



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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

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

PROJECT: Bella Tuscany Minor Land Division (PMLD 20140183)

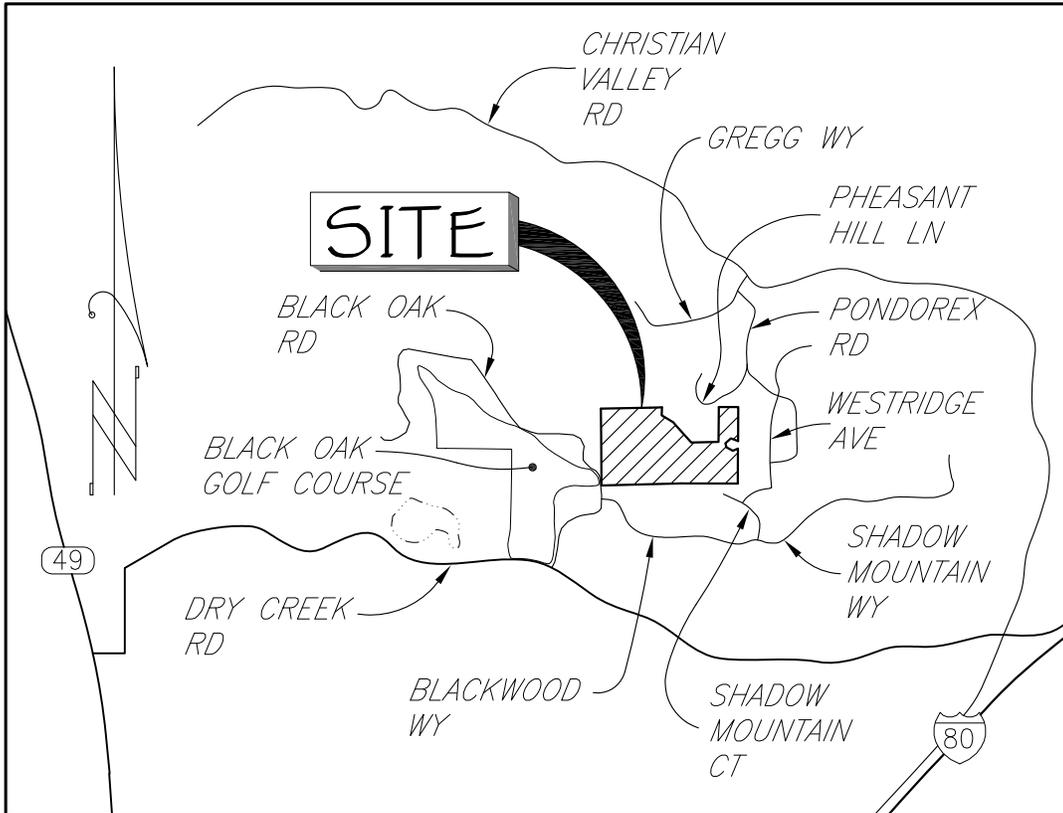
PROJECT DESCRIPTION: The applicant is requesting approval of a Minor Land Division to divide a 57.06-acre property into four parcels consisting of 15.77 acres, 12.59 acres, 10.14 acres and 18.56 acres.

PROJECT LOCATION: located immediately east of Black Oak Golf Course, approximately three miles north of the City of Auburn, Placer County

APPLICANT: Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608

The comment period for this document closes on **January 2, 2014**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx> Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee, Thursday, December 4, 2014



VICINITY MAP

NO SCALE

**BELLA TUSCANY
Four Parcel Tentative Map
SITE LOCATION**



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
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MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Bella Tuscany Minor Land Division	Project # PMLD 20140183
Description: The applicant is requesting approval of a Minor Land Division to divide a 57.06-acre property into four parcels consisting of 15.77 acres, 12.59 acres, 10.14 acres and 18.56 acres.	
Location: located immediately east of Black Oak Golf Course, approximately three miles north of the City of Auburn, in the foothills of Placer County	
Project Owner: Wells Fargo, 1200 Concord Ave., Suite 650, Concord, CA 94520	
Project Applicant: Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608	
County Contact Person: Melanie Jackson	530-745-3036

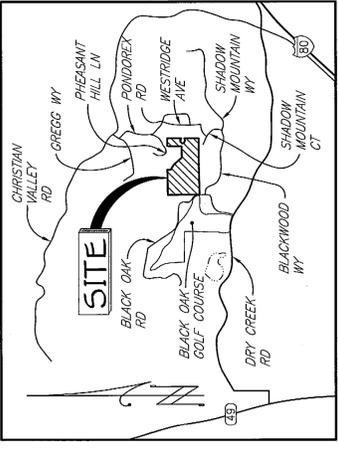
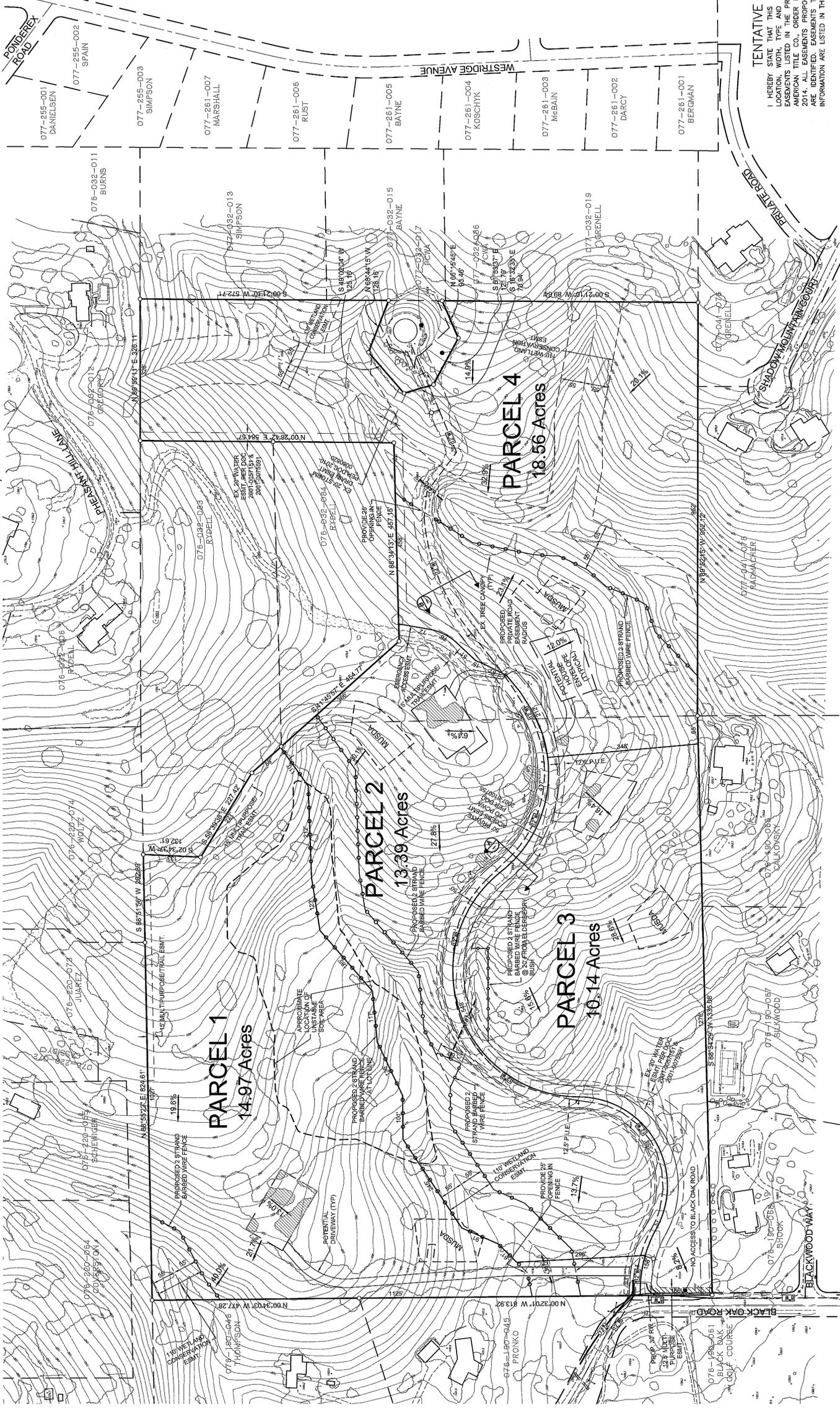
PUBLIC NOTICE

The comment period for this document closes on **January 2, 2014**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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.

TENTATIVE PARCEL MAP BELLA TUSCANY

PLACER COUNTY STATE OF CALIFORNIA
JULY, 2014
REVISED JULY 28, 2014
REVISED SEPTEMBER 19, 2014
REVISED DECEMBER 2, 2014



VICINITY MAP

OWNER/APPLICANT/DEVELOPER:
BWA MANAGEMENT GROUP
1200 CONCORD AVENUE, SUITE 850
CONCORD, CA 94620
C/O JOHN NEIL STEVENS
1400 W. 10TH ST., SUITE 200
FAIRFIELD, CA 94504
TEL: (925) 977-8888
FAX: (925) 977-8888

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH: (916) 331-4336
FAX: (916) 331-4430

ASSESSOR'S PARCEL NUMBER:
077-255-001
077-255-002
077-255-003
077-261-007
077-261-006
077-261-005
077-261-004
077-261-003
077-261-002
077-261-001

ACREAGE:
57.026

EXISTING USE:
VACANT

PROPOSED USE:
SINGLE FAMILY

EXISTING ZONING:
RA

PROPOSED ZONING:
RA

LOT SIZE:
AS SHOWN, TO ACRE MINIMUM

PROPOSED IMPROVEMENTS:
COUNTY OF PLACER

SEWER:
SEPTIC - BY EACH PARCEL OWNER

WATER SUPPLY:
PLACER COUNTY WATER AGENCY

DRAINAGE:
COUNTY OF PLACER

FIRE PROTECTION:
PLACER COUNTY FIRE (CSA 28 ZONE 183)

TELEPHONE SERVICE:
A.T. & T

ELECTRICAL SERVICE:
PG & E

GAS SUPPLY:
PROPANE

SCHOOL DISTRICT:
HIGH SCHOOL: PLACER UNION HIGH SCHOOL DISTRICT
ELEMENTARY SCHOOL: PLACER HILLS UNION SCHOOL DISTRICT

PARK DISTRICT:
PLACER COUNTY PARKS AND GROUND DIVISION

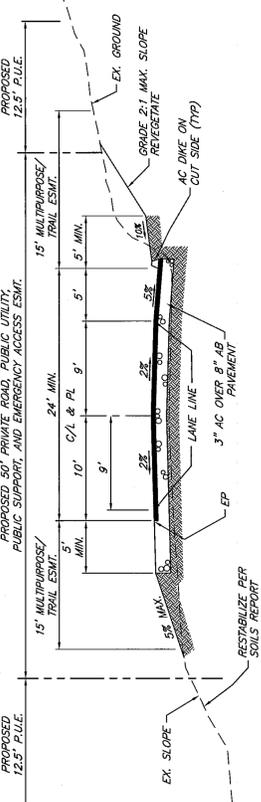
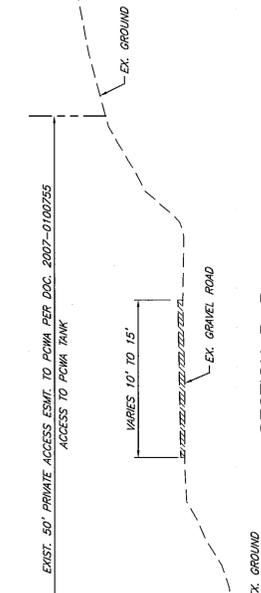
TENTATIVE MAP STATEMENT

I, HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE CO., ORDER NO. 3409-4576927, DATED FEBRUARY 10, 2014. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

MICHAEL T. ROBERTSON P.E. 3/8/75 DATE _____

LEGEND

- 10% EX. GROUND SLOPE
- EX. STORM DRAIN PIPE
- EX. WATER MAIN
- EX. FIRE HYDRANT
- EX. OVERHEAD UTILITY & POLES
- POTENTIAL TREE CANOPY IMPACT
- MINIMUM USABLE SEWAGE DISPOSAL AREA
- MUSDA



NOTES:
1. POTENTIAL TREE CANOPY IMPACT IS ESTIMATED TO BE 0.37 ACRES
2. DOCUMENT RECORDED IN 2010-0028021-00 IS SHOWN IN THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE CO. IS NOT PLOTTABLE
3. THIS MAP ACCURATELY CONFORMS TO SECTION 16.20 OF THE PLACER COUNTY CODE

SECTION A-A

SECTION B-B

NO SCALE

NO SCALE

NO SCALE

BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
(916) 331-4336 - Fax (916) 331-4430 - office@bakerwilliams.com



Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Bella Tuscany Minor Land Division	Plus# PMLD 20140183
Entitlement(s): Minor Land Division	
Site Area: 57.06 acres	APN: 077-032-085; 076-220-069
Location: The project site is located immediately east of Black Oak Golf Course, approximately three miles north of the City of Auburn, in the foothills of Placer County.	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Minor Land Division to divide a 57.06-acre property into four parcels consisting of 15.77 acres, 12.59 acres, 10.14 acres and 18.56 acres. The resultant parcels will have the capability to be developed with single-family residences. Each of the parcels will be served by Placer County Water Agency for domestic water service and each parcel will include a septic system and leach field. The project includes the widening of the onsite road to 20 feet of pavement with two-foot wide aggregate base shoulders. The project also includes the construction of the Placer County standard encroachment from the onsite private road onto Black Oak Road.

Project Site (Background/Existing Setting):

The subject property is located in a rural residential single-family area and existing residential development surrounds the subject property. The site is currently undeveloped. The project site is zoned Residential-Agriculture, combining a minimum Building Site designation of 2.3 acres, combining a Planned Unit Development designation of 0.44 units per acre. The project site is within the Auburn/Bowman Community Plan area and is designated Rural Residential, 2.3-4.6-acre minimum.

Site topography ranges from moderate to steep. Three seasonal creeks flow through the property and are associated with approximately 0.5 acres of wetlands that exist on the site. Vegetation on the site consists of a mix of grasslands and oak woodlands.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100 PD=0.44 (Residential Agriculture, with a Building site designation of 2.3-acre minimum)	Auburn/Bowman Community Plan / Rural Residential 2.3-4.6 acre minimum	Undeveloped
North	RS-AG-B-100 (Residential Single-family, combining 2.3 acres)	Same as project site	Single-family Residential
South	Same as project site	Same as project site	Single-family Residential
East	RS-AG-B-100 (Residential Single-Family, Combining Agriculture, Combining Building site designation of 2.3-acre minimum)	Same as project site	Single-family Residential
West	RA-B-100 (Residential Agriculture, combining Building site designation of 2.3-acre minimum)	Same as project site	Single-family Residential

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Auburn/Bowman Community Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project

(see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

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

I. AESTHETICS – Would the project:

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

Discussion- Items I-1,2:

The subject property is not located within a scenic vista or a state scenic highway and as a result, will not have an adverse effect on scenic resources. There are no impacts.

Discussion- Items I-3,4:

The subject property consists of 57.06-acres and is undeveloped. The proposed project would create four buildable residential parcels. Construction of four single-family residences would have the potential to degrade the visual character or quality of the site and create a new source of light or glare. However, the subject property is located in a rural area that consists of parcels ranging in size from approximately 2.5 and 11.5 acres, which are developed with single-family residences. The additional light or glare created by the new residences would be considered negligible. While the construction of a new residence would modify the visual character and quality of each of the proposed parcels, such a change is considered less than significant considering the parcels' location within an existing rural, residential area and because the parcel is zoned for residential development. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-				X

agricultural or non-forest use? (PLN)				
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Discussion- All Items:

The subject property is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. The subject property is located within a rural residential area, with the majority of the surrounding properties developed with single-family residences. While Residential Agriculture zoning allows for some agricultural uses, there are no agricultural operations located on or immediately adjacent to the subject property that would require a land use buffer. For this reason, the development of four residential parcels on the subject property will have no impact on agricultural uses.

In addition, the proposed project would not conflict with existing zoning for forest land or for an agricultural use, and none of the surrounding properties are within a Williamson Act contract. Finally, the proposed project would not result in changes to the existing environment that would result in the loss or conversion of Farm or Forest land. There is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		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)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Item III-1:

The project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County APCD. The SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀). The project proposes a minor land division to create three additional parcels, which, in itself would not result in a significant air quality impact to the region. No mitigation measures are required.

Discussion- Items III-2,3:

Operational related emissions could result from potential future construction of four new dwelling units. The occupancy of four new dwelling units would generate nominal air pollutants and will not violate air quality standards or substantially contribute to existing air quality violations.

The project does not propose construction of any residences at this time. However, a new road is proposed, which may result in one acre or more of site disturbance. If more than one acre of land is to be disturbed at a single time, then the property owner shall submit a Construction Emission/Dust Control Plan as defined in the following mitigation measure.

In addition, site development would be subject to all applicable Best Management Practices for dust and erosion control. With incorporation of the following standard practices for dust control, construction related air quality impacts are considered less than significant.

Mitigation Measures- Items III-2,3:

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

MM III.2

- a. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
- b. Include the following standard note on the 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 use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- c. Include the following standard note on the Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

MM III.3 Include the following standard notes on the Grading Plan:

- a. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- b. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- c. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- d. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- e. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- f. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- g. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- h. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- i. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

Discussion- Items III-4,5:

The project includes minor grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (PM) emissions from the use of off-road diesel equipment required for site grading. Operational emissions resulting from the stationary source equipment would be located at a distance from public areas. Because of the dispersive properties of diesel PM and proposed distances from the stationary source equipment from public areas, TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. The project does not include any sources which would omit odor emissions. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2,6:

The proposed project includes the division of an approximately 57.06-acre parcel into four residential single-family properties consisting of 15.77 acres, 12.59 acres, 10.14 acres and 18.56 acres. The proposed project would create four buildable residential parcels. Each parcel has the potential to be developed with a single-family residence and this development will involve project grading and construction impacts to the site. Because of these impacts, the project has a potential to affect special status wildlife on the property, reduce habitat of special status wildlife and interfere with the movement of any native or migratory fish or wildlife species.

To assess these possible impacts, a Jurisdictional Wetland Delineation and Preliminary Biological Resources Assessment for the subject property was conducted by Barnett Environmental Consulting on August 15, 2014. A field study of the project site determined that two special status plant species – Brandegees clarkia and bigscale balsamroot - could occur in the project vicinity because habitat for these species occurs on site. However, neither species was observed during the May or August field surveys that were conducted in 2014.

The field study also determined that habitats for special status animal species occurs onsite. These species include Valley Elderberry Longhorn beetle, white-tailed kite and Cooper's hawk. None of these special status species were observed on the project site at the time of the field surveys. However, four live blue elderberry shrubs were observed on the project site. While the elderberry shrubs are the exclusive host plant for the Valley Elderberry Longhorn beetle, no indication of the beetles were observed on the project site. Because none of the special status species were observed on the project site, there is a low possibility of disturbance to these species with the implementation of the proposed project. However, in order to ensure that possible impacts to special status species remain at a less than significant level, the following mitigation measures are required:

Mitigation Measures- Items IV-1,2,6:

MM IV.1 Prior to building permit application or any site disturbance, including grading or tree removal activities, during the raptor nesting season (March 1-September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest or nests are no longer active and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans.

Discussion- Items IV-3,7:

The Preliminary Biological Resources Assessment determined that oak woodland habitat covers the south and west facing slopes of the project site. This vegetative coverage is dominated by interior live oak and blue oak, and also contains California buckeye, ponderosa pine, foothill pine and valley oak. Ultimate build-out of the proposed project will result in the removal of some of the oak woodland habitat due to grading and improvements for driveways, site access and house pads. However, impacts resulting from oak tree removal will be less than significant with the implementation of the following mitigation measures:

Mitigation Measures- Items IV-3,7:

MM IV.2 Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to its critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Development Review Committee (DRC) or through payment of in-lieu fees, as follows:

- A. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.
- B. In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

Discussion- Items IV-4,5:

The Preliminary Biological Resources Assessment that was prepared for the project site determined that the project site contains a total of 0.506 acres of "other waters of the United States". These wetlands are solely comprised of intermittent drainages, their small tributaries and ponded areas upstream of road culverts and an earthen dam. In addition to the intermittent drainages, there are two ponded areas located on the upstream side of culverts located under the existing road. The proposed project has the potential to impact these wetlands with site construction, including grading and road and driveway improvements. To reduce these impacts to a less than significant level, the following mitigation measures are required:

MM IV.3 The location of the wetlands as discussed in the Jurisdictional Wetland Delineation and Preliminary Biological Resources Assessment (August 15, 2014) shall be accurately mapped and recorded on the information sheet of the Parcel Map. Setbacks from the wetlands shall also be recorded at 50 feet from the centerline (or high water mark, where applicable) of the wetland.

MM IV.4 Prior to Improvement Plan approval, the applicant shall furnish to the Development Review Committee (DRC), evidence that the: California Department of Fish & Game and the U. S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands, streams, and/or vernal pools on the property. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved.

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

- A. Adjacent to any and all wetland preservation easements that are within 50' of any proposed construction activity;
- B. At the limits of construction, outside the dripline of all trees 5" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;

MM IV.5 No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans.

Discussion- Item IV-8:

Placer County does not have an adopted Habitat Conservation Plan. Therefore, the proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There is no impact.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1,2:

A Cultural Resources Records Search was prepared for the project site in November 2001. The records search was prepared for the project site as a part of an applicant for an 11-lot subdivision (PSUB 20070537) that was approved in December 2007. Due to the nature of cultural resources and the absence of development on the subject property, the 2007 records search is applicable to the current project.

The records search determined that there is a low sensitivity for historic-period cultural resources and for prehistoric archaeological sites in the project area. No historic period or archeological resources were located on the subject property or within its immediate vicinity. As a result, no mitigation measures are required. However, because of the sensitivity to discovery of these resources on the subject property, the records search includes recommendations for addressing any of these resources that may be discovered during project construction. Therefore, to ensure that impacts to any new discoveries of these resources on the subject property remain less than significant, the following conditions of approval will be included as part of the project permit and will be included on the project improvement or grading plans:

“If cultural resources are encountered during project construction, altering the materials and their context should be avoided until a cultural resource consultant has evaluated the situation. These materials include, but are not limited to, the following:

- *Prehistoric Resources – chert or obsidian flakes, projectile points and other flaked-stone artifacts; mortars, grinding slicks, pestles and other ground stone tools; and, dark friable soil containing shell and bone dietary debris, heat-affected rock, or hum burials.*
- *Historic Resources – stone or adobe foundations or walls; structures and remains with square nails; mine shafts, tailings, or ditches; and, refuse deposits or bottle dumps.*

Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms, available at www.ohp.parks.ca.gov.”

No mitigation measures are required.

Discussion- Items V-3,4,5:

The Cultural Resources Records Search that was prepared for this project determined that no known paleontological resources were located on or in the vicinity or the subject property. In addition, no religious or sacred uses exist on the subject property or the properties within its immediate vicinity. As a result, the creation of four additional single-family parcels will not result in significant impacts to any of these resources. There is no impact.

Discussion- Item V-6:

There are no known human remains on the subject property. However, there may be undiscovered resources on the site that could be unearthed during development activities. The following standard condition of approval will be required as part of the project permit and a note added to the Improvement Plans:

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

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

No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, 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 Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Items VI-1,4,9:

A preliminary Geotechnical Report was prepared for the project. The site is underlain by mélange consisting predominantly of metasedimentary (Clipper Gap Formation) and possibly metavolcanic rock in the lower western portion of the site. Test pits exposed silty to clayey sandy gravels and gravelly silty to clayey sands containing variable concentrations of rock fragments. One identified soil constraints for the construction of roads and dwellings is the potential for expansive soil. The report does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that will be destroyed or modified. Construction of four additional houses and associated improvements will not create any unstable earth conditions or change any geologic substructure. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items VI-2,3:

The project proposal will result in the construction of four new single-family residences with associated infrastructure including widened roadways and driveways. To construct the improvements proposed, disruption of soils on-site will occur, including excavation/compaction for roadway widening and various utilities. The area of disturbance for these improvements is relatively small and the roadway improvements are located adjacent to existing improvements. The proposed project improvements will generally be at the same grade as the existing topography. Therefore, the impacts to soil disruptions and topography are less than significant. No mitigation measures are required.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by

transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees (if appropriate) with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

The applicant shall provide five (5) copies of the approved Tentative Parcel Map(s) and two copies of the approved conditions with the plan check application. The Final Parcel Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

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

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.3 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 Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), and revegetation techniques.

MM VI.4 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Division evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

Discussion- Items VI-7,8:

The preliminary geotechnical report for the project site identified a landslide area underlying significant portions of Parcel 1. The landslide was determined to be more than several hundred years old. The project was designed to locate access driveways, building envelopes, and sewage disposal areas to avoid the mapped landslide location. The previously approved project provided additional lot specific subsurface exploration for indications of slope instability in or near the proposed building envelopes, sewage disposal areas, and driveways for all Parcels. No indication of past slope instability was observed at the test locations. However, when final building plans for each proposed Parcel are developed, additional site-specific geotechnical reports shall be prepared. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The future residential units will be constructed in compliance with the California Building Code, which includes seismic standards. The project's site specific impacts associated with geologic and geomorphological hazards can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-7,8:

MM VI.5 The preliminary geotechnical engineering report indicated the presence of a landslide area which could lead to structural defects.

Prior to Improvement Plan approval the applicant shall submit to the ESD for review and approval, a soil investigation of each parcel produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 Government Code).

The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling, if necessary. In addition, the applicant shall include the soil problems encountered on each specific parcel as well as the recommended corrective actions. A note shall be included on the Improvement Plans and the Informational Sheet filed with the Final Map(s), which indicates the requirements of this condition. Once approved by the ESD, two copies of the final soil investigations for each parcel shall be provided to the ESD and one copy to the Building Services Division for their use.

MM VI.6 The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. 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 Services Division for its use. 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.

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivision, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. These requirements shall be so noted on the Improvement Plans and on the Informational Sheet filed with the Final Parcel Map(s).

MM VI.7 Prior to Building Permit issuance for any Parcel, a site specific geotechnical report based on the proposed building layout shall be submitted to the Building Services Division for review and approval. Any recommended corrective action that is likely to prevent structural damage to each proposed dwelling must be incorporated into the Building Permit.

MM VI.8 The landslide area(s) shall be shown on the Improvement Plans. The proposed project shall avoid placing roadways, driveways, and building envelopes within or immediately adjacent to the landslide areas on site.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion- All Items:

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

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

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Item VIII-1:

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

Discussion- Item VIII-2:

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

Discussion- Item VIII-3:

There are no school sites located within a quarter mile of the project location. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion- Item VIII-4:

The project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact

Discussion- Items VIII-5,6:

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

Discussion- Item VIII-7:

The project site is located within an area determined by CalFire to be at moderate risk for wildland fires and is located within a California State Responsibility Area. Standard fire regulations and conditions shall apply to the proposed project, including fire sprinklers in the single-family residences and standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires are considered less than significant. No mitigation measures are required.

Discussion- Items VIII-8,9:

The project will not create a health hazard, potential health hazard or expose people to existing sources of potential health hazards. Therefore, there is no impact

IX. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion- Item IX-1:

The project will not violate any potable water quality standards as it will utilize a publicly treated potable water supply from PCWA. Therefore, there is no impact.

Discussion- Item IX-2:

This project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge as the project is utilizing a public water supply for its domestic water supply. Thus, there is a less than significant impact. No mitigation measures are required.

Discussion- Item IX-3:

The proposed project will ultimately include the construction of improvements for four new single-family residential homes and driveways including roadway widening. The home, driveway, and roadway improvements will be located at or near their existing grade. The overall drainage patterns from the proposed ultimate construction will not be significantly changed. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-4:

The proposed project will ultimately include the construction of improvements for four new single-family residential homes, driveways, and roadway widening. These improvements will add only a small amount of impervious surfaces (approximately 1.5 acres) as compared to the entire project area which is approximately 57 acres. No downstream drainage facility or property owner will be significantly impacted. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items IX-5,6:

The area of disturbance for the ultimate project improvements is relatively small for the construction of four single-family dwellings and driveways (approximately 1.5 acres) as compared to the entire project area. Water quality BMPs will be required during construction of the improvements. The proposed improvements will not create runoff water that will substantially increase pollutants or degrade long term surface water quality beyond the existing conditions. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-7:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required. No mitigation measures are required.

Discussion- Items IX-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a 100-year flood hazard area and no flood flows will be redirected after construction of any improvements. The project site is not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion- Item IX-11:

The project will not utilize groundwater; therefore it will not alter the direction or rate of flow of groundwater and here is no impact

Discussion- Item IX-12:

The ultimate proposed improvements of four new single-family dwellings, driveways, and roadway widening will not create runoff water that will substantially increase pollutants or degrade long term surface water quality beyond the existing conditions of any watershed of important water resources. Water quality BMPs will be required during the construction of the improvements. Therefore, this impact is less than significant.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X

3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- All Items:

The proposed project includes the subdivision of a 57.06 acre property into four parcels consisting of 15.77 acres, 12.59 acres, 10.14 acres and 18.56 acres. The subject property is located in the Auburn area and is zoned RA-B-100 PD = 0.44 (Residential Agriculture, combining minimum Building Site designation of 2.3 acres, combining Planned Unit Development of 0.44 units per acre). The property is within the Auburn Bowman Community Plan and is designated Rural Residential 2.3-4.6 acre minimum. The project is consistent with the zoning and community plan designation. The property is bordered on the north, south, east and west sides by rural residential development and the property is consistent with the properties in the immediate vicinity and the surrounding neighborhood. Finally, there are no agricultural operations on the project site or within the vicinity. For these reasons, the project is consistent with its surroundings and the requirements of the Auburn Bowman Community Plan and the Placer County General Plan. There is no impact.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

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

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning, this is an area where geologic information indicates there is little likelihood for the presence of significant mineral resources. No significant mineral resources have been identified on the property.

With respect to those mineral deposits formed by hydrothermal processes, the site and vicinity have been classified as Mineral Resource Zone MRZ-4. This mineral classification is designated as an area of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.

Because there is no evidence that the site has been mined and because no valuable, locally important mineral resources have been identified on the project site, there are no impacts.

XII. NOISE – Would the project result in:

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

Discussion- Items XII-1,3:

The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, Auburn Bowman Community Plan, or the Placer County Noise Ordinance. Construction associated with the proposed project will create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, with the incorporation of the following mitigation measure, these impacts will be reduced to less than significant levels.

Mitigation Measures- Items XII-1,3:

MM XII.1 Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:

- a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b. Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c. Saturdays, 8:00 am to 6:00 pm

Discussion- Item XII-2:

The proposed project involves the creation of four undeveloped residential parcels. Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures are required.

Discussion- Item XII-4:

The project is not located within an airport land use plan or within two miles of a public airport and would not expose people residing or working in the project area to excessive noise levels. There is no impact.

Discussion- Item XII-5:

The project is not located within the vicinity of a private air strip and therefore there is no impact

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:

Because the project includes the development of four single-family residential lots, it will result in a slight increase to population growth. This increase is consistent with what was anticipated for this site in the Auburn Bowman Community Plan and the Placer County General Plan and has been analyzed as part of these plans. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion- Item XIII-2:

The proposed project will not displace existing housing. The project involves the creation of four undeveloped residential parcels and therefore, there is no impact.

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

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

Discussion- Item XIV-1:

The servicing fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this project. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XIV-2:

The proposed project would result in the creation of four new residential single-family lots and would increase the number of residents in the project area. However, this increase would not result in an adverse effect to Sheriff Protection facilities because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Auburn Bowman Community Plan. There is no impact.

Discussion- Item XIV-3:

The proposed project would result in the creation of four new residential single-family lots and would increase the number of residents in the project area. However, this increase would not result in an adverse effect to schools in the area. This is because the increase in the number of residents is minimal and does not go beyond those numbers analyzed and planned for in the Auburn Bowman Community Plan. There is no impact.

Discussion- Item XIV-4:

The proposed project will not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Auburn Bowman Community Plan. Therefore, the project impact would be less than significant impact.

Discussion- Item XIV-5:

No other governmental services are proposed as part of this project. There is no impact.

XV. RECREATION – Would the project result in:

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

Discussion- Item XV-1:

There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result in the Minor Land Division. The increase will not result in a substantial deterioration of facilities as improvements and/or maintenance of these services is offset by the payment of park fees as a part of the conditioning process. No mitigation measures are required.

Discussion- Item XV-2:

The project does not include recreational facilities nor require the construction or expansion of recreational facilities which might have an adverse effect on the environment. There is no impact.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	

4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1,2:

This project proposal will ultimately result in the construction of four additional residential single-family parcels. The proposed project will generate approximately four additional PM peak hour trips and approximately 40 average daily 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; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area’s transportation system. With the project traffic added to the existing traffic volumes, all area roadway segments and intersections will continue to operate within acceptable LOS standards. For potential cumulative traffic impacts, the Placer County General Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, will help reduce the cumulative traffic impacts to less than significant levels. The proposed project’s impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:

MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn Bowman), 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 \$4,705 per single family residential unit. 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 XVI-3:

The project includes the access of four Parcels on to Black Oak Road from a private road. The project includes the widening of the on-site road to 20 foot of pavement with two-foot wide aggregate base shoulders. The project also includes the construction of the Placer County standard encroachment from the on-site private road onto Black Oak Road. The roadway improvements would meet the current minimum pavement width requirements of the Placer County Land Development Manual for the amount of development. All driveway and roadway improvements would meet Placer County standards. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any impacts to emergency access. The project proposes to dedicate an Emergency Access Easement to the existing parcel to the north as shown on the Tentative Parcel Map. The proposed project does not impact the access to any nearby use. Therefore, there is no impact.

Discussion- Item XVI-5:

The project does not generate the need for any additional parking spaces and meets the parking standards laid out in section 17.54.060(B)(5)(Parking) of the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion- Item XVI-6:

The proposed project will be constructing roadway and driveway improvements for the development of four new single-family residences that do not create any hazards or barriers for pedestrians or bicyclists. Therefore, there is no impact.

Discussion- Item XVI-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion- Item XIV-8:

The project will not result in a change in air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Item XVII-1:

The proposed project will utilize septic systems for the method of sewage disposal and PCWA water is available for the method of water service. Therefore, there is no impact.

Discussion- Item XVII-2:

Treated water will be provided by PCWA and will not require or result in the construction of new water delivery, collection or treatment facilities or expansion of existing facilities. Therefore, impacts related to the construction of new water delivery, collection or treatment facilities or expansion of existing facilities are considered to be less than significant. No mitigation measures are required.

Discussion- Item XVII-3:

A minimum usable sewage disposal area has been defined on all proposed parcels. Through the completion of the soils testing, the minimum usable sewage disposal areas and the 100% septic replacement areas have been shown to meet minimum effective soil depth requirements and to meet minimum standards of the Placer County Onsite Sewage Disposal Ordinance and Manual. The onsite sewage disposal systems are required to be installed under permit and inspection with Environmental Health Services and will be required to meet all applicable

requirements of the Placer County Onsite Sewage Disposal Ordinance and Manual. Therefore, impacts from new onsite sewage systems are expected to be less than significant. No mitigation measures are required.

Discussion- Item XVII-4:

Storm water will be collected and conveyed in the existing drainage facilities. The existing system has the capacity to accept flows from the proposed project since the proposed project will only generate a minor increase in flows from the pre-development condition. No new storm water drainage facilities or expansion of existing facilities is required. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVII-5:

Treated water will be provided by PCWA. A water availability letter has been provided from PCWA and the requirements for connection to treated water are routine in nature. No mitigation measures are required.

Discussion- Item XVII-6:

The project will be served by on-site sewage disposal systems and there will be no need for public sewer services for the project. Therefore there is no impact.

Discussion- Item XVII-7:

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

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" 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 checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input 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 Services Division, Melanie Jackson, Chairperson
 Planning Services Division, Air Quality, Gerry Haas
 Engineering and Surveying Division, Phil Frantz
 Environmental Engineering Division, Heather Knutson
 Department of Public Works, Transportation
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Brad Albertazzi

Signature  Date December 2, 2014
 Crystal Jacobsen, 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, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input type="checkbox"/> Biological Study
		<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 checked="" type="checkbox"/> Wetland Delineation & Biological Resources Assessment
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division,	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
<input checked="" type="checkbox"/> Preliminary Geotechnical Report		

	Flood Control District	<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input checked="" type="checkbox"/> Preliminary Title Report
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/> _____
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic & Circulation Plan	
	<input type="checkbox"/> _____	