



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, 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: Nader Minor Land Division (PMLD 20140060)

PROJECT DESCRIPTION: The project proposes the approval of a Minor Land Division of a 0.57-acre property in order to create two parcels consisting of 0.27 acres and 0.30 acres.

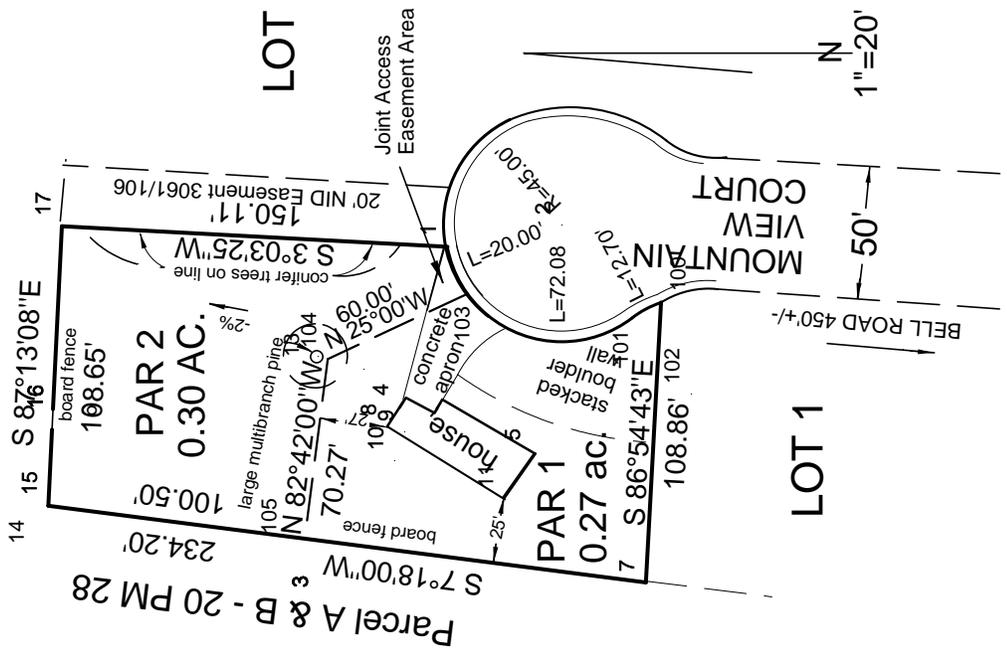
PROJECT LOCATION: 11237 Mountain View Court, Auburn, Placer County

Project Owner: Wayne & Dustye Nader, 3318 Sunset Terrace, Auburn CA 95602

Project Applicant: Ralph Miller, PO Box 5062, Auburn, CA 95602

The comment period for this document closes on **June 6, 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/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.

Published in Sacramento Bee, Thursday, May 8, 2014

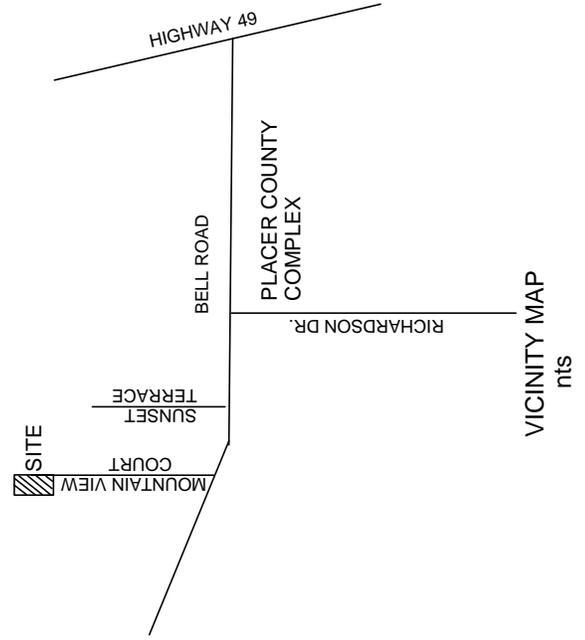


N
1"=20'

Parcel A & B - 20 PM 28
 14 15 S 87°13'08"E 108.65'
 board fence
PAR 2
 0.30 AC.
 large multibranch pine
 105
 N 82°42'00"W 70.27'
 board fence
 234.20'
 17
 150.11'
 20' NID Easement 3061/106
 S 3°03'25"W
 conifer trees on line
 25' 00'
 25' 00'
 concrete apron 103
 stacked boulder wall
 101
 108.86' 102
 S 86°54'43"E
 7
 S 7°18'00"W
 3
 25'

LOT 3

TENTATIVE PARCEL MAP
 DIV. OF LOT 2 OF
 MOUNTAIN VIEW ESTATES
 NADER FAMILY TRUST
 FILED IN BOOK "P" OF MAPS, PAGE 7 P.C.R.
 Unincorporated Territory of Placer County, CA.
 Ralph Miller LS3639 February 2014
 APN 051-140-064



VICINITY MAP
 nts



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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: Nader Minor Land Division	Plus# PMLD 20140060
Description: The project proposes the approval of a Minor Land Division of a 0.57-acre property in order to create two parcels consisting of 0.27 acres and 0.30 acres.	
Location: 11237 Mountain View Court, Auburn, Placer County	
Project Owner: Wayne & Dustye Nader, 3318 Sunset Terrace, Auburn CA 95602	
Project Applicant: Ralph Miller, PO Box 5062, Auburn, CA 95602	
County Contact Person: Lisa Carnahan	530-745-3067

PUBLIC NOTICE

The comment period for this document closes on **June 6, 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.



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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: Nader Minor Land Division	Plus# PMLD 20140060
Entitlement(s): Minor Land Division	
Site Area: Approximately 0.57 acres	APN: 051-140-064
Location: 11237 Mountain View Court, Auburn, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Minor Land Division of a 0.57-acre property in order to create two parcels consisting of 0.27 acres and 0.30 acres. The proposed 0.27-acre parcel currently accommodates a single-family residence. The project would create one additional buildable residential parcel. The project includes the construction of one driveway and minimal grading for a future residence.

Project Site (Background/Existing Setting):

The subject property is located at the end of Mountain View Court (off of Bell Road) in the Auburn area. The parcel is identified as Large Lot 2 of the existing Mountain View Estates subdivision, which was created in 1986. The Mountain View Estates subdivision conditions of approval do not preclude the further subdivision of the parcels, as long as the subdivision does not divide a tax district boundary on the Final Map. The parcel includes an existing residence on the southern portion of the property. The northern, undeveloped portion of the property is largely level, so minimal grading will be required for the driveway entrance and building site of the future residence. The property is zoned RM-DL5-Dc (Residential Multi-family, combining Density Limitation of 5 units per acres, combining Design Scenic Corridor).

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RM-DL5-Dc (Residential Multi-family, combining Density Limitation of 5 units per acre, combining Design Scenic Corridor)	Low Medium Density Residential, 2-5 Dwelling Units per acre	The southern portion of the property is developed with a residence and the northern portion is undeveloped
North	RS (Residential, Single-Family)	Same as project site	Developed with a residence
South	Same as project site	Same as project site	Developed with a residence
East	Same as project site	Same as project site	Developed with a residence
West	RS (Residential, Single-Family)	Same as project site	Developed with a residence

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.

Discussion- Item I-3:

While the construction of a new residence would modify the visual character and quality of the proposed parcel, such a change is considered less than significant considering the parcel’s location within a residential area and because the parcel is zoned for residential development. Additionally, because the parcel is located within a design scenic corridor, any future residence will be subject to Design Review and approval by the Placer County Design/Site Review Committee (D/SRC). Such review will be conducted prior to the submittal of the Building Plans for the project and will include, but not be limited to, landscaping, irrigation, exterior lighting, fences and walls. No mitigation measures are required.

Discussion- Item I-4:

Construction of one single-family residence 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 an area that consists of parcels ranging in size from approximately 0.18 to 1 acre and are developed with single-family residences. Because of this, the additional light or glare created by one new residence would be considered negligible. 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				X

4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- 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 residential area, with the majority of the surrounding properties developed with single-family residences. With the exception of the limited ability to raise and keep animals, Residential Multi-family zoning does not allow for agricultural uses, and there are no agricultural operations located on or immediately adjacent to the subject property that would require a land use buffer.

In addition, the proposed project would not conflict with existing zoning for Residential Multi-family uses, 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.

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 is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County. The project proposes a minor land division to create two parcels consistent with the Land Use Designation. The increase in density resulting from one additional parcel would not contribute a significant impact to the Region, as the related emissions would be below the significant level. The project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

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

The proposed Minor Land Division includes grading of the entrance road. The proposed building site is largely level and therefore very little grading will need to occur in order to construct a residence on newly created parcel. These minor grading improvements will not exceed air quality thresholds, and therefore, no mitigation is required.

Operational related emissions would result from future construction of one additional dwelling unit. However, the levels of emissions would be below the significant level and will not violate air quality standards or substantially contribute to existing air quality violations. No mitigation is required.

Discussion- Items III-4,5:

The project includes minor grading operations and would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions and odor from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated odor and Toxic Air Contaminants (TAC) emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. 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- All Items:

The subject parcel is part of an established residential subdivision which has been fully constructed, and is surrounded by other single-family residences. The area of the proposed future residence consists of a decoratively

landscaped yard, which is currently being utilized for the existing residence. There is no habitat present or suitable for any special status species. There are no oak woodlands on site, nor are there any waters of the U.S. present. No oak trees greater than six inches in diameter would be removed as a result of this project. The construction of an additional residence would have no impact on biological resources.

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-1,2,3,4,5:

The proposed project consists of a Minor Land Division to create one new single-family residential lot in an existing residential subdivision. At the time the original subdivision was created in 1986, there were no historical, archaeological, paleontological, cultural or religious uses described or discovered during the environmental review or subsequent construction of the subdivision. The proposed Minor Land Division and future additional residential structure will not have any further impacts on those issues.

Discussion- Item V-6:

There are no known human remains on the subject property. However, human remains could be discovered as a result of site disturbance.

Although no known resources were identified on the project site, 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:

The following standard Condition of Approval will be required as part of the project permit:

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 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? (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:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project is located on soils classified as Auburn Silt Loam and Xerorthents. The Auburn Silt Loam is described as a 20-inch layer of silt loam with a moderate permeability and a slight to moderate erosion hazard underlain by basic schist. Permeability is moderately rapid to very rapid in Xerorthents, with only a slight erosion hazard.

The Soil Survey does not identify any unique geologic or physical features for the Auburn silt loam and did not identify any expansive soil limitations. The parent material of Xerorthents is mine spoil or earth fill and the site has been previously disturbed. No known unique geologic or physical features exist on the site that will be destroyed or modified. Creation of this Parcel Map and associated improvements will not create any unstable earth conditions or change any geologic substructure. There is no impact.

Discussion- Item VI-2:

In order to construct the residence and associated driveway minimal grading is proposed. Site topography of the vacant portion of the property is mostly flat and at an elevation of approximately 1,360 feet above sea level. According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the Auburn series consists of well-drained soils that are underlain by hard metamorphic rocks at a depth of 12 to 26 inches.

The earthwork is proposed to be minimal and close to existing grade. Retaining walls are not proposed. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and overcrowding of the soil are less than significant. No mitigation measures are required.

Discussion- Item VI-3:

This two-parcel Minor Land Division project is not proposing a substantial change in topography or ground surface relief features. The new proposed access would require only minor grading to construct the driveway on the level site. There is not a substantial change in site topography as a result of this project. There is no impact.

Discussion- Item VI-5:

This project proposal would result in limited soil disturbance and grading to construct a residence and driveway to Mountain View Court in order to serve one additional parcel. The proposed project’s impacts associated with soil erosion are less than significant. No mitigation measures are required.

Discussion- Item VI-6:

The vacant portion of the property is generally flat. The project will not result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake. No mitigation measures are required.

Discussion- Items VI-7,8:

The site is located within Seismic Zone 3. Because structures will be constructed according to the current edition of the California Building Code, which contains seismic standards, the likelihood of severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site. No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact 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 would 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 would result in minor grading and the possible addition of one dwelling unit. 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 known existing or proposed schools within one-quarter mile of the site. The Maidu High School is located approximately .63 miles northeast of the project location. However, 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 no impact.

Discussion- Items VIII-4,9:

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

Discussion- Item VIII-5:

The proposed project site is located approximately 1.2 miles southwest of the Auburn Municipal Airport runway. An analysis received from the Placer County Airport Land Use Commission on March 31, 2014 detailed that the project site is located within the airport’s influence area boundary. Although noise from individual aircraft overflights may adversely affect certain land uses, the proposed project was considered compatible with the Airport Land Use Compatibility Plan. Given that the proposed future use is a single-family residence, and that the area is comprised of single-family residences, the effect of intermittent noise from overhead aircraft was considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-6:

The proposed Minor Land Division is not within the vicinity of a private airstrip.

Discussion- Item VIII-7:

The project site is not located within an area determined by the California Department of Forestry and Fire Protection to be at Very High risk for wildland fires. The proposed additional parcel that would result from the parcel map would be served by the Placer County Fire Protection District, and the nearest fire protection facilities are approximately 1.5 miles from the site. The project would have a less than significant impact with respect to potential fire risks. No mitigation measures are required.

Discussion- Item VIII-8:

The project will not create a health hazard or potential health hazard.

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:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from the Nevada Irrigation District. Therefore, the project will not violate water quality standards with respect to potable water. No mitigation measures are required.

Discussion- Item IX-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

Discussion- Item IX-3:

This residential parcel map project would create two new residential parcels, approximately 0.30 and 0.27 net acres in size, from the 0.57 gross acre site. To construct a new residence and driveway on the newly created parcel, only minimal site grading is proposed. The residential parcel will not be pad graded as a part of the project. The parcel map improvements will not cause a significant change to site hydrology. No mitigation measures are required.

Discussion- Item IX-4:

The new impervious surfaces for the undeveloped parcel will only slightly increase the overall rate and amount of surface runoff from the site. The project proposes a Minor Land Division in order to create two new residential single-family parcels from one existing 0.57-acre parcel. The new parcels resulting from the Minor Land Division will be approximately 0.30 and 0.27 acres in size. The additional impervious areas of the paved private driveway and future home site created by the project are small compared to the overall watersheds. The proposed project's impacts associated with increasing the rate and amount of surface runoff are considered less than significant level. No mitigation measures are required.

Discussion- Items IX-5,6:

The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Although erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed, the disruption of soils on the flat portion of the site in order to construct a residence and driveway is considered minor. The proposed project's impacts associated with soil erosion are 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.

Discussion- Items IX-8,9,10:

The project site is not located within an area shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and there are no proposed building sites within a FEMA-designated Flood Zone or Special Flood Hazard Area. There is no impact.

Discussion- Item IX-11:

The project will not alter the direction or rate of flow of groundwater.

Discussion- Item IX-12:

Stormwater runoff from the site flows overland to the north or to the road drainage system in Mountain View Court. The improvements proposed do not substantially impact an important surface water resource. There is no impact.

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- Items X-1,2,3,4,5,7,8:

The property is located within the Auburn/Bowman Community Plan and is designated Low Medium Density Residential with a density limit of two to five residential units per acre. The project is consistent with the Zoning and Community Plan Land Use Designation. The property is bordered on all sides by residential development and will be consistent with the immediate surroundings. The proposed project is consistent with the immediate neighborhood and the planned land use for the property, and will not cause economic or social changes that would result in adverse physical changes to the environment. The project will not have an impact on conservation plans because there are no resources on the subject property that would fall within the purview of such plans.

Discussion- Item X-6:

Although the proposed Minor Land Division would divide a parcel within an already-established subdivision, the resultant parcel sizes would not be inconsistent with the parcel sizes in the surrounding residential area, and the impact to the Mountain View Estates subdivision would be less than significant. No mitigation measures are required.

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 hydrothermal processes, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-3a^(h-9), meaning this is an area containing known mineral occurrences of undetermined mineral resource significance. Because the site has never been mined, and because no valuable, locally important mineral resources have been identified on the project site to date, implementation of the proposed project will result in less than significant impacts to mineral resources. No mitigation measures are required.

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, a Condition of Approval for the project will be required that limits construction hours so that evenings and early mornings, as well as all day on Sunday and federal holidays, will be free of construction noise. This impact is considered less than significant. No mitigation measures are required.

Discussion- Item XII-2:

The proposed project involves the creation of one undeveloped residential parcel. 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:

As previously discussed, the proposed project site is located approximately 1.2 miles southwest of the Auburn Municipal Airport runway. An analysis received from the Placer County Airport Land Use Commission on March 31, 2014 detailed that the project site is located within the airport’s influence area boundary. Although noise from individual aircraft overflights may adversely affect certain land uses, the proposed project was considered compatible with the Airport Land Use Compatibility Plan. Given that the proposed future use is a single-family residence, and that the area is comprised of single-family residences, the effect of intermittent noise from overhead aircraft was considered to be less than significant. No mitigation measures are required.

Discussion- Item XII-5:

The project is not located within the vicinity of a private air strip.

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 one single-family residential lot, it will result in a slight increase to population growth. This increase is consistent with the Auburn/Bowman Community Plan and the Placer County General Plan and has been analyzed as part of these plans. 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 one undeveloped residential parcel.

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
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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. No mitigation measures are required.

Discussion- Item XIV-2:

The proposed project would result in the creation of one new residential single-family lot 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.

Discussion- Item XIV-3:

The proposed project would result in the creation of one new residential single-family lot 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.

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 Community Plan. Therefore, this is a less than significant impact. No mitigation measures are required.

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 for the Minor Land Division. 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.

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- Item XVI-1:

This project proposal would result in the creation of a two-lot Parcel Map where one residential structure already exists. The creation of one additional residential single-family parcel could result in the construction of one additional residence. The proposed project will generate approximately one additional PM peak hour trip. The peak hour trip generation of the proposed project is consistent with the land use zoning for this property.

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

Mitigation Measures - Item XVI-1:

MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn/Bowman Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

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

The current estimated fee is \$4,705 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-2:

This proposed Minor Land Division would ultimately result in the creation of one new residential single-family lot. The level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic will not be exceeded. There is no impact.

Discussion- Item XVI-3:

The proposed new residential single-family parcel will access Mountain View Court, a County maintained road, at the same location as the existing single-family residence. There is no impact.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any impacts to emergency access. There is no impact.

Discussion- Item XVI-5:

The proposed project does not generate the need for any additional parking spaces and any future residence will be required to meet the parking standards laid out in section 17.54.060(B)(5)(Parking) of the Placer County Zoning Ordinance for single-family residences.

Discussion- Item XVI-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. There is no impact.

Discussion- Item XVI-7:

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

Discussion- Item XIV-8:

The project is 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.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	

6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Items XVII-1,2,6:

The type of wastewater expected to be produced by this residential parcel is typical of wastewater already collected and treated within Placer County Sewer Maintenance District #1. The treatment facility is capable of handling and treating the additional volume of wastewater from one new residence without overwhelming the existing system. There is no impact.

Treated water will be provided by the Nevada Irrigation District 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:

The project will be served by public sewer, and will not require or result in the construction of new onsite sewage disposal systems.

Discussion- Item XVII-4:

The construction for the driveway and the future home is included in the grading and drainage impacts analysis and will not cause significant environmental effects. There is no impact.

Discussion- Item XVII-5:

The proposed Minor Land Division will result in two parcels. An existing home will be on one parcel and a new home will be built on the second parcel. Typical project Conditions of Approval require submission of "will-serve" letters from the Nevada Irrigation District and Placer County SMD #1. No mitigation measures are required.

Discussion- Item XVII-7:

Solid waste in the project area is processed at 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 type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

- Planning Services Division, Lisa Carnahan, Chairperson
- Planning Services Division, Air Quality, Lisa Carnahan
- Engineering and Surveying Division, Sarah Gillmore
- Department of Public Works, Transportation, Amber Conboy
- Environmental Health Services, Justin Hansen
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Environmental Engineering Division, Heather Knutson
- Placer County Fire/CDF, Brad Albertazzi



Signature _____ Date April 29, 2014
 E. J. Ivaldi, 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	<input type="checkbox"/> Department of Toxic Substances Control

Documents	<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 type="checkbox"/> Wetland Delineation <input type="checkbox"/> Acoustical Analysis <input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan <input type="checkbox"/> Preliminary Grading Plan <input type="checkbox"/> Preliminary Geotechnical Report <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 type="checkbox"/> Sewer Master Plan <input type="checkbox"/> Utility Plan <input type="checkbox"/> Tentative Map <input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report <input type="checkbox"/> Hydro-Geological Study <input type="checkbox"/> 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"/> _____