dust, etc. Based on the proposed project, the short-term construction/operational emissions may be above the District thresholds and the project will contribute to cumulative particulate matter emissions in the Lake Tahoe Basin.

The mitigation measures proposed below will reduce the projects air quality impacts. Thus, air quality impacts associated with the project would be less then significant when the following mitigation measures are implemented:

**Mitigation Measures-Item III-3:**

MM III.1 Prior to the approval of Grading/Improvement Plans the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan.

Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman.

Prior to the approval of Grading/Improvement Plans, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road

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vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above:

<http://www.airquality.org/ceqa/ConstructionEmissionsMitigationCalculatorv6o03-2007March09.xls>

MM III.2 Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed District 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. Additional information regarding Rule 202 can be found at: <http://www.placer.ca.gov/Departments/Air/Rules.aspx>

MM III.3 Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is 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 property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 Fugitive Dust limitations.

MM III.4 Prior to approval of Grading/Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

MM III.5 Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped on site or taken to an appropriate disposal site.

MM III.6 Include the following standard note on the Improvement/Grading Plan: 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 other method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.

MM III.7 Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

MM III.8 Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.

MM III.9 Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water to control dust, as required by Rule 228, Fugitive Dust, to prevent dust impacts offsite. Operational water truck(s), shall be onsite, during construction, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

MM III.10 Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

MM III.11 Include the following standard note on the Improvement/Grading Plan: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment

MM III.12 Include the following standard note on the Improvement/Grading Plan: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.

**MM III.13** Include the following standard note on the Improvement/Grading Plan: All on-site stationary equipment shall be classified as "low emission" equipment.

**MM III.14** Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified woodburning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II woodburning device or shall be a U.L. Listed Decorative Gas Appliance.

**Discussion- Item III-4:**

The project includes minor grading which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment. The nearest school is located more than one mile from the project site. Based on this distance from the project site, the project will not result in construction-generated TAC emissions which would expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are necessary.

**Discussion- Item III-5:**

Construction of the project would result in diesel exhaust emissions from on-site construction equipment. The diesel exhaust emissions would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. In addition, no existing odor sources are located in the vicinity of the proposed project site and the project would not include the long-term operation of any new sources. Thus, the operation of the project would not create, further, or change existing odors that would affect a substantial number of people and is therefore considered to have a less than significant impact. 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 or U.S. Fish & Wildlife Service? (PLN)		X		
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 identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X

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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
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**Discussion- Item IV-1:**

The project includes the rezoning of the site from Timberland Production to Residential Forest and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the project, the project site could result in the initial development of three residences. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven.

A biological resources study was conducted in November 2008 for the project by Miriam Green Associates Environmental Consultants. Said study notes that the subject property contains potential habitat for two special-status plants: Brandegees clarkia and oval-leaved viburnum. However, this impact is considered less than significant with the implementation of mitigation as follows.

**Mitigation Measures – Item IV-1:**

MM I.V.1 A botanical survey shall be conducted in May for both the Brandegees clarkia and oval-leaved viburnum species. The field survey should include the disturbance footprint on each of the seven potential building sites and any other areas that are proposed for disturbance. Said study shall be undertaken prior to the final recordation of the previously approved tentative map and prior to any construction on the individual parcels.

**Discussion- Item IV-2,3,4,5,6,7,8:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven.

A biological resources study was conducted in November 2008 for the project by Miriam Green Associates Environmental Consultants. Said study reports that the majority of the site consists of chaparral and foothill woodland intermixed with isolated stands of canyon live oak, blue oak, ponderosa pine, and douglas fir. In addition the study notes that riparian forest is present along the Bunch Creek and Smuthers Ravine drainages and that non-native annual grassland is intermixed within the chaparral and woodland. No regulated waters or wetlands were identified on the project site. This study reports that the habitat on site may support special status wildlife and species. However, the proposed rezoning is not expected to result in adverse impacts to special status wildlife and species due to the large parcel sizes associated with the project and because the road cuts to the seven potential building sites already exist and those sites are located in relatively cleared areas. In addition, based on the County's General Plan Policy 6.A.1., the County requires the provision of sensitive habitat buffers, which include all structures be setback 100 feet from centerline of perennial streams, 50 feet from intermittent streams, and 50 feet from the edge of sensitive habitats to be protected, including riparian zones. Therefore there would be no impact to these biological resources and no mitigation is required.

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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

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5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

**Discussion- All Items:** The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven.

A cultural resource assessment was prepared for the project site in December 2008, by Peak & Associates, Inc. Said study reports that the site contains four previously recorded cultural resource sites and two newly recorded sites, however none of the sites have associated artifacts. The study concludes that the proposed project will have no impact to cultural resources and therefore, no mitigation is 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- All Items:**

This proposed rezone from Timberland Production to Residential Forest could cause the three subject parcels as created through the 2005 Minor Land Division to be further subdivided with the potential of ultimately creating four new parcels, resulting in a total of seven parcels. The development of seven residential parcels would require an on-site engineered 20-foot wide paved roadway (Placer County Land Development Manual Standard Plate R-1) with a crossing at Bunch Creek as well as paving off-site Gillis Hill Road to the minimum 20-foot wide paved standard road section (Plate R-1). With a seven parcel land division, the fire protection district would require fire water suppression tanks, fire hydrants, and the construction of a secondary access roadway. The construction of

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road improvements, a creek crossing, water tanks, driveways, and grading for new home sites will result in site grading that could potentially disrupt, displace, compact or overcrowd the soil, cause substantial alteration of topography or ground surface relief features, and/or result in the destruction, covering or modification of any unique geologic or physical features.

The project site consists of approximately 597.5 acres. A review of soil types as identified in the U.S. Department of Agriculture Soil Conservation Service Soil Map indicates that the soil types range from Mariposa to Maymen and are characterized by undulating to steep, well drained soils that are shallow to deep over metamorphic rock. Some soil types present across this large acreage exhibit building limitations such as soil expansion potential and low soil strength. If not constructed according to the specifications of a registered civil engineer, the roadway and structural improvements could potentially expose people or structures to unstable earth conditions.

The disruption of soils on this primarily undeveloped property increases the risk of erosion and creates the 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. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. 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, grading for roadways and driveways, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils has the potential to result in significant increases in erosion of soils both on and off the site.

The proposed project's impacts associated with unstable earth conditions, grading, and soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- All Items:**

**MM VI.1** The project and all subsequent phases are subject to the provisions of the Placer County Grading, Erosion, and Sediment Control Ordinance. A grading and erosion control (winterization) plan, including methods to control soil erosion and ground instability, shall be prepared by a California Registered Civil Engineer and submitted to the Engineering and Surveying Department for review and approval.

**MM VI.2** Stockpiling and/or vehicle staging areas shall be shown on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

**MM VI.3** 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 costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both electronic and hard copy versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

**MM VI.4** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

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Submit to the ESD a letter of credit or cash deposit in the amount of 110% 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.5** Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

**MM VI.6** The construction of County standard road improvements will cause ground disturbance in excess of one acre and the project will be subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program. The applicant shall obtain such permit from the State Water Quality Control Board (SWQCB) and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees prior to the start of construction.

**VII. 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				X

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safety hazard for people residing or working in the project area? (PLN)				
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		

**Discussion- Items VII-1,2,3:**

The proposal to rezone the project parcel from TPZ to Residential Forest will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials or upset and accident conditions involving the release of hazardous materials into the environment. This proposal could ultimately result in the creation of up to four additional residential parcels, for a total of seven parcels. Creation of the parcels and associated residential construction would not involve routine transport, use, or disposal of significant quantities of hazardous materials. Construction of residences would likely involve the short term use and storage of hazardous materials typically associated with grading and construction, such as fuel and similar substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws. Typically, potential impacts related to the use and storage of hazardous materials at residential construction sites are less than significant. Additionally, these potential impacts would be evaluated if and when an application is made to further divide the project site. Therefore, there are no impacts related to the handling, transport, use, or disposal of hazardous materials or accident or upset conditions involving the release of hazardous materials.

**Discussion- Item VII-4:**

A Phase I Environmental Results Report (Phase I) dated March 30, 2009 and a Phase II (Phase II) Environmental Results Report dated July 16, 2009 were prepared by GeoSolutions for the project site. The project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5

**Discussion- Items VII-5,6:**

The proposed project site is not located within an airport land use plan, or within the vicinity of a private airstrip. No hazardous impacts related to air traffic will result from the development of the proposed project.

**Discussion- Item VII-7:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. Because the change of zoning would allow for future residential development, which would result in the introduction of residential uses into an otherwise undeveloped, wildland landscape it would likely result in exposing new residents and new structures to the hazards associated with wildfires. The following mitigation measure will reduce these potential significant impacts to a less than significant level.

**Mitigation Measures VII-7:**

MM VII.1 In order to reduce the threat of wildland fire damage, the applicant shall provide for shaded fuel breaks on the ridge tops on the project site, and shall maintain passable roads and pruned/thinned back vegetation adjacent to roadways.

MM VII.2 If any of the inhabited parcels are served by dead end roads exceeding one mile, a secondary PCFD/CDF road shall be provided in an approved location.

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MM VII.3 Fuel reductions meeting PCFD/CDF "Shaded Fuel Break" standards shall be provided along roadways within the project.

MM VII.4 Roadside fuel reductions shall be on both sides of the roadways and shall be 50' from centerline in areas with side slopes under 15% and 100' from centerline in areas with side slopes greater than 15%.

MM VII.5 Roadway width, grade and surfacing shall comply with Placer County Department of Public Works requirements and shall be approved by PCFD/CDF.

MM VII.6 Vertical clearances shall be at least 15' on all roads and driveways.

MM VII.7 Provide 100' of defensible space around all structures in areas with under 15% grade, 200' in areas under 30% grade and 300' in areas exceeding 30% grade. Fire-safe construction may be used to reduce the defensible space requirements with PCFD/CDF approval.

MM VII.8 On-site water storage for fire department use shall be provided at approved locations (8,000 gallons total)

MM VII.9 Residential addresses shall be visible from the access street or road fronting the property, clearly visible from both directions of travel on the road/street. Said numbers shall be a minimum three inch letter height, 3/8 inch stroke, reflectorized, and contrast with their background, or may be a *minimum* five inches high and contrast with their background.

**Discussion- Item VII-8:**

The proposal to rezone the project parcel from TPZ to Residential Forest will not create a potential health hazard as there will be no improvements made to the property. This proposal could ultimately result in the creation of up to four additional residential parcels, for a total of seven parcels. Residential development does not typically involve the construction of ponds, wetlands, or other features that are conducive to mosquito breeding. Additionally, these potential impacts would be evaluated if and when an application is made to further divide the project site. Therefore, there are no impacts related to potential health hazards.

**Discussion- Item VII-9:**

A Phase I Environmental Results Report (Phase I) dated March 30, 2009 and a Phase II (Phase II) Environmental Results Report dated July 16, 2009 were prepared by GeoSolutions for the project site. According to the Phase I, several abandoned mining features are located at the Site, including three tunnels and a former rock crusher area located within a ravine in the central area of the Site. To assess the potential for elevated levels of metals related to the historic mining operations conducted at the Site, Geo Solutions collected 15 soil samples and one surface water sample to be analyzed for CAM 17 metals. Soil samples were collected from the following locations: at the openings of the two tunnels, from a mine tailings pile near the rock crusher, from the area in/around the rock crusher, from stream sediment located in the ravine below the rock crusher. One surface water sample was collected from the ravine below the rock crusher. Arsenic and chromium were reported above the residential California Human Health Screening Levels (CHHSLs) for each of the soil samples collected with the highest arsenic concentrations reported for the samples collected from the opening of the middle tunnel, mine tailing pile and near the rock crusher. The proposed rezoning of the project site from TPZ to Residential Forestry could potentially expose people to elevated levels of arsenic and chromium in the soil at the project site. The open tunnel to the hard rock mine located on the project site is a potential safety hazard. These are potentially significant impacts that will be reduced to less than significant by the following mitigation measures:

**Mitigation Measures- Item VII-9:**

MM VII.10 Prior to final approval of the parcel map modification, the project applicant shall complete any remedial action required by the California Department of Toxic Substances Control and provide Placer County Environmental Health Services with a "No Further Action" or equivalent letter from DTSC with regard to residual contamination from past mining activities.

MM VII.11 Prior to final approval of the parcel map modification, the project applicant shall secure the opening of any mine tunnels to prevent unauthorized access.

**VIII. 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 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 VIII-1:**

The rezone proposal will not violate any potable water quality standards as there will be no improvements made to the property. This proposal could ultimately result in the creation of up to four additional residential parcels, for a total of seven parcels. Potable water for any future residential development on the project site would be provided by individual groundwater wells. If any future proposal is made to further divide the project site, Placer County Environmental Health Services will require that individual water wells be drilled to serve each proposed parcel. Placer County Environmental Health Services will require that these water wells be drilled by a licensed well driller and meet minimum well construction, well yield and potable water quality standards. The project applicant would be required to drill a well on each proposed parcel and submit a four-hour well yield and bacteriological testing for primary and secondary standards for each well. The results of this testing would be used during environmental review to evaluate potential impacts related to potable water quality standards and develop mitigation measures, if necessary.

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**Discussion- Item VIII-2:**

The rezone proposal will not substantially deplete groundwater supplies or interfere with groundwater recharge as no improvements will be made to the property. This proposal could ultimately result in the creation of up to four additional residential parcels, for a total of seven parcels. Potable water for any future residential development on the project site would be provided by individual groundwater wells. If approved, the rezone proposal would result in a minimum parcel size of 80 acres for each residential lot. It is anticipated that this relatively low development density would result in limited water usage consistent with residential uses. If any future proposal is made to further divide the project site, Placer County Environmental Health Services will require that individual water wells be drilled on each proposed parcel and that a four hour well yield be submitted for each well. This information will be required prior to close of environmental review and will be used to evaluate potential impacts related to depletion of groundwater supplies and develop mitigation measures, if necessary.

**Discussion- Items VIII-3,4:**

The proposed rezone from Timberland Production to Residential Forest could cause the three subject parcels as created through the 2005 Minor Land Division to be further subdivided with the potential of ultimately creating four new parcels, resulting in a total of seven parcels. The development of seven residential parcels would require an on-site engineered 20-foot wide paved roadway (Placer County Land Development Manual Standard Plate R-1) with a crossing at Bunch Creek as well as paving on-site Gillis Hill Road to the minimum 20-foot wide paved standard road section (Plate R-1). The California Department of Forestry and Fire Protection requires fire water suppression tanks, fire hydrants, and the construction of a secondary access roadway for more than five residential parcels in this area.

The project site consists of approximately 597.5 acres. Ground slopes range from 2% to 75%. Native vegetation consists mainly of dense conifer trees, low grasses, and brush. The entire site is tributary to Bunch Creek which flows through the western portion of the property. The other major drainage course located on the site is Smuther's Ravine which also flows through the western portion of the site before joining Bunch Creek. Several minor drainage courses cross Gillis Hill Road and the on-site access roadway. Due to the large project acreage, site topography, and size of the watershed, the construction of paved access roadways and impervious surfaces for structures and driveways for up to seven home sites has relatively little impact on the existing drainage patterns of the area.

However, improving the roads to Placer County standards increases the rate and amount of surface runoff and necessitates a drainage analysis to be completed. The proposed project's impacts associated with increased rate of runoff will be mitigated to a less than significant level by implementing the following mitigation measure:

**Mitigation Measure- Item VIII-4:**

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM 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" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

**Discussion- Items VIII-5,6:**

The water quality of all natural waterways is important to maintain for the health of the ecosystem. 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. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway runoff, landscape fertilizing and maintenance, and refuse collection. Drainage from the project roadways will be treated via inlets, culverts, grassed swales, and rock-lined ditches. Individual home builders should provide permanent BMPs such as the use of flow spreaders, landscape buffer areas, gravel landscape paths, and infiltration trenches and other similar measures to spread out, infiltrate, and treat runoff from roofs and impervious driveways. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measure:

**Mitigation Measure- Items VIII-5,6:**

**MM VIII.2** 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: Fiber Rolls (SE-5), Silt Fence (SE-1), Hydroseeding (EC-4), revegetation techniques, water bars or diversion berms, straw mulch, dust control measures, and limiting the soil disturbance.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer 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: infiltration trenches (TC-10), grassed swales, rock-lined ditches, rock outfall protection, and three-dimensional grids on fill slopes for stabilization and erosion prevention. 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. Maintenance of these facilities shall be provided by the project owners/permittees.

**Discussion- Item VIII-7:**

The rezone proposal will not substantially degrade groundwater quality as no improvements will be made to the property. This proposal could ultimately result in the creation of up to four additional residential parcels, for a total of seven parcels. These additional parcels would utilize onsite sewage disposal systems for wastewater disposal. If improperly sited and/or constructed, onsite sewage disposal systems can cause significant health risks and impacts to groundwater quality. If any future proposal is made to further divide the project site, Placer County Environmental Health Services will require that a Health Site Evaluation be completed and approved by Environmental Health Services (EHS) for each proposed parcel. This evaluation will determine whether a proposed parcel configuration can support onsite sewage disposal systems and approved sewage disposal repair areas that are appropriately sized and sited for the proposed use. Environmental Health Services will require that if onsite sewage disposal systems are proposed, each system will be installed under permit and inspection with EHS and each system will meet all applicable requirements of the Placer County Onsite Sewage Disposal Ordinance. This information will be required prior to close of environmental review and will be used to evaluate potential impacts to groundwater quality and develop mitigation measures, if necessary.

**Discussion- Item VIII-8,9,10:**

The site is not located within a Flood Hazard Zone per the FIRM map for Placer County, California and Incorporated Areas, Map No. 06061C0300 F. The roadway drainage crossings will be designed in order to not impede or redirect flood flows. People or structures would not be exposed to a significant risk of loss, injury or death involving flooding as a result of this project.

**Discussion- Item VIII-11:**

The rezone proposal will not alter the direction or rate of flow of groundwater as no improvements will be made to the property. This proposal could ultimately result in the creation of up to four additional residential parcels, for a total of seven parcels. Potable water for any future residential development on the project site would be provided by individual groundwater wells. It is anticipated that the relatively low development density would result in limited water usage consistent with residential uses. If any future proposal is made to further divide the project site, Placer County Environmental Health Services will require that individual water wells be drilled on each proposed parcel and that a four hour well yield be submitted for each well. This information will be required prior to close of environmental review and will be used to evaluate potential impacts related to depletion of groundwater supplies and develop mitigation measures, if necessary.

**Discussion- Item VIII-12:**

The project site drains to the Bunch Creek watershed. The additional impervious areas of the paved roadways and home sites created by the project are small compared to the overall watershed. Water quality Best Management Practices will be required during the construction of road and drainage crossing improvements. Impacts to the Bunch Creek watershed as a result of this project will be less than significant.

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**IX. 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- Items IX-1,6,8:**

The project site is undeveloped, the proposed project does not physically divide an established community, or result in changes that would cause urban decay or deterioration, and therefore would have no impact.

**Discussion- Item IX-2:**

The County General Plan currently designates the project site as Agricultural/Timberland. Since this land use designation allows both timberland harvesting and residential uses, the proposed Residential Forest Zone District would be consistent with the General Plan designation of for the site.

**Discussion- Items IX-3,4,5:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven.

The properties within the Timberland Production Zone District are intended to be an exclusive area for the growing and harvesting of timber and those uses that are an integral part of timber management. The purpose of the Timberland Production Zone District is to encourage prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses. However, based on the March 2006 Forest Management Plan submitted for the project, the site was last harvested for marketable timber in 1994 by the previous owners and subsequently approximately two-thirds of the 597.5 acres was burned in August 2001 during the Ponderosa fire. Following the Ponderosa fire, a salvage timber harvest permit was obtained and additional timber was removed. However, the previous owner, who sold the property in 2004, made no attempt to reforest the site after the timber salvage operation.

The project will result in the conversion of intended timberland production property to residential uses and could likely result in the future development of incompatible uses, and subsequent conflicts with existing surrounding timberland management and production uses due to machinery noise and dust associated with such activities. Due

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to this potential conflict, it may create difficulty for adjacent timber harvesting operations to continue. Consequently, there could be an increased potential for further conversion of surrounding farmable timberlands, thereby creating small islands of the timberland production zone district. Due to their size and relative isolation, these areas could face further difficulty in remaining operable. The implementation of the following mitigation measures will decrease any potential impacts to less than significant.

**Mitigation Measures- Item IX 3,4,5:**

**MM IX.1** Consistent with the Placer County General Plan (Land Use Section 1.H.6 & Table 1-4) and the Placer Legacy Open Space and Agricultural Program (Policy FH-14), the applicant shall provide a 100' buffer in the form of a setback to avoid land use conflicts between all areas of the project site which border parcels remaining within the Timberland Production Zone District as well as any contiguous parcels which maintain agricultural or forestry uses or operations. Such setback or buffer areas shall be established by a recorded easement(s) or other instrument, subject to the approval of the Placer County Counsel. The purpose of the setback shall be provided on an information sheet that shall be recorded with the recordation of the Final Parcel Map. A method and mechanism for guaranteeing the maintenance of this land in a safe and orderly manner shall be established at the time of the development approval.

**MM IX.2** An information sheet shall be recorded with the Final Parcel Map that discloses the location of all adjacent TPZ property and on-going timberland production activities to future lot owners. Said information sheet shall be reviewed and approved by the Planning Department prior to recordation.

**Discussion- Item IX-7:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven.

Properties within the Timberland Production Zone District are intended to be an exclusive area for the growing and harvesting of timber and those uses that are an integral part of timber management. The purpose of the Timberland Production Zone District is to encourage prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses. In the proposed Residential Forest zoning district, timberland production is an allowed use. In addition, the land use designation for the site in the Placer County General Plan is Agricultural/Timberland, which allows for residential uses in addition to agricultural and timberland uses. Because of this, the proposed rezoning would not result in a substantial alteration of the present and planned land use of the site, and would have a less than significant impact. No mitigation measures are required.

**X. 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

**Discussion- All Items:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. There are no known mineral resources on the site, or delineated in the general area of the site in the Placer County General Plan. Because of this, the proposed project would not result in any negative impacts to mineral resources.

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**XI. NOISE – Would the project result in:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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? (EHS)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)				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? (EHS)				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? (EHS)				X

**Discussion- Item XI-1:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezoning, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. The project proposal will not expose people to or generate noise levels in excess of standards established in the Placer County General Plan.

**Discussion- Item XI-2:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezoning, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. The project proposal will not create a substantial permanent increase in ambient noise levels in the project vicinity.

**Discussion- Item XI-3:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezoning, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. The project proposal will not create a substantial temporary or periodic increase in ambient noise levels in the project vicinity as even with potential future construction of residences, the large size of the parcels would prevent noise impacts to any adjacent parcels.

**Discussion- Item XI-4:**

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

**Discussion- Item XI-5:**

The project proposal is not located within the vicinity of any known private airstrips.

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**XII. 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 XII-1:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. Because the project includes the rezoning of the site from Timberland Production to Residential Forest, it has the potential of creating new residential units and increased population in the community; however this impact is considered less than significant due to the fact that there would be a minor increase due to the large parcel sizes, and no mitigation measures are required.

**Discussion- Item XII-2:**

The project site does not contain existing residential uses, and therefore the project will not result in the displacement of existing housing and will have no impact.

**XIII. 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? (EHS, ESD, PLN)			X	
2. Sheriff protection? (EHS, ESD, PLN)			X	
3. Schools? (EHS, ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			X	
5. Other governmental services? (EHS, ESD, PLN)			X	

**Discussion – All Items:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. Although the

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additional residences may have a negligible increase the needs for services such as fire and sheriff protection, and potentially schools, the project as proposed will not result in demands that would necessitate any new or physically altered governmental services or facilities. The California Department of Forestry and Fire Protection requires a project in this area proposing more than five residential parcels to construct on-site water tanks and fire hydrants for fire suppression purposes. The formation of a pad or pads for water tank construction would be analyzed as part of the project grading impacts. The roadways to be improved for the future development of up to seven parcels would be privately maintained and thus not result in a need for additional public road maintenance. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities.

**XIV. 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- Item XIV-1:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezoning, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. The change of zoning would allow for future residential development, which would likely result in the potential increase of residential units and the subsequent increase of residents in the community. Therefore the project may result in an increased use of existing recreational facilities. However, because the proposed Residential Forest zoning combines a minimum parcel size of 80-acres, which is consistent with the General Plan land use designation, the project site would only have the potential of creating four new parcels, totaling seven potential residences. Therefore, the potential increase in use of existing recreational facilities resulting from the rezoning of the project site would be fairly benign, and it will have a less than significant impact. No mitigation measures are required.

**Discussion- Item XIV-2:**

The project does not include recreational facilities or require construction or expansion of recreation facilities that would have an adverse effect on the environment.

**XV. 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	

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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 supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (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? (ESD)				X

**Discussion- Items XV-1,2:**

The proposed rezone from Timberland Production to Residential Forest could cause the three subject parcels as created through the 2005 Minor Land Division to be further subdivided with the potential of ultimately creating four new parcels, resulting in a total of seven parcels. The construction of seven rural residential home sites on property that is currently undeveloped will generate approximately 70 new average daily trips, with approximately 7 PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS, 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 (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the project's traffic impacts are less than significant.

**Mitigation Measure - Item XV-1:**

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Placer East 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 DPW prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated fee is \$3,227 per single family residence. The fees were calculated using the information supplied. If either 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 site access is from Yankee Jims Road, a public road, to Gillis Hill Road, a private road, to an unnamed private access roadway. Gillis Hill Road is an existing private roadway serving a number of properties including those that practice Timber Production. Periodic timber harvests result in large trucks hauling logs to market along the existing private roadways to Yankee Jims Road. Both residential passenger vehicles and commercial hauling vehicles share the roadways. The development of seven residential parcels on this property would require the on-site private roadway to be improved to a minimum Placer County Land Development Manual Plate R-1 Standard. These widening improvements will allow for vehicles to safely pass when sharing the roadway.

**Mitigation Measure - Item XV-3:**

MM XV.2 Construct on-site Gillis Hill Road from Yankee Jims Road to the point where the existing road heads east (just south of the north boundary line of Parcel A per PMLD 20050487) to a Placer County LDM Plate R-1 Standard. This required road improvement shall be shown on the Improvement Plans for review and approval by the Engineering and Surveying Department. The road(s) and storm drainage shall be privately maintained. The road shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 6.5 (Ref. Section 4, LDM).

**Discussion- Item XV-4:**

The proposed rezone from Timberland Production to Residential Forest could cause the three subject parcels as created through the 2005 Minor Land Division to be further subdivided with the potential of ultimately creating four

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new parcels, resulting in a total of seven parcels. The California Department of Forestry and Fire Protection require a project in this area proposing more than five residential parcels to construct a secondary access road. Subsequent development proposals will need to identify a secondary access road to the satisfaction of the serving fire protection agencies and analyze the impacts of construction of this road. No mitigation measures are necessary.

**Discussion- Item XV-5:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezone, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. Parking requirements for the project include residential parking at each potential residential unit, and therefore there are no impacts with regard to parking capacity for the project.

**Discussion- Item XV-6:**

The project includes the rezoning of the site from Timberland Production to Residential Forest, and a modification to a previously approved tentative parcel map that created three parcels. With the approval of the rezoning, the project site could result in the initial development of three residences on the tentatively approved three-lot parcel map. In addition, under the RF-BX-80 Acre Minimum zoning district, the site could be further subdivided in the future and under a separate entitlement permit, to create four additional residential lots, totaling seven. The project would not cause hazards or barriers for pedestrians or bicyclists.

**Discussion- Item XV-7:**

The proposed rezone from Timberland Production to Residential Forest would not cause conflicts with adopted policies supporting alternative transportation.

**Discussion- Item XV-8:**

The proposed rezone from Timberland Production to Residential Forest would not cause a change in air traffic patterns.

**XVI. 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

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**Discussion- Items XVI-1,2,4,6:**

The proposed rezone creates the potential for seven residential parcels on this property. Future residential parcels will be evaluated for on-site sewage disposal during land division application. Public sewer service is not available in this area. New wastewater conveyance or treatment facilities construction is not applicable. Stormwater drainage provisions will be constructed with the roadway improvements and construction of these facilities will not cause significant environmental effects. No mitigation measures are necessary.

**Discussion- Items XVI-3,5:**

The information provided by the applicant states that potentially seven units could be created as a result of this rezone. Future residential parcels will be evaluated for domestic water supply and on-site sewage disposal during land division application. Impacts related to on-site sewage disposal and water supplies are less than significant for this rezone proposal. No mitigation measures are necessary.

**Discussion- Item XVI-7:**

The rezone proposal will not require any landfill disposal services.

**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 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 type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

**G. DETERMINATION** – The Environmental Review Committee finds that:

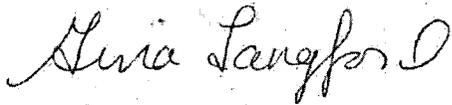
Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

Planning Department, Crystal Jacobsen, Chairperson

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Engineering and Surveying Department, Sarah K. Gillmore  
 Engineering and Surveying Department, Wastewater, Janelle Heinzler  
 Department of Public Works, Transportation  
 Environmental Health Services, Jill Kearney  
 Air Pollution Control District, Angel Rinker  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Andy Fisher  
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature \_\_\_\_\_ Date November 20, 2009  
 Gina Langford, 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 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.

<b>County Documents</b>	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	<b>Planning Department</b>	<input checked="" type="checkbox"/> Biological Resources, prepared by Miriam Green Associates
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Forest Management Plan, prepared by Doug Ferrier RFP #1672
		<input type="checkbox"/> _____
	<b>Engineering &amp; Surveying Department, Flood Control District</b>	<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 type="checkbox"/> Traffic Study		
<input type="checkbox"/> Sewer Pipeline Capacity Analysis		

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		<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 checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input checked="" type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<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"/> _____	

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