



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: Rickey-Reese Estates Parcel Map (PMLD 20140162)

PROJECT DESCRIPTION: The project proposes a four-lot Parcel Map and partial cancellation of Williamson Act Contract AGP-145. Parcels would range in size from 6.1-acres to 12.3-acres.

PROJECT LOCATION: on undeveloped land immediately adjacent to the west side of Folsom Auburn Road and one-quarter mile south of Cavitt Stallman Road in Granite Bay, Placer County

OWNER: Terry Reese, PO Box 2828, Granite Bay, CA 95746

Applicant: TASK Engineering Inc., 4940 Tommar Drive, Fair Oaks, CA 95628

The comment period for this document closes on **October 12, 2015**. 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 Granite Bay 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. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

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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: Rickey-Reese Estates Parcel Map	Project # PMLD 20140162
Description: The project proposes a four-lot Parcel Map and partial cancellation of Williamson Act Contract AGP-145. Parcels would range in size from 6.1-acres to 12.3-acres.	
Location: on undeveloped land immediately adjacent to the west side of Folsom Auburn Road and one-quarter mile south of Cavitt Stallman Road in Granite Bay, Placer County	
Project Owner: Terry Reese, PO Box 2828, Granite Bay, CA 95746	
Project Applicant: TASK Engineering Inc., 4940 Tommar Drive, Fair Oaks, CA 95628	
County Contact Person: Alex Fisch	530-745-3081

PUBLIC NOTICE

The comment period for this document closes on **October 12, 2015**. 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 Granite Bay 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: Rickey-Reese Estates Parcel Map	File#: PMLD 20140162
Entitlements: Minor Land Division and Cancellation of Williamson Act Contract	
Site Area: 37.7 acres	APN#: 035-120-027-000
Location: The project site is located on undeveloped land located immediately adjacent to the west side of Auburn Folsom Road and one-quarter mile south of Cavitt Stallman Road in the Granite Bay area, Placer County	

A. BACKGROUND:

Project Location and Setting

The 37.7-acre project site is zoned Residential Agriculture combining minimum Building Site of 4.6 acres (RA-B-X 4.6 acre minimum) and is currently undeveloped except for a small roadside agricultural stand located in the southeast portion of the property. It is located within the Granite Bay Community Plan area of Southern Placer County and has historically been utilized for agricultural production. The property is bounded by Auburn Folsom Road to the east, large-lot rural estate properties to the north, large-lot rural estate properties and Sierra Ponds Lane to the west, and the Shelborne Estates Planned Residential Development to the south.

The project site ranges in elevation from 385 feet above mean sea level near the south property boundary to 428 feet above mean sea level in the far northwest corner of the site. The property is gently sloping from its north, east and west margins to an unnamed seasonal stream corridor that bisects the central portion of the property from north to south. The seasonal stream receives spill water from the Placer County Water Agency's Baughman Canal to the north, a roadside ditch along Auburn Folsom Road that becomes a seasonal stream / wetland swale where it enters the property near the northwest corner, and overland ephemeral drainage. The stream terminates at the

southerly project boundary where it abuts an adjacent residential subdivision. The stream area is characterized as mixed riparian woodland with seasonal wetland features including areas of semi-permanent to permanent marsh.

The site predominantly consists of seasonal grazing land, irrigated pasture, and approximately four acres devoted to growing of crops including strawberries and blackberries. Since the project site has been continuously farmed over a long period of time, it is less wooded than it may have been under its historic condition. Oak woodlands are present on the project site, but are limited to the seasonal stream corridor, which is considered mixed riparian woodland due to inclusion of other tree species such as cottonwood and willow.

Project Proposal and Improvements

The project proposes approval of a Minor Land Division for a four-lot Parcel Map and partial cancellation of Williamson Act Contract AGP-145. Parcels would range in size from 6.1-acres to 12.3-acres, and the proposed average lot size is 9-acres. The project would construct a private onsite roadway that would connect to Auburn-Folsom Road near the northeast corner of the site. The 850-foot long onsite roadway would be constructed to a Plate R-1 standard with 20 feet of pavement and two-foot gravel shoulders on either side, and would terminate in a cul-de-sac. The private roadway would serve Parcel 2, Parcel 3 and Parcel 4. Parcel 1 would be served by a private driveway connection to Auburn-Folsom Road, which would be constructed to a Plate R-18 standard.

The project would construct frontage improvements along Auburn-Folsom Road including landscaping, a six-foot wide earthen trail, and a five to six foot tall sound wall. All frontage improvements and landscaping would be designed in accordance with the Granite Bay Community Plan Design Element. Gated entries for the private roadway and Parcel 1 driveway are not proposed.

The project would be connected to public sewer by extension of a six-inch gravity sewer line from the project site to the point of connection in Shelborne Drive approximately 350 feet south of the project boundary. The project would construct onsite and offsite sewer improvements to the satisfaction of Placer County Sewer Maintenance District 2, including construction of all-weather onsite sewer easement access roads. Treated water service would be provided by the Placer County Water Agency. An eight-inch water line would be extended to the project along the westerly side of Auburn-Folsom Road from the point of connection approximately 1,000 feet north of the project. Fire protection will be provided by the South Placer Fire District, and the District may require the project to construct fire hydrants and/or other sources of surface water storage for fire suppression.

Site resources, including seasonal streams, a wetland swale and isolated wetland features, are proposed to be protected through implementation of recorded easements and setbacks in accordance with policies of the Placer County General Plan and the Granite Bay Community Plan. The Parcel Map would establish permanent protective easements for these resources, and building improvements would be required to maintain a minimum 50-foot setback.

The project proposes to cancel the portion of the Williamson Act Contract (AGP-145) that is applicable to this 37.7-acre parcel. The Williamson Act Contract area includes three parcels that total 86.4-acres. With this cancellation, the Williamson Act Contract AGP-145 would encumber a total of 48.7 acres.

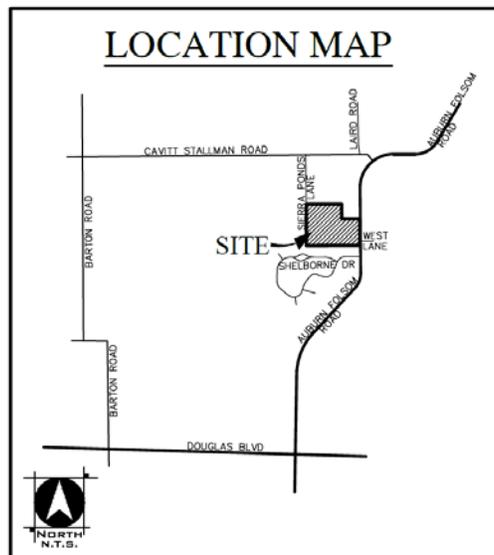


Figure 1 – Project Location Map

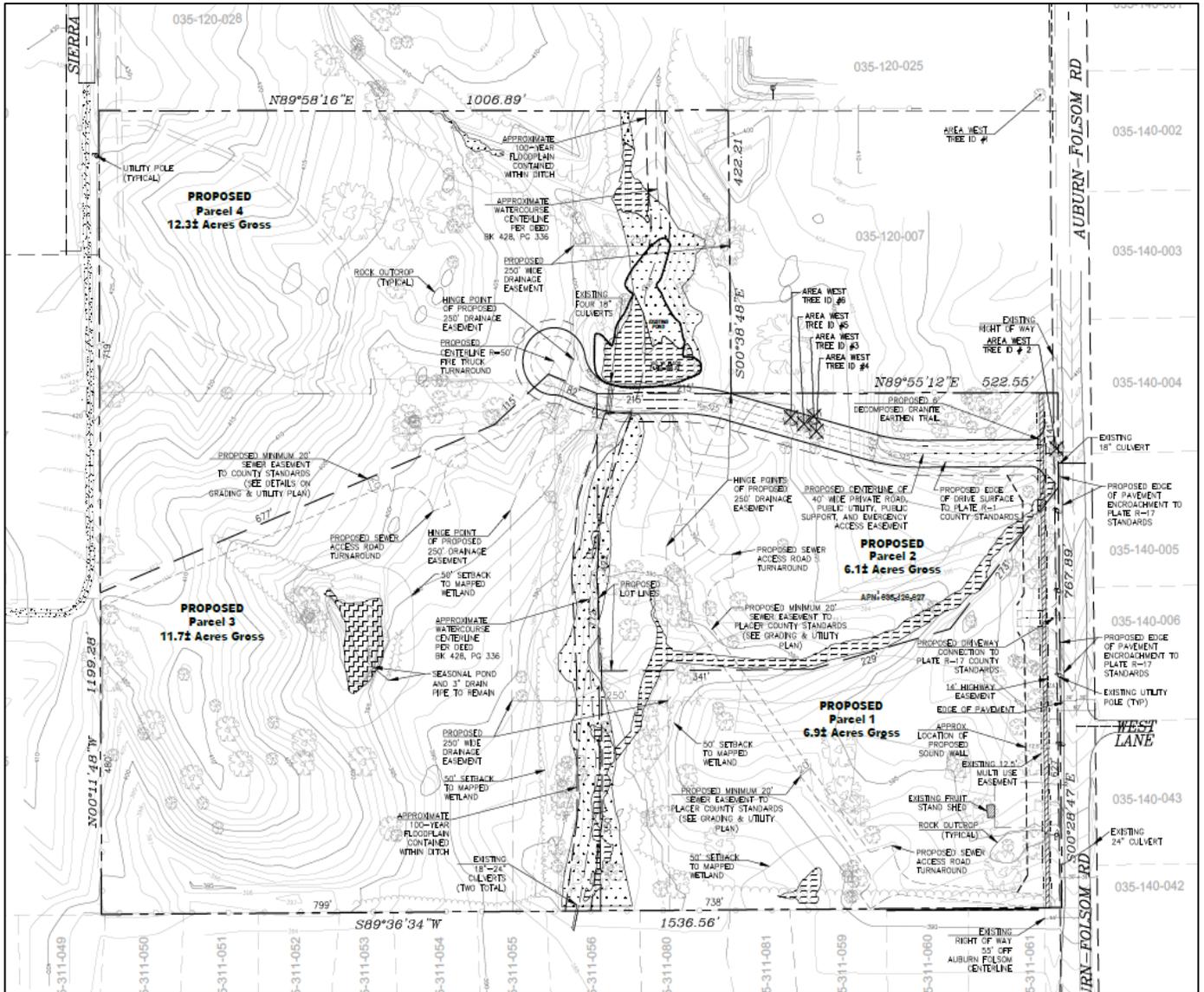


Figure 2 – Tentative Parcel Map

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan / Community Plan Designation	Existing Conditions & Improvements
Site	Residential Agriculture combining minimum Building Site of 4.6 acres	Granite Bay Community Plan / Rural Estate 4.6 - 20 Ac. Min.	Undeveloped – Site has historically been used for agricultural production
North	Same as project site	Same as project site	Developed rural residential property
South	Residential Single-Family combining Agriculture combining minimum Building Site 40,000 square feet	Granite Bay Community Plan	Shelborne Estates Planned Residential Development
East	Same as project site	Same as project site	Hidden Valley Estates Planned Residential Development
West	Same as project site	Same as project site	Developed rural residential property

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
- ➔ Granite Bay 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-1,3:

The project site has been farmed for an extensive period of time and consequently a majority of the site has been cleared of dense tree canopy, which affords pleasing localized views over portions of the project site from adjacent residential properties and from Auburn-Folsom Road. In addition, Auburn-Folsom Road is designated as a Scenic Corridor in the Placer County Scenic Highway Element.

Construction of the project would result in construction of onsite improvements including a private roadway, driveways, four single-family residences and associated accessory buildings such as detached garages, guest houses, secondary dwelling units, swimming pools and related residential improvements. In addition, a sound wall, earthen trail, and new landscaping would be constructed along the Auburn Folsom Road frontage. The sound wall would be approximately five feet tall and would be located approximately 80 feet from the roadway centerline, which would be consistent with the setback buffer described in the Granite Bay Community Plan Community Design Element. Offsite improvements would also be constructed including underground sewer lines and water lines. Trench locations would be adjacent to existing roadways, and due to the limited size of the utility installations, would not result in significant alteration to existing roadside vegetation.

Due to the size of the proposed parcels and the property values in the immediate area, the developed character of the project would likely include larger estate homes with extensive landscaping and hardscaping. Homes would likely use high quality materials and designs, and the completed product would be visually appealing. However, if utility extensions, such as power, phone and cable are extended to the project site using above ground utility poles and overhead lines, a significant impact could occur. In addition, if frontage improvements along Auburn-Folsom Road, including the earthen trail, landscaping and sound wall, are not completed in accordance with the landscaping and design standards specified in the community plan design element a significant impact could occur. Compliance with the following mitigation measures would mitigate these impacts to a less than significant level:

Mitigation Measures- Items I-1,3:

MM I.1 All onsite utilities shall be undergrounded from the point of connection. This information shall be shown on the project Improvement Plans submitted with the Parcel Map.

MM I.2 All frontage improvements including, but not limited to, landscaping, trails, sound walls, signage and lighting shall be reviewed and approved by the Development Review Committee (DRC). DRC review shall be conducted concurrent with submittal of project Improvement Plans and shall be completed prior to Improvement Plan approval. Project frontage improvements shall comply with the Granite Bay Community Plan Community Design Element. Frontage improvements shall preserve, to the maximum extent possible, existing native trees along the project frontage; newly planted trees shall consist primarily of native tree species listed in the Community Design Element. The sound wall, including cross section views, shall be shown on the Improvement Plans. The masonry sound wall shall be constructed of either CMU block finished with cultured stone or natural stone surfacing, or precast concrete with a stamped finish approved by the DRC. The masonry wall material and design shall be approved by the Development Review Committee prior to construction. Landscaping shall be installed between the wall and the multi-use trail, and may include low berming to provide additional wall screening.

Discussion- Item I-2:

The project site is not located near a state scenic highway nor does it include any historic buildings. Therefore, there is no impact.

Discussion- Item I-4:

The project site has historically supported agricultural uses and does not include any permanent buildings or sources of nighttime lighting. Under existing conditions, no light or glare is emitted from the project site.

Construction of the project would result in construction of onsite improvements including a private roadway, driveways, four single-family residences and associated accessory buildings such as detached garages, guest houses, secondary dwelling units, swimming pools and related residential improvements. Due to the size of the proposed parcels and the property values in the immediate area, the developed character of the project would likely include larger estate homes with extensive landscaping and hardscaping. New site improvements, such as concrete driveways, and buildings with reflective surfaces including exterior glazing (windows), could increase the amount of daytime glare. However, due to the large property sizes relative to newly constructed improvements and distance from viewers, the potential increase in daytime glare would be negligible and would not significantly affect adjacent or nearby properties or views. In addition, the architectural character of the surrounding area is predominantly contemporary ranch style housing and Mediterranean style executive housing, and both styles favor natural materials that do not result in appreciable daytime glare such as wood, clay, stucco and tile. This would be a less than significant impact.

Individual homes would include new sources of night-lighting from exterior light sources such as porch lights, architectural accent lighting, motion activated security lighting, driveway lighting, landscape lighting and interior lighting visible through windows. While these new sources of light would increase the amount of night lighting in the area, due to the relatively large size of the parcels in relationship to the newly lighted areas and distance from viewers, impacts from newly implemented residential lighting would not result in creation of a substantial new source of night lighting. However, if a significant amount of lighting along the project frontage or onsite roadway is installed, a significant impact could occur. Implementation of the following mitigation measure would reduce this impact to a less than significant level:

Mitigation Measures- Item I-4:

MM 1.3 Streetlights shall not exceed the minimum number required by DPW unless otherwise approved by the DRC. Any street lighting required by DPW for safe roadway access at project entries shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Metal halide lighting is prohibited. All streetlights shall be reviewed and approved by the DRC for design, location, and photometrics. A limited amount of low intensity bollard lighting may be utilized along the onsite roadway, subject to DRC approval.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)			X	
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Background

The Placer County Williamson Act Lands Program is established in compliance with Chapter 7, Part 1, Division 1 of Title 5 of the Government Code (Section 51200 et seq.), and otherwise known as the California Land Conservation Act of 1965. The purpose of the Program is to protect agricultural lands for the continued production of agricultural commodities and to protect certain other lands devoted to open-space uses in compliance with the Williamson Act. A landowner may petition the County for approval to enter into a Williamson Act Contract, which requires that the land be devoted to production of agricultural commodities and open space uses for an initial contract term of at least ten years. Once a contract is approved, one year is added to the contract at the commencement of each calendar year such that a ten-year contract term is perpetually maintained until the landowner requests to file Notice of Nonrenewal, which begins a nine year contract termination process. During the nonrenewal period, property taxes are incrementally adjusted from the restricted agricultural value to the unrestricted Proposition 13 value. At the conclusion of the nine-year nonrenewal period the contract is terminated.

The 37.7-acre project site (APN 035-120-027) is one of three parcels that comprise Placer County Agricultural Preserve 145 (AGP-145), which totals 86.4 acres and has been continuously enrolled in Placer County’s Williamson Act Program since May 1971. Partial Notice of Nonrenewal of AGP-145 was filed in September 2013 (Rec. Doc. # 2013-0094078-00). The Notice of Nonrenewal applies to APN 035-120-027-000 only, which is the proposed project area and the subject of this cancellation request. AGP-145 originally included four parcels totaling 165.4 acres; however, a 79-acre portion (APN 035-050-005-000) was split from the original contract in December 2013 and placed under new contract (PAGP 20130188). If the petitioner’s request for partial contract cancellation is approved, the remainder contract would total approximately 48.7 acres and would consist of APN 035-120-001-000, comprising 25 acres, and APN 035-120-028-000 comprising 23.7 acres. Current agricultural uses on the on the remaining 48.3-acres of the contract area that are not part of this cancellation request include an approximately five-acre vineyard, firewood production, and limited seasonal grazing of beef cattle. Other hobby farms and nurseries are present within a two mile radius of the project boundary; however the next nearest Williamson Act contracted property (excluding PAGP 20130188) is located approximately five miles to the south

The project site is characteristic of seasonal grazing land and irrigated pasture land. Current agricultural uses include an approximately four acre area located in the southeast corner of the property devoted to production of strawberries and blackberries, which are sold from a roadside agricultural stand also located onsite in the vicinity of these crops. The site also includes approximately 50 beehives, which are primarily used for pollination of area crops and for production of honey. A once productive vineyard comprising approximately ten acres and located in the southwest corner of the site was fallowed approximately five years ago. The portion of the site that includes the fallowed vineyard is currently designated as Prime Agricultural Land as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (Figure 5 – Important Farmlands Map 2013/14). The remainder of the site, including the portion allocated for growing strawberries and blackberries, is designated as Non-Prime Agricultural Land.

Prime Agricultural Land is defined as any of the following:

1. Land which qualifies for rating as class I or class II in the Natural Resources Conservation Service land use capability classifications;
2. Land which qualifies for rating 80 to 100 in the Storie Index Rating;
3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture;
4. Land planted with fruit or nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars per acre;
5. Land which has returned from the production of unprocessed agricultural plant production and has an annual gross value of not less than two hundred dollars per acre for three of the previous five years.

Non-Prime Agricultural Land includes lands enrolled in the California Land Conservation Act that do not meet the criteria of Prime Agricultural Land.

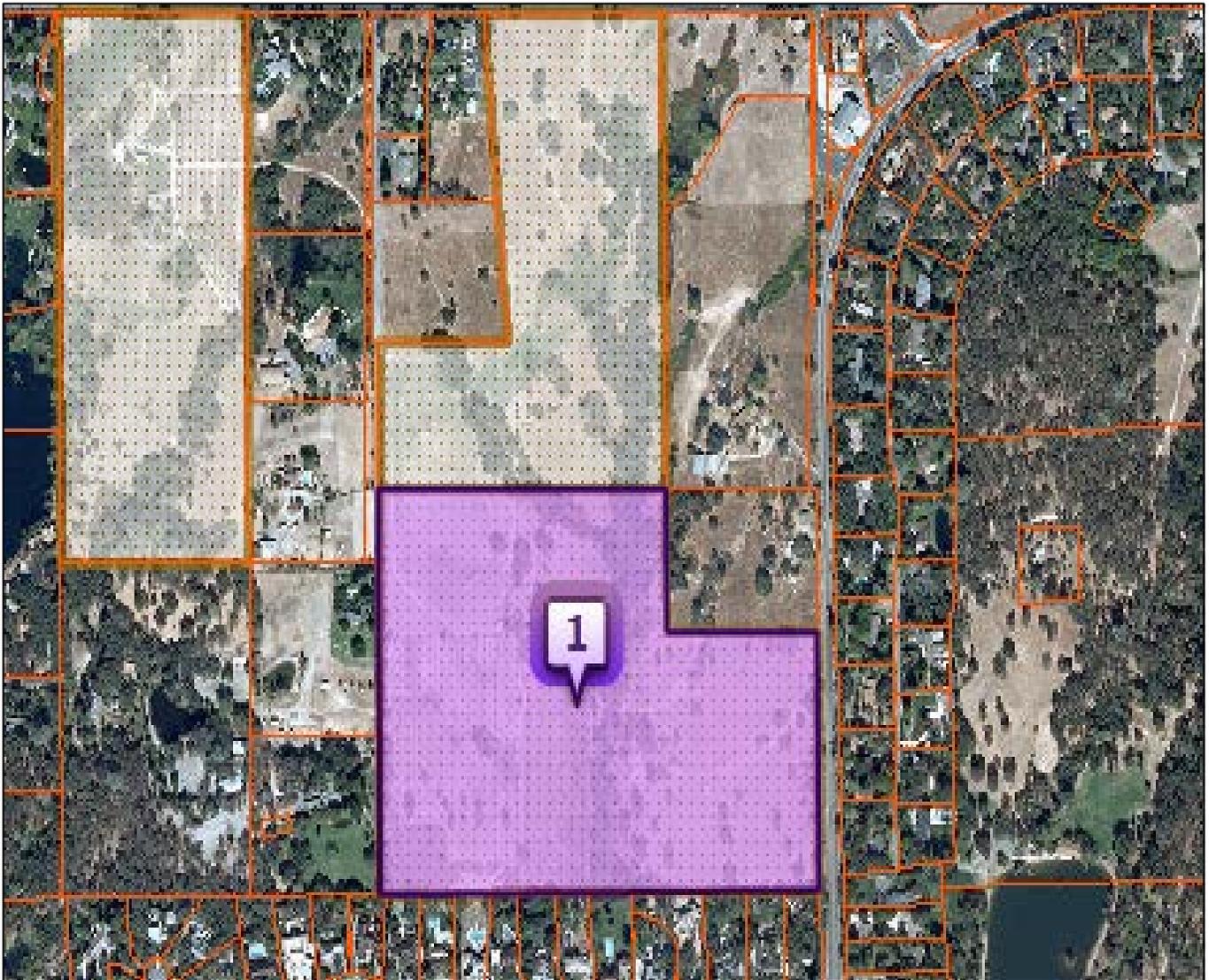


Figure 3 – Project boundary shown in purple; APN 035-120-001-000 comprising 25 acres shown in upper left with tan polygon layer, and APN 035-120-028-000 comprising 23.7 acres shown immediately north of project boundary in tan polygon layer. All three parcels together comprise AGP-145.



Figure 4 – Approximate project boundary shown in red; Strawberry and blackberry production shown in lower right corner including roadside agricultural stand; Cluster of beehives shown near upper left. Fallowed vineyard is visible in middle lower left.

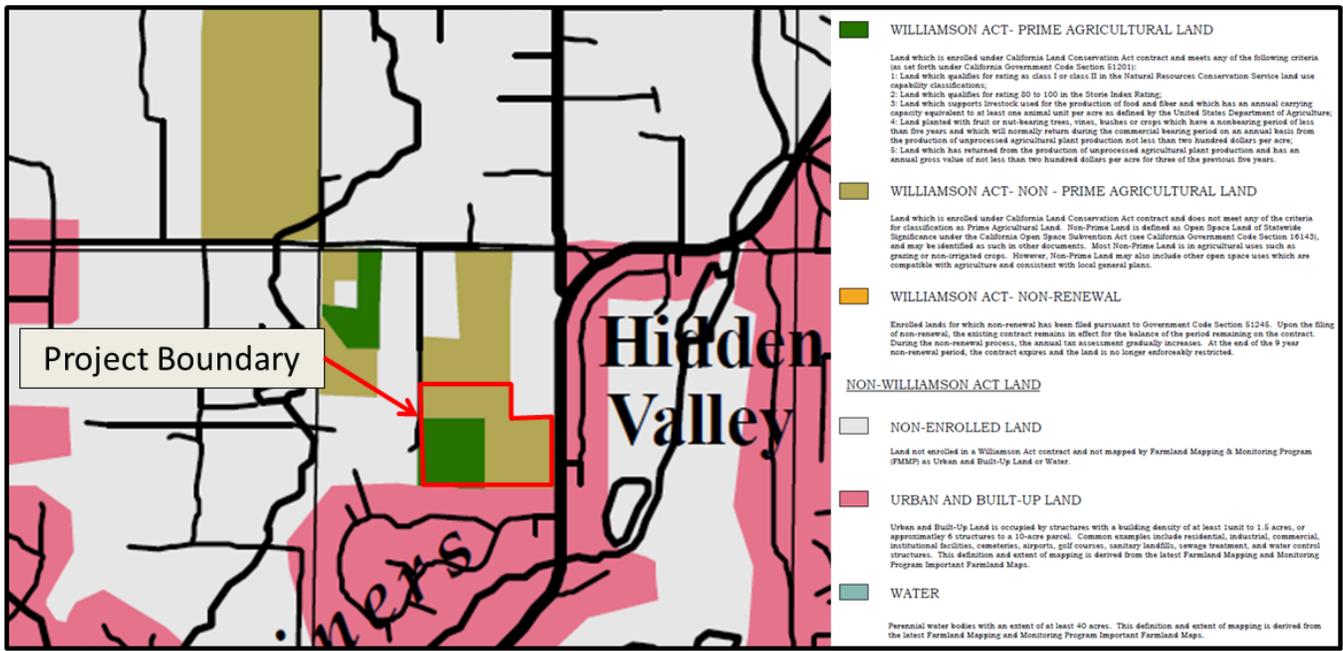


Figure 5 – Current land use designations of the Farmland Mapping Monitoring Program, Important Farmlands Map 2013/14

Discussion- Item II-1:

The project site includes both Prime Agricultural Land and Non-Prime Agricultural Land as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The portion of the site that is designated as Prime Agricultural Land includes a ten-acre vineyard that was fallowed approximately five years ago (see Figure 4). The balance of the site is designated Non-Prime Agricultural Land. While the Farmland Mapping and Monitoring Program currently designates the portion of the site that includes the fallowed vineyard as Prime Agricultural Land, it does not meet any of the criteria because the vineyard has been fallowed, there are no active agricultural uses on this portion of the site, and the thin granitic soils do not meet Prime Agricultural Land criteria 1 or 2. Therefore, conversion of the project site to a nonagricultural use would not result in loss of significant agricultural resources. This would be a less than significant impact.

Discussion- Items II-2:

The project site would not conflict with General Plan policies regarding land use buffers for agricultural operations as the proposed lot sizes would be compatible with any adjacent agricultural activities, which would be small-scale in nature due to the relatively small size of adjacent Residential Agricultural properties. No active commercial agricultural uses currently abut the project site.

Active agricultural uses on the project site include approximately four acres of strawberries and blackberries located in the southeast corner of the property, which are sold from a roadside agricultural stand also located onsite, and approximately 50 beehives, which are used for pollination of area crops and for honey production. If the project is approved and constructed, these agricultural uses would be discontinued. The total amount of agricultural production is marginal for the site and does not by itself substantially contribute to Placer County’s agricultural economy, though it does partially fulfill local demand for fresh produce, crop pollination and honey. Loss of this farmland would be a less than significant impact. No mitigation measures are required.

Discussion- Items II-4:

The project would not conflict with existing zoning or cause rezoning of forest land or timberland. There is no impact.

Discussion- Items II-3,5:

Statutory Background Pertaining to Contract Cancellation

The following information is taken, in part, from the California Department of Conservation Williamson Act Cancellation Advice Paper. Pertinent sections of the advice paper are reproduced here for background information purposes. References to “Department” mean the California Department of Conservation.

The preferred method to terminate a Williamson Act Contract is the nonrenewal process. However, cancellation of a contract may be requested and approved in accordance with the provisions of Government Code §51280 et. seq., which describes the cancellation process and necessary findings. Provisions for contract cancellation are included in the Williamson Act Statute to provide a means of dealing with situations where the cancellation will either facilitate an alternative use of land that is consistent with the purposes of the Act or that will facilitate a public interest that substantially outweighs the objectives of the Act. The Constitutional authorization of the Williamson Act requires that the Act represent an enforceable restriction on lands to which it applies; easily available cancellation would render the Act ineffective as a land-use control device. The uneconomic character of an existing agricultural use is not sufficient reason for cancellation of a contract. However, the uneconomic character of the existing agricultural use may be considered if there is no other reasonable or comparable agricultural use to which the land may be put.

In accordance with Government Code §51282, the Board of Supervisors can determine that cancellation of a contract is consistent with the purposes of the Williamson Act if it finds all of the following:

1. The cancellation is for land on which a notice of nonrenewal has been served pursuant to GC §51245;
2. Cancellation is not likely to result in the removal of adjacent lands from agricultural use;
3. Cancellation is for an alternative use which is consistent with the applicable provisions of the General Plan;
4. Cancellation will not result in discontinuous patterns of urban development; and,
5. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development of proximate noncontracted land.

Alternatively, the Board of Supervisors can determine that cancellation of a contract is in the public interest if it finds all of the following:

1. Other public concerns substantially outweigh the objectives of the Williamson Act; and,
2. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development of proximate noncontracted land.

The required findings for cancellation in the public interest can be difficult to make when weighed against valuable and productive farmland. The Department has found that cancellations are in the public interest when the parcel(s) proposed for cancellation are not located on lands classified as Prime Farmland, Unique farmland, or Farmland of Statewide Importance, as shown on the Important Farmland Maps.

Project Proposal for Contract Cancellation

To support the request for partial cancellation of Placer County Williamson Act Contract AGP-145, the project applicants provided the following justification statement:

The undersigned, owners of the above referenced parcel (AGP-145), do hereby petition the Placer County Board of Supervisors to cancel the contract on the above referenced parcel under the Williamson Act Contract (AGP-145) as per the Initial Project Application submitted to the Planning Department in June 15, 201[4]. This is a partial cancellation request as it only pertains to the referenced parcel and not to the entirety of the contract.

The cancellation of the contract on this parcel is in the public interest as the land use pattern has changed in the region as evidenced by the Residential Agriculture zoning of suburban developments adjacent to and in close proximity to the subject parcel; such as Shelborne Estates, Hidden Valley, Walden Woods, Los Lagos Estates, Eden Roc and others. In addition, there is higher density, small lot residential property (less than one acre parcels) on roads located adjacent to and in close proximity to the subject property, i.e. Auburn Folsom, Sierra Ponds, Joe Rogers, Cavitt Stallman, Twin Rocks, and more, which makes the subject property unsuitable for agricultural use and economically unfeasible. And there is no other reasonable or comparable agricultural use to which the land may be put.

The Board is directed to the following facts and findings regarding this request:

1. Notice of partial nonrenewal of AGP-145 was filed with the Placer County Recorder on September 27, 2013 pursuant to Government Code Section 51245.
2. The cancellation will not result in the removal of adjacent land from agricultural use as adjacent parcel 035-120-028-000, which is part of this AGP-145 contract, shall remain in agricultural use.
3. Upon cancellation, the proposed alternative residential use is consistent with the applicable provisions of Granite Bay Community Plan.

4. As a result of the previously stated change in land use pattern and other stated factors, the cancellation will not result in discontinuous patterns of urban development.
5. There is no sufficiently close noncontracted land which is both available and suitable for the use to which it is proposed the subject property be put.

In addition to the above, the applicant has prepared more detailed findings to support their request for contract cancellation, which are attached to this Mitigated Negative Declaration. The applicant's findings will be considered by the Agricultural Commission, Planning Commission and Board of Supervisors and do not necessarily reflect the opinion of Placer County, which may or may not find in favor of contract cancellation.

Potential Environmental Impacts Resulting from Contract Cancellation

The proposed contract cancellation could result in substantial environmental impacts if the alternative use of land would result in discontinuous patterns of development, would result in substantially more intense development than allowed by existing General Plan land use designations, would have the potential to remove adjacent agricultural lands from agricultural production, or if cancellation would convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance.

If the request for partial cancellation of this Williamson Act Contract is granted and the Parcel Map is approved, the project would result in development of an alternative use of land that is consistent with the existing Granite Bay Community Plan land use designation and zoning. Proposed lot sizes range from 6.1 acres to 12.3 acres, which exceed minimum lot zoning requirements of 4.6 acres, and therefore would be compatible with adjacent large-lot rural residential development that abuts the project site on the north and west, and low-density residential single-family development that abuts the project site to the south. Consequently, the resultant development pattern would be consistent with adjacent land uses and with the Granite Bay Community Plan. Furthermore, partial cancellation of this contract is not likely to remove adjacent agricultural land from agricultural use because the proposed lot sizes are compatible with small-scale agricultural uses that may occur on adjacent and nearby properties and is not likely to result in conflicts. This analysis demonstrates that the first three of the five findings can be made in support of this cancellation request. In addition, while the cancellation would include Prime Agricultural Land, the portion of the site that includes this designation does not meet the criteria of Prime Agricultural Land.

The fourth finding requires a determination that cancellation will not result in discontinuous patterns of urban development. The Williamson Act Statute does not define the term "urban"; however the Farmland Mapping and Monitoring Program includes a land classification of "Urban and Built Up Land", which is described as land that is "occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a ten-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. This definition and extent of mapping is derived from the latest Farmland Mapping and Monitoring Program Important Farmland Maps." Property to the immediate south and west of the project site is mapped as Urban and Built Up Land. Property to the east of the project site is designated as Non-Enrolled Land and property to the north of the project site is designated as Non-Prime Agricultural Land. While the proposed project would result in contiguous patterns of development that would comply with the goals, policies and land use designations of the Granite Bay Community Plan, the project would not be classified as urban development. However, determination as to whether the proposed cancellation is or is not consistent with these criteria will be made by the Board of Supervisors and may include recommendations from the Agricultural Commission and Planning Commission.

The fifth finding states: "There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development of proximate noncontracted land." According to the Department of Conservation Williamson Act Cancellation Advice Paper, "proximate noncontracted land" means land not restricted by contract, which is sufficiently close to land which is so restricted that it can serve as a practical alternative for the use that is proposed for the restricted land. Furthermore, "suitable for the alternative use" means that the features of the proposed use can be served by the land not restricted by contract, which may be a single parcel or a combination of contiguous or discontinuous parcels.

Few unrestricted properties of sufficient size and zoning exist in the vicinity of the proposed project. For the purposes of this analysis, it is assumed that proximate noncontracted land suitable for the alternative use would include a property or a combination of properties of similar size, character, zoning, setting and community identity that are also located within the Granite Bay Community Plan area, and may include portions of the Horseshoe Bar/Penryn Community Plan area that are immediately adjacent to the Granite Bay Community Plan. However, analysis of whether a specific property or combination of properties may meet all of the applicant's criteria or can be acquired by the applicant is

beyond the scope of this environmental analysis. Furthermore, this issue is a policy decision that will be considered by the County Agricultural Commission, Planning Commission, and ultimately the Board of Supervisors, who will render the final decision on contract cancellation.

In consideration of the cancellation request, the Agricultural Commission, Planning Commission and the Board of Supervisors will also evaluate whether the cancellation is consistent with the terms of the contract, which states under clause 6 pertaining to cancellation, in part, "It is the intention of the parties hereto that cancellation will not be requested by OWNER, and will not be approved by COUNTY, except on a clear showing, to the COUNTY'S exclusive judgment and satisfaction, that there has occurred a change of circumstances beyond the control of OWNER and his successors in interest, and that such change would clearly promote the public welfare.

"The existence of an opportunity for another use of the land shall not be sufficient reason for cancellation. A potential alternative use of land may be considered only if there is no proximate land not subject to a Land Conservation Act Contract or Agreement suitable for the use to which it is proposed the subject land be put. The uneconomic character of the existing agricultural use shall not be sufficient reason for cancellation. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put." Partial cancellation of this contract would not have the potential to result in significant impacts to agricultural resources on the project site or on nearby agricultural lands, nor would it have the potential to result in removal of nearby lands from agricultural production. No mitigation measures are required.

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 and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). Although the SVAB is designated as nonattainment for federal and state ozone (O₃) standards for the ozone precursors ROG (Reactive Organic Gasses) and NO_x (Nitrogen Oxides), nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀), the project will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. The APCD has established project-level thresholds of significance of 82 pounds per day for ROG, NO_x and PM₁₀. According to estimates from the APCD, a residential project would need to construct approximately 430 units in order to exceed 82 pounds per day of NO_x. The APCD has not determined an estimated size of residential project which would exceed 82 pounds per day for ROG or PM₁₀, but in a recent analysis conducted for the County, a 56-unit residential subdivision was calculated to produce approximately eight and four pounds per day of unmitigated ROG and PM₁₀ emissions, respectively. Therefore, as the project proposes a minor land division to create just three additional parcels consistent with the land use designation and zoning, the project would not exceed the 82 pounds per day significance thresholds established for either ROG or PM₁₀. According to the application, the minor land division will result in no to very minor site grading. However, there will be grading associated with future home construction at each lot. The increase in density resulting from three additional residentially-zoned parcels would not contribute a

significant impact to Region, as the related emissions would be below the significance levels. 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).

With regards to construction-related air emissions, future grading resulting from the construction of roadway improvements and for three additional residential units will likely occur as a result of the minor land division. Such grading would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures and notes on the grading plans, construction-related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria.

The operational-related emissions resulting from the additional dwelling units would be below the significance level and will not violate air quality standards or substantially contribute to existing air quality violations. However, standard mitigation measures have been added to further minimize operational emissions.

Mitigation Measures- Items III-2, 3:

MM III.1 (Construction)

1. Prior to approval of Grading Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If 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.

Include the following standard notes on the Grading Plan (#2-8):

2. 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.
3. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
4. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
5. 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).
6. 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.
7. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
8. 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.

MM III.2 (Operation)

Include the following standard notes on all Building Plans approved in association with this project:

1. Prior to building permit approval, in accordance with the Placer County Air Pollution District Rule 225, only U.S. EPA Phase II certified wood burning devices or a U.L. Listed Decorative Gas Appliance shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.
2. Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits shall be shown.

Discussion- Items III-4,5:

The project would result in future minor grading operations that would cause 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 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 or 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 project site has been continuously farmed over a long period of time and consequently is modified from its historic condition. The project site predominantly consists of seasonal grazing land, irrigated pasture, and approximately four acres devoted to growing of row crops (strawberries and blackberries). The site is bisected from north to south by a seasonal stream that is fed by spill water from a Placer County Water Agency canal located one-quarter mile to the north of the project site, an ephemeral drainage from the northwest, and roadside drainage that feeds a seasonal wetland swale that crosses the site from the northeast before discharging to the seasonal

stream. The stream terminates at the southerly project boundary where it abuts an adjacent residential subdivision. The stream area is characterized as mixed riparian woodland with seasonal wetland features including areas of semi-permanent to permanent marsh.

The site includes habitats that support local populations of resident deer, raccoon, coyote, fox, opossum, skunk, other mammals, reptiles, amphibians, resident birds and migratory birds. Development of the project would result in conversion of grazing land, seasonal pasture land and area utilized for growing row crops to residential use. The site is predominantly characteristic of farmland and grazing land and is not known to include habitat for endangered, rare, or threatened species. Portions of the site that may include suitable breeding habitat, such as the isolated wetland features, stream corridor and its associated riparian woodland, would be located within protective easements to prevent disturbance during project construction and operation. This would be a less than significant impact. No mitigation measures are required.

Discussion- Items IV-3,7:

Construction of project improvements would result in limited removal of native and non-native trees including interior live oak trees and valley oak trees. Oak woodlands are present on the project site, but are limited to a riparian corridor area that would be protected by easements and setbacks and would not be impacted. An estimated ten trees would be removed or impacted to construct onsite and offsite improvements, which could conflict with County policies for protection and/or removal of oak trees. Implementation of the following mitigation measure would reduce this impact to a less than significant level:

Mitigation Measures- Item IV-7:

MM IV.1 Prior to the approval of Improvement Plans the applicant shall provide the Planning Services Division a Tree Survey (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes, and any trees disturbed from off-site improvements such as road improvements and underground utilities. The Tree Survey shall include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved or removed shall be shown on the survey, and superimposed over the Grading and Utility Plan. Impacted or removed trees shall be mitigated at the County standard rate of \$100 per diameter inch at breast height, which shall be paid to the County Tree Preservation Fund. Credit for native trees may be granted at the rate of 1" for each 15 gallon size tree and 3" for each 36" box tree up to a maximum of 50 percent. Trees may not be disturbed or removed prior to approval of Improvement Plans.

Discussion- Items IV-4,5:

Area West Environmental, Inc. conducted a preliminary jurisdictional determination to map the presence, extent, and nature of all stream and wetlands habitats on the project site.

The project site is bisected from north to south by a seasonal stream that is fed by spill water from the Placer County Water Agency's Baughman Canal located one-quarter mile to the north of the project site, an ephemeral drainage from the northwest, and roadside drainage that feeds a seasonal wetland swale that crosses the site from the northeast before discharging to the seasonal stream. The stream terminates at the southerly project boundary where it abuts an adjacent residential subdivision. Onsite subdivision drainage also contributes flows to the stream and its associated wetlands. The stream area is characterized as mixed riparian woodland with seasonal wetland features including areas of semi-permanent to permanent marsh. Two isolated wetland features are also present; a seasonal pond located in the westerly portion of the site and a seasonal wetland marsh located along the south project boundary east of the seasonal stream.

The two isolated wetland features are proposed to be retained in place and would be protected by inclusion of a 50-foot setback on the Parcel Map in compliance with Placer County General Plan policies. The seasonal stream and its associated wetlands would be located within a 250-foot wide easement, and consequently all resource values within the stream area would be protected and no impacts would occur. Notably, an existing onsite farm access road crosses over the stream via an earthen dike that includes four 18 inch drainage culverts that spill water from an existing pond to the downstream reach. The proposed onsite project roadway would be constructed on top of the existing dike in order to provide access to Parcel 3 and Parcel 4. The project engineer has designed the onsite roadway to be constructed atop the existing dike, and the biologist determined that roadway construction would not result in new disturbance within the stream corridor that could result in significant direct or indirect impacts to existing resources.

A roadside drainage along Auburn-Folsom Road feeds a seasonal wetland swale that crosses the site from the northeast near the project serving roadway connection to Auburn-Folsom Road before discharging to the seasonal stream to the west. The project biologist assessed this feature and determined that it is a jurisdictional wetland subject to the permit authority of the Army Corps of Engineers. This feature would be protected by a 50-foot building setback during project operation. In addition, a portion of the onsite sewer line that crosses this area would be installed by jack and bore method to avoid disturbance of the seasonal wetland swale. However, a portion of this feature may be impacted during project construction because project serving features, including the roadway connection to Auburn-Folsom Road, earthen trail and sound wall, could result in direct discharges and fills to this jurisdictional waterway. Furthermore, if wetland features are not protected during project operation a potentially significant impact could occur. The following mitigation measures would reduce these potentially significant impacts to less than significant:

Mitigation Measures- Items IV-4,5:

MM IV.2 Prior to approval of Improvement Plans, the applicant shall furnish to the DRC evidence that the U. S. Army Corps of Engineers has been notified by certified letter regarding the existence of wetlands, streams, and/or vernal pools on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

MM IV.3 If a 404 permit is required, provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The purchase credits shall be equal to the amount necessary to replace wetland habitat acreage and resource values including compensation for temporal loss in accordance with an approved 404 permit. The total amount of habitat to be replaced will be determined in accordance with the total amount of impacted acreage as determined by the U. S. Army Corps of Engineers. Evidence of payment, which describes the amount and type of habitat purchased, shall be provided to the County prior to issuance of Improvement Plans.

MM IV.4 The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- 1) Adjacent to any and all wetland preservation easements that are within 50 feet of any proposed construction activity;
- 2) At the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map(s);
- 3) Around any and all "special protection" areas as discussed in the project's environmental review documents.

In addition, Improvement plans shall show details for implementation of temporary BMPs to protect wetlands during project construction including, but not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Mulch, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques. Silt fences and/or fiber rolls shall be installed in all areas where temporary construction fencing for the protection of wetlands will be located.

No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones 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.

MM IV.5 The Improvement Plans and Parcel Map shall show Wetland Preservation Easements. Areas located on Lots 1 through 4, as depicted on the Tentative Parcel Map, shall be defined and monumented as "Wetland Preservation Easements".

The purpose of said easements is for the protection and preservation of on-site wetland/stream corridor habitats. A note shall be provided on the Parcel Map information sheet prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading

or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee.

Discussion- Item IV-8:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, 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

Background:

Two record searches of the project site and vicinity were conducted at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) in Sacramento. The record searches included review of pertinent NCIC base maps that reference cultural resource survey and excavation reports, recorded prehistoric and historic archaeological sites, historic-period maps, and literature for Placer County. To identify historic properties, the State of California Office of Historic Preservation Historic Properties Directory (HPD) was consulted, which includes properties of the National Register of Historic Places (NRHP), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), the California Register of Historical Resources (CRHR), as well as certified Local Government surveys.

The first record search entailed a review for all previously recorded cultural resources within the general vicinity of the proposed project area. Seven cultural resource studies were reportedly conducted within the project vicinity, none of which encompassed the project location. There were two prehistoric-period cultural resources and three historic-period cultural resources recorded within the vicinity of the project area. A re-examination of records suggest these sites were located approximately one-quarter to one-half mile south, southwest of the project area along a primary drainage that begins well north of the project, but skirts the project to the east. While the project area has a human-made pond, it is unlikely that it had any sustainable supplies of permanent water.

The second record search determined that there were three cultural resource studies conducted within an approximate one-quarter mile radius of the project location, but none encompassed the project area. In April 1980 an area-wide study was conducted for Placer County Wastewater Management. While no archaeological sites were identified in the project location, clusters of prehistoric sites were identified along some of the area’s principal watersheds or drainage systems. The nearest cluster of prehistoric sites is located along a permanent drainage one-half mile to the south. Other archaeological resource studies conducted in the nearby surrounding area have identified historic buildings in the vicinity as well as cultural sites. However, there were no eligible NRHP, CHL, CPHI, or CRHR properties identified within one-quarter mile of the project location.

Discussion- Items V-1,2:

An intensive and cursory archaeological survey was conducted within the project area. Intensive is defined as walking transects no more than zero to five meters apart. cursory coverage was applied only to portions of the central drainage that bisects the parcel, due to extremely dense thickets of blackberries. Widely scattered exposed granite occurs throughout the parcel, all of which was carefully examined for indications of cultural use.

The southeast quadrant of the parcel has been intensively cultivated with strawberries and blackberries, while the southwest quadrant has been intensively cultivated with grape vines. Grading has occurred along portions of the drainage, including a human-made pond area. Roads have cut through portions of the project area.

Following an intensive field investigation of the project area, no significant prehistoric or historic archaeological sites, features, or artifacts were found, nor were any significant historic buildings, structures or objects discovered. Besides portions of the drainage corridor, ground surface visibility was adequate for the identification of cultural artifacts, features, and sites. Modern or contemporary use of the parcel is evident in the southeast and southwest quadrants (strawberries-blackberries farm/vineyard), and in the north half are bee hive boxes, along with an RV, trailers, boats, and portable sheds. No significant prehistoric or historic archaeological sites, features, or artifacts were found, nor were any significant historic buildings, structures, or objects identified within the project. However, the potential exists that construction of the project could result in accidental discovery of unknown archeological resources. The following mitigation measure would reduce this potentially significant impact to less than significant:

MM V.1 If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist retained to evaluate the deposit. The Placer County Planning Services Division 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 Services Division.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. A note stating this information shall be included on the project Improvement Plans.

No mitigation measures are required.

Discussion- Item V-3:

The project area is composed of weathered granitic soils and is underlain by granitic rocks ranging in age from 125 to 136 million years old. These volcanic rock units do not contain paleontological resources due to their volcanic origin. While the site does include some limited granite rock outcrops, these features do not have adequate size, prominence or other physical attributes that make them unique. There is no impact.

Discussion- Items V-4,5:

The project does not have the potential to cause a physical change that would affect unique ethnic or cultural values and there are no known existing or historic religious or sacred uses of the project site. Therefore, there is no impact.

Discussion- Item V-6:

No human remains are known or suspected to be buried at the project site. Therefore, there is no impact.

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:

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 Andregg coarse sandy loam. Permeability is moderately rapid. The hazard of erosion is slight to moderate. The Soil Survey does not identify any unique geologic or physical features. 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 residences and associated access, utility, and road improvements, minimal grading is proposed. Site topography is rolling and slopes towards the unnamed drainage that traverses the middle of the site from north to south. Elevations range from approximately 430 to 384 feet above sea level. The soil unit is Andregg coarse sandy loam and is mapped as well drained and moderately erodible.

The earthwork is proposed to be minimal and close to existing grade, as shown on the Preliminary Grading and Utility Plan (dated June 15, 2015). Retaining walls are not proposed. All resulting finished grades are proposed to be no steeper than 2:1. 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:

The four parcel Minor Land Division project is not proposing a substantial change in topography or ground surface relief features. The proposed road access is approximately 800 feet long, with minor grading required to construct the access improvements, including widening and paving the road and Plate R-17 improvements at Auburn Folsom Road. There is not a substantial change in site topography as a result of this project. There is no impact.

Discussion- Items VI-5,6:

This project proposal would result in limited soil disturbance and grading to construct access improvements and two county standard roadway connections onto Auburn Folsom Road in order to serve the parcels created on the subject site. The disruption of soils on this previously disturbed property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of

concentrated runoff in the post-development condition could also contribute to the erosion potential in the long-term; however, due to runoff flows from this project being directed through existing overland flow patterns, downstream water quality impacts are less than significant. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with deposition or soil erosion or changes in siltation will 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 with the 1st improvement plan submittal. (Note: prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the design/site review process and/or development review committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of improvement plans. Record drawings shall be prepared and signed by a California registered civil engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the county of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying 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).

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 may include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), revegetation techniques, dust control measures, and limiting the soil disturbance.

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

Discussion- Item 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 Andregg coarse sandy loam. The soil survey did identify shrink-swell potential as a possible limitation. Because structures will be constructed according to the current edition of the California Building Code, which contains soils standards, the likelihood of creating substantial risks to life or property due to expansive soils should be minimal. 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 likely result in future site grading and the construction for three additional residential lots. 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), as the levels of GHG emissions would be below the APCD's recognized threshold of 1,100 Metric Tons per year Carbon Dioxide equivalent (MTCO_{2e}). According to the APCD, residential subdivision projects would need to be approximately 57 units in size before they would exceed the 1,100 MTCO_{2e} threshold of significance. 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- Items VIII-1,2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

There are no known existing or proposed 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 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. A Phase 2 Soil Sampling Environmental Site Assessment was completed by ALFA Environmental Remediation Service, Inc. dated March 2, 2015 in order to evaluate potential contamination related to past land uses as an orchard. Soil sample results are below published screening levels and therefore no additional soil sampling related to past land use is required. Therefore, there is no impact.

Discussion- Item VIII-5:

The project is not located within an airport land use plan area or within two miles of a public airport. Therefore, there is no impact.

Discussion- Item VIII-6:

The project is not located within the vicinity of a private airstrip. Therefore, there is no impact.

Discussion- Item VIII-7:

The project site is located in an area that is classified as moderate risk for wildland fires. The site has historically been utilized for agricultural uses such as grazing, vineyards and row crops, and consequently there is minimal tree cover on the project site. Development of the site for large-lot estate uses will further reduce the risk of wildland fire because site improvements, such as roadways, driveways and irrigated landscaping, would further reduce readily combustible vegetation. In addition, pressurized water would be extended to the project, fire hydrants would be installed, and newly constructed residences would be required by Building Code to include interior fire suppression sprinkler systems. Consequently, the project would be developed in a manner that would ensure that there is little risk of wildland fire to new residences or increased risk to surrounding properties. This impact would be less than significant. No mitigation measures are required.

Discussion- Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. No mitigation measures are required.

IX. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion- Item IX-1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from PCWA. The project will not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion- Item IX-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. The project will not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion- Item IX-3:

This residential parcel map project would create three new residential parcels. To construct the required driveway and access improvements, only minimal site grading is proposed. The residential parcels will not be pad graded as a part of the project and the majority of the proposed access road follows the path of an existing dirt road. The

parcel map improvements will not cause a significant change to site hydrology and no changes are proposed to the existing culverts or pond crossing. The existing culverts were found to adequately convey anticipated flows in a Drainage Calculation Memo by TASK Engineering, dated February 2nd, 2015. While on site drainage patterns may be slightly altered due to the proposed development of this site, the direction of discharge of runoff from the site remains essentially the same as pre-development conditions. 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 to subdivide the 37.7 acre parcel in order to create three new residential single family parcels. The additional impervious areas of the paved private driveway access and future home sites created by the project are small compared to the overall watersheds.

The proposed project's impacts associated with increasing the rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:

MM VI.1, MM VI.2, MM VI.3, See Items VI-5, 6 for the text of these mitigation measures as well as the following:

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. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as driveway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. During construction, the driveway improvements will potentially cause erosion, sediment, and water quality impacts to the Miner's Ravine watershed. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

MM VI.1, MM VI.2, MM VI.3, See Items VI-5, 6 for the text of these mitigation measures as well as the following:

MM IX.1 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)).

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

MM IX.2 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible.

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 as it does not propose the use of a groundwater source. Therefore, there is no impact.

Discussion- Item IX-12:

Stormwater runoff from the site eventually flows into Miner’s Ravine; however the runoff will be treated and infiltrate prior to reaching Miner’s Ravine. 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- Item X-1:

The project would develop new residential land use in accordance with the existing Granite Bay Community Plan land use designations and zoning densities. It would not divide an established community or result in alteration of the present or planned land use of the area. Therefore, there is no impact.

Discussion- Items X-2,3:

The project site is not subject to any habitat conservation plan or natural community conservation plan. The project would not conflict with other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. Construction of project improvements would result in limited removal of native and non-native trees including interior live oak trees and valley oak trees. Oak woodlands are present on the project site, but are limited to a riparian corridor area that would be protected by easements and setbacks and would not be impacted. An estimated ten trees would be removed or impacted to construct onsite and offsite improvements, which would be a less than significant impact due to the limited number of trees that would be impacted or removed. The Parcel Map will include the following condition of approval:

Prior to the approval of Improvement Plans the applicant shall provide the Planning Services Division a Tree Survey (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes, and any trees disturbed from off-site improvements such as road improvements and underground utilities. The Tree Survey shall include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved or removed shall be shown on the survey, and superimposed over the Grading and Utility Plan. Impacted or removed trees shall be mitigated at the County standard rate of \$100 per diameter inch at breast height, which shall be paid to the County Tree Preservation Fund. Trees may not be disturbed or removed prior to the approval of Improvement Plans.

No mitigation measures are required.

Discussion- Item X-4:

The project would be compatible with surrounding land uses, which include large-lot rural residential estate properties to the north and west, an executive housing residential subdivision to the south, and Auburn Folsom Road and a residential subdivision to the east. Therefore, there is no impact.

Discussion- Item X-5:

The project would not affect timber resources or operations. The project would result in cancellation of a Williamson Act Contract. Discussion of potential impacts associated with contract cancellation and conversion of the project site to nonagricultural use is discussed under the Agricultural Resources section of this document. Potential impacts to agricultural resources would be less than significant.

Discussion- Item X-6:

The project would not disrupt or divide the physical arrangement of an established community. Therefore, there is no impact.

Discussion- Item X-7:

The project will not result in a substantial alteration of the present or planned land use of the area. Therefore, there is no impact.

Discussion- Item X-8:

The project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration. Therefore, 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- Item XI-1:

The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, there is no impact.

Discussion- Item XI-2:

The project would not result in 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. Therefore, there is no impact.

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- Item XII-1:

Background Information

In accordance with policies of the Placer County General Plan Noise Element, the maximum allowable residential noise exposure level from transportation noise sources is 60 decibels for outdoor activity areas (back yards) and 45 decibels for interior spaces. Policy 9.A.10 of the County General Plan Noise Element permits the County to waive a project specific noise impact analysis under the following conditions:

- The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;
- The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources;
- The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation areas) does not exceed 65 dB Ldn (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB L dn (or CNEL) prior to mitigation;
- The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

The project site includes two parcels (Parcel 1 and Parcel 2) that would front AuburnFolsom Road, which is an arterial roadway that serves local and regional traffic. In accordance with the environmental noise analysis prepared for the 2004 update to the Granite Bay Community Plan, the future unmitigated 60 decibel Ldn noise contour for

Auburn-Folsom Road, which was modelled to include 20 years of projected growth in traffic volumes, would be located 215 feet from the roadway centerline for the segment between Joe Rodgers Road and Cavitt Stallman Road; the 65 decibel noise contour would be located at 100 feet from the roadway centerline.

Standard residential construction results in a 25 decibel or greater interior to exterior noise reduction. In order for residences on Parcel 1 and Parcel 2 to experience an indoor noise impact, projected transportation noise levels at the nearest wall of a residence would have to exceed 70 decibels. Dedication of roadway and utility easements along the project frontage and application of standard setbacks will result in construction of homes located over 100 feet from the centerline of the roadway where noise levels would be well below 70 decibels. Therefore the project would not result in interior noise impacts.

If outdoor activity areas on Parcel 1 and Parcel 2 are located closer than 215 feet from the centerline of Auburn-Folsom Road, a significant noise impact would occur. The project proposes to construct a fivefoot tall CMU block sound wall along the frontage of Parcel 1 and Parcel 2. The CMU sound wall would be located onsite outside of the 12.5-foot multipurpose easement and would include low berming and landscaping for screening. Architectural features of the sound wall, such as pilasters, could extend to a maximum of six feet tall. Construction of this sound wall in accordance with the following mitigation measure would reduce potential noise impacts to outdoor activity areas to less than significant in compliance with the Noise Element of the Granite Bay Community Plan and the Placer County General Plan.

Mitigation Measures- Item XII-1:

MM XII.1 Prior to recordation of a Parcel Map, the project shall construct a minimum 5-foot tall (maximum 6-foot tall) masonry sound wall along the Auburn-Folsom Road frontage of Parcel 1 and Parcel 2. The sound wall, including cross section views, shall be shown on the Improvement Plans. The masonry sound wall shall be constructed of either CMU block finished with cultured stone or natural stone surfacing, or precast concrete with a stamped finish approved by the DRC. The masonry wall material and design shall be approved by the DRC prior to construction. Landscaping shall be installed between the wall and the multi-use trail, and may include low berming to provide additional wall screening.

Discussion- Item XII-2:

The project would result in development of up to four single-family residences. Introduction of new residences in the project vicinity would result in a modest incremental increase in ambient noise levels primarily from human voices and yard maintenance activities. This would be a less than significant impact. No mitigation measures are required.

Discussion- Item XII-3:

Project construction would result in a moderate temporary increase in ambient noise levels in the project vicinity from associated construction noise sources such as diesel powered earth moving equipment, transport vehicles, vehicle back-up alarms, and from general construction activities. The Placer County Noise Ordinance exempts temporary construction activities that would occur Monday through Friday between the hours of 6:00a.m. and 8:00p.m., and Saturday and Sunday between the hours of 8:00a.m. and 6:00p.m. The Granite Bay Community Plan Noise Element further restricts construction activities in accordance with the following:

Construction noise emanating from any construction activities for which Improvement Plans or a Building Permit is prohibited on Sundays and federal holidays and required 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

All off-road construction vehicles and equipment shall be fitted with factory installed muffling devices and shall be maintained in good working order. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times. Work occurring within an enclosed building may occur at other times as well.

This standard condition of approval will be placed on the Parcel Map. This would be a less than significant impact. 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 use airport. Therefore, there is no impact.

Discussion- Item XII-5:

The project is not located in the vicinity of a private airstrip. 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:

The project would result in a modest increase in population growth in the area through the creation of four new residential properties, which would include up to four new single-family housing units and could include up to four secondary dwelling units. However, the project would be consistent with the existing zoning and land use designations, which allow for subdivision of the property to lots as small as 4.6-acres. Accordingly, this growth is already projected to occur within the Granite Bay Community Plan area and this would be a less than significant impact. No mitigation measures are required.

Discussion- Item XIII-2:

The project would not result in the displacement of any existing housing. 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- Items XIV-1,2,3,5:

The project would result in a modest increase in demand for fire protection, sheriff protection, schools and other local governmental services such as Assessor services, libraries, courts and jails. These services are funded by collection of ad valorem property taxes, which are allocated through the County General Fund or through the creation of special assessment districts such as the South Placer Fire District (SPFD), which would serve to this project. The SPFD may require the project to enter into a service agreement or facilities agreement as a condition of receipt of fire protection services, at the discretion of the District. These impacts would be less than significant.

In addition, the Leroy Greene School Facilities Act, more commonly known as Senate Bill 50, permits school districts to levy fees for the purposes of funding construction of school facilities. The project sponsor would be required to work directly with the serving school district to establish fees or, at the District's discretion, may defer payment of fees until individual lot owners propose to construct new residences. In accordance with SB 50, payment of fees by a development project is adequate to reduce impacts of that project on schools to a less-than-significant level. No mitigation measures are required.

Discussion- Item XIV-4:

There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. The project would be subject to the County Traffic Impact Fee Program and payment of Traffic Impact Fees would be required prior to approval of Building Permits or Improvement Plans. Payment of Traffic Impact Fees prior to construction of the project would ensure that funding for the incremental increase in roadway maintenance would be in place prior to project operation and would offset additional maintenance costs. Therefore, this impact is less than significant. No mitigation measures are required.

XV. RECREATION – Would the project result in:

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

Discussion- All Items:

The project would result in creation of four new single-family residential properties, which would result in an incremental increase in demand for public recreation facilities. This increase would not result in a substantial physical deterioration of existing facilities nor result in substantial demand for new or expanded recreation facilities. Provision of park and recreation facilities to serve the project would be offset by collection of Park Preservation Fund fees in accordance with Sections 15.34.010, 16.08.100 and 17.54.100.D of the Placer County Code. In addition, the project would construct a six-foot wide multi-use trail along the project frontage in accordance with Section 4.2.9 and Section 9.8 of the Granite Bay Community Plan. The trail would be constructed of stabilized native soil, compacted decomposed granite, or a similar native material. The project sponsor would receive a partial credit for construction of this public improvement, which would be applied toward the Park Preservation Fund fee due for each residence. If the project were approved today, the fee would be \$4,235 per lot; a \$670 portion of this would be collected at the time of Parcel Map recordation. The total fee due will be based upon the fee in effect at the time the Parcel Map is recorded and a new residence is constructed. This would result in a less than significant impact. No mitigation measures are required.

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?			X	

(ESD)				
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 four lot Parcel Map. The creation of three additional residential single-family parcels will result in the construction of three additional residences. The proposed project will generate approximately three additional PM peak hour trips. 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 (Granite Bay 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
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County / City of Roseville JPA (PC/CR)

The current estimated fee is \$6,776 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 three new residential single-family lots. 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. No mitigation measures are required.

Discussion- Item XVI-3:

The project proposes improvements to the existing, substandard encroachment onto Auburn Folsom Road. The design speed of Auburn Folsom Road is 45 miles per hour (mph). These improvements will provide a substantial increase to driver safety by allowing more room for acceleration/deceleration.

Mitigation Measures- Item XVI-3:

MM VI.1, MM VI.2, See Items VI-5,6 for the text of these mitigation measures as well as the following:

MM XVI.2 The Improvement Plans shall show the construction of a public road entrance/driveway onto Auburn Folsom Road to a Plate R-17 Minor Land Development Manual (LMD) standard. The design speed of Auburn Folsom Road shall be 45 miles per hour (mph). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 8.5, but said section shall not be less than 3 inches Asphalt Concrete (AC) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any impacts to emergency access. The onsite road will be constructed to the current County Standard Plate R-1 width of 20-feet of pavement and two-foot shoulders. The turnaround will be improved to meet the current County Standard Plate R-2 as well as the South Placer Fire Department requirements. There is no impact.

Discussion- Item XVI-5:

In accordance with County Code, each parcel would be required to develop two onsite parking spaces concurrent with construction of individual residences. Parking spaces could be within a garage or driveway, and all newly created parcels are of sufficient size to develop parking onsite. There is no impact.

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 XVI-8:

The project would not result in a change in air traffic patterns, increased air traffic levels, or a change in air traffic location or safety issues. In addition, the project is not located within an overflight zone of an airport. 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
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Discussion- Item XVII-1:

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 – 2 (SMD-2). The treatment facility is capable of handling and treating the additional volume of wastewater from three new residences without overwhelming the existing system. Therefore, there is no impact.

Discussion- Item XVII-2:

The project is located within the Placer County Water Agency (PCWA) service area. The current land use consists of one residential single-family parcel and the proposed project includes the creation of three additional new residential parcels. To serve the three new parcels, a public water connection will be made to the existing public water line in Auburn Folsom Road in accordance with requirements of PCWA. The installation of fire hydrants is also required by the South Placer Fire Department. The construction of these water facilities will not cause significant environmental effects and therefore, this is a less than significant impact. 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 a new septic system. Therefore, there is no impact.

Discussion- Item XVII-4:

The construction for storm water drainage is included in the grading and drainage impacts analysis and will not cause significant environmental effects. No mitigation measures are required.

Discussion- Items XVII-5,6:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project will not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, there is no impact.

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 checked="" 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, Alex Fish, Chairperson
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Division, Sarah K Gillmore
 Environmental Engineering Division, Heather Knutson
 Department of Public Works, Transportation
 Environmental Health Services, Laura Rath
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 South Placer Fire District, Mike Ritter

Signature  Date September 9, 2015
 Crystal Jacobsen, Environmental Coordinator

ATTACHMENT:

Attachment A – Applicant findings in support of partial cancellation of Williamson Act Contract on the Rickey-Reese Estates

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 checked="" type="checkbox"/> Tree Ordinance

	<input checked="" type="checkbox"/> Williamson Act Ordinance – County Code Section 17.64.060–17.64.190	
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 checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" 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
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" 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 checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase 2 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"/> _____	

ATTACHMENT A

Terry Reese
P.O. Box 2828
Granite Bay, CA 95746
Email: terryreese@yahoo.com
(916) 791-2277 fax 866-910-0550

August 10, 2015

Alex Fisch, Senior Planner
Placer County Planning Services
3091 County Center Drive
Auburn, CA 95603

Re: Findings in Support of Proposed Cancellation of Williamson Act Contract
APN 035-120-027-000—Terry Reese and Aaron Rickey

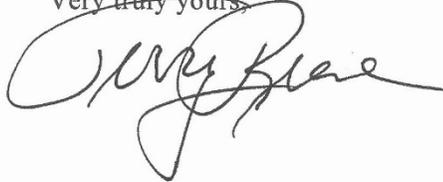
Dear Mr. Fisch:

On behalf of myself and Aaron Rickey, I am submitting the enclosed document containing our rationale for partial cancellation under the Williamson Act statute (California Government Code Section 51200 et seq.) and the County's Administrative Rules for Williamson Act Lands ("Administrative Rules") in support of cancellation of the Williamson Act contract on property commonly known as the Rickey-Reese Estates.

Our supporting rationale is phrased in terms of both the statutory required findings and those parallel provisions of the Administrative Rules. We believe the enclosed documentation can be used by the County when the Board is asked to make findings relative to the proposed Williamson Act contract partial cancellation.

If you require added information or have any questions, please do not hesitate to contact me.

Very truly yours,



Enclosure(s)

cc: Michael Johnson, AICP
EJ Ivaldi, Supervising Planner

FINDINGS IN SUPPORT OF PARTIAL CANCELLATION OF WILLIAMSON ACT CONTRACT ON THE RICKEY-REESE ESTATES

INTRODUCTION

Project Description/Project Background

The Rickey-Reese Estates, comprising 37.7 acres, is located on undeveloped land immediately to the west of Auburn Folsom Road and less than one-quarter mile south of Cavitt Stallman Road in the Granite Bay area of Placer County. The Rickey-Reese Estates is currently zoned Residential Agricultural with minimum Building Sites of 4.6 acres. It is located within the Granite Bay Community Plan area of Placer County and was historically partially utilized for agricultural production. Adjacent existing rural estate residential uses like that proposed for the Rickey-Reese property include Shelbourne Estates along the southern boundary, Hidden Valley Estates to the east across Auburn Folsom Road, and rural estate residential homes to the north and west. St. Joseph Mareello Catholic Church is also located to the north.

The Rickey-Reese Estates is designated Prime Agricultural and Non-Prime Agricultural as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. It is one of three parcels that comprise Placer County Agricultural Preserve 145 (AGP-145), which totals 86.4 acres, and it has been continuously enrolled in Placer County's Williamson Act Program since May 1971. AGP-145 originally included four parcels totaling 165.4 acres; however, a 79-acre portion (APN 035-050-005-000) was split from the original contract in December 2013 and placed under new contract (PAGP 20130188). If the petitioner's request for partial contract cancellation of the 37.7 acres is approved, the remainder in the Williamson Act contract would total approximately 48.7 acres consisting of APN 035-120-001-000, comprising 25 acres, and APN 035-120-028-000 comprising 23.7 acres. The next nearest Williamson Act contracted property (excluding PAGP 20130188) is APN 050-140-006, located approximately 3 ½ miles to the south at 6232 Eureka Road.

The property has historically been farmed for wine grapes. Current agricultural uses include approximately four acres of strawberries and blackberries, (which returns less than \$200 per acre on an annual basis), and approximately 50 beehives. The beehives provide no return as they are used primarily for pollination of area crops.

The project site includes both Prime Agricultural Land and Non-Prime Agricultural Land as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program ("FMMP") of the California Resources Agency. The portion of the site that is designated as Prime Agricultural Land includes a ten-acre vineyard that was fallowed over five years ago. The balance of the site is designated Non-Prime Agricultural Land. Although the FMMP shows a portion of the site (roughly the western half) of the site as Prime Agricultural Land, with the eastern half being Non-Prime Agricultural Land, the portion of the site that is designated as Prime Agricultural Land includes a ten-acre vineyard that was fallowed over five years ago. There are no active agricultural uses on this portion of the site, and the thin granitic soils do not meet Prime Agricultural Land criteria 1 or 2. Therefore, conversion of the project site to a nonagricultural use would not result in loss of significant agricultural resources.

Statutory Requirement

Section 51282 authorizes a city or county to approve immediate Williamson Act contract cancellation if the agency makes one of the following findings: (1) that cancellation is consistent with the purposes of this chapter; or (2) that cancellation is in the public interest (Section 51282(a)(1) or (2),

Cancellation of a contract is considered "consistent with the purposes of the Williamson Act" if the County makes the following findings (Section 51282(b)(1) through [b](5)):

- 1) That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.
- 2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
- 3) That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.
- 4) That cancellation will not result in discontinuous patterns of urban development..
- 5) That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

Cancellation of a contract is "in the public interest" if the County makes the following findings (Section 51282(c)(1)(2):

- 1) That other public concerns substantially outweigh the objectives of this chapter; and
- 2) That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patters of urban development than development of proximate noncontracted land. Agencies cannot approve cancellation solely by virtue of "the uneconomic character of an existing agricultural use ..." Pursuant to Section 51282(d) the uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.

Administrative Rules

The Placer County (County) adopted Administrative Rules to implement the provisions of the Williamson Act in the County. These rules do not replace the Williamson Act, but are intended to be used in conjunction with applicable provisions of the Williamson Act. The Administrative Rules provide standards and procedures for application by landowners for the inclusion of land within agricultural or open space preserves, determination of the eligibility of property for Williamson Act status, limitations on the land uses allowed on properties subject to Williamson Act Contracts, and requirements for landowners to maintain Williamson Act status, termination of Williamson Act Contracts by either the landowner or the County, and monitoring of the Agricultural and Open Space Preserve program and enforcement.

In so far as the partial cancellation is concerned, the Administrative Rules require certain findings be made by the Board in order to approve a Williamson Act cancellation request, in addition to those required by the State. It authorizes cancellation of a contract if, first, either one of the two sets of the following findings are made by the Placer County Board of Supervisors (County Ord. Chapter 6.64(F) "Required Findings"), in compliance with Section 51282(a):

1. The cancellation is consistent with the purposes of the California Land Conservation Act of 1965
 - a. A notice of nonrenewal has been served.
 - b. Cancellation is not likely to result in the removal of adjacent lands from agricultural use.
 - c. An alternative use is proposed which is consistent with the County General Plan.

- d. Cancellation would not result in discontinuous patterns of urban development.
- e. There is no proximate non-contracted land which is both available and suitable for the proposed alternative use, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land, which is sufficiently close to the contracted land that it can serve as a practical alternative for the use which is proposed for the contracted land.

2. The cancellation is in the public interest.

- a. Other public concerns substantially outweigh the objectives of the California Land Conservation Act of 1965; and,
- b. Same as 1(e), above.

The uneconomic character of an existing agricultural use shall not, by itself, be sufficient reason for cancellation of a contract. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.

Based on the required findings for cancellation, the Placer County Board of Supervisors (Board) is requested to find that partial cancellation of the subject Williamson Act contract is consistent with the purposes of the Williamson Act and the County's Administrative Rules. The Board is also requested to find, as a separate and distinct matter, that partial cancellation of the subject contract is in the public interest under both the Williamson Act and the County's Administrative Rules. The basis for these findings is described below.

PLACER COUNTY CODE CHAPTER 17: PART 4: SUBSECTION 17.164.150 (F)(1) FINDINGS

PROPOSED FINDING # 1 -THE CANCELLATION IS CONSISTENT WITH THE PURPOSES OF THE CALIFORNIA LAND CONSERVATION ACT OF 1965.

Summary/Evidence: The cancellation is consistent with the purposes of the California Land Conservation Act of 1965 (also referred to as the "Williamson Act") Please see discussion of Section 15282(b) and 15282 (c) findings, below. The findings are identical to the findings required by these sections, for cancellations consistent with the purposes of the Williamson Act. The findings are discussed below and substantial evidence in support is provided.

1. Notice of partial nonrenewal of AGP-145 was filed with the Placer County Recorder on September 27, 2013 pursuant to Government Code Section 51245 (Exhibit A).
2. The cancellation will not result in the removal of adjacent land from agricultural use in that adjacent parcel 035-120-028-000, which is part of this AGP-145 contract, shall remain in the Williamson Act contract for agricultural use.
3. Upon cancellation, the proposed alternative land use is consistent with the applicable provisions of Granite Bay Community Plan by locating low density, high quality residential development close to existing commercial services and along a major transportation corridor, Auburn Folsom Road, where urban services are most efficiently provided.
4. The *California* Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) defines "urban" as building structures with a building density of at least one unit to 1 ½ acres or approximately 6 structures to a 10 acre parcel. FMMP has designated the land south and east of the Rickey Reese Estates as Urban and Built-up land. The land north

and west of the Rickey Reese Estates is a mix of predominantly Urban and Built-up land and land that is not enrolled in a Williamson Act contract and is not mapped as Urban and Built-up land by FMMP. Therefore, cancellation of the contract would not result in discontinuous patterns of urban development, but in fact the proposed alternative use will actually result in contiguous patterns of urban development with agricultural and open space use as evidenced by the adjacent and proximate residential agricultural developments and the Department of Conservation's Farmland Mapping and Monitoring Program.

5. The following analysis is required in order that the fifth finding can be made, which states: "There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development of proximate noncontracted land." According to the Department of Conservation Williamson Act Cancellation Advice Paper, "proximate noncontracted land" means land not restricted by contract, which is sufficiently close to land (generally a radius of at least two to three miles can be adequate) which is so restricted that it can serve as a practical alternative for the use that is proposed for the restricted land. Furthermore, "suitable for the alternative use" means that the features of the proposed use can be served by the land not restricted by contract, which may be a single parcel or a combination of contiguous or discontinuous parcels. There are no unrestricted properties of sufficient size and zoning existing in the vicinity of the proposed project. For the purposes of this analysis, it is assumed that proximate noncontracted land suitable for the alternative use would include a property or a combination of properties of similar size, character, setting and community identity that are also located within the Granite Bay Community Plan area.

There is no proximate noncontracted land which is sufficiently close to the Rickey Reese Estates, which is both available and suitable, for the proposed use of the Rickey Reese Estates. There were just 4 properties with at least 10 acres available and for sale since February 10, 2013 within a 3 mile radius of the Rickey Reese Estates:

1. 8190 Barton Rd, Granite Bay, CA 95746
This property is zoned residential agricultural but the 10 acres is not of sufficient size to be suitable for the alternative use proposed for the Rickey Reese Estates. In addition, this property sold in June 2014 and is therefore unavailable.
2. 5830 Walden Ln, Granite Bay, CA 95746 – Sold 02/06/15
This property is zoned residential with 39 acres. In addition, this property sold in January 2015 and is therefore unavailable.
3. 6639 Wishing Well Way, Loomis, CA 95650 - Sold 02/06/15
This property is zoned residential agricultural but is located outside the Granite Bay Community Plan and the 17 acres is not of sufficient size to be suitable for the alternative use proposed for the Rickey Reese Estates. In addition, this property sold in August 2013 and is therefore unavailable.
4. Douglas Blvd, Granite Bay, CA 95746 Pending
This property is zoned Planned Unit Development/Residential and the 17 acres is not of sufficient size to be suitable for the alternative use proposed for the Rickey Reese Estates. The property is in escrow with sale pending and therefore is unavailable.

Therefore, it has been determined that no proximate noncontracted land is available and suitable for the proposed use that the Rickey Reese Estates be put.

Alternatively, the second part of the fifth finding also enters into the analysis, namely, “that development of the contracted land would provide more contiguous patterns of urban development of proximate noncontracted land” while also complying with the residential agricultural zoning of the property. Specifically, immediately adjacent land to the south is developed with urban, executive housing in the Shelbourne Estates subdivision, with developed residential agriculture property immediately to the north and west, and Hidden Valley Estates subdivision immediately to the east across Auburn Folsom Road: Based on surrounding land uses, the proposed removal of the project site from the Williamson Act contract would also satisfy the fifth finding from a CEQA standpoint by leading to a more contiguous pattern of urban development of proximate noncontracted land.

Supporting Documents: A Notice of partial nonrenewal of Williamson Act Contract AGP-145 for the Rickey-Reese Estates was filed with the Placer County Recorder on September 27, 2013 pursuant to Government Code Section 51245. Exhibit A (Notice of Nonrenewal); Exhibit B (Land Conservation Act Maps); Exhibit C (Noncontracted Properties Available).

PLACER COUNTY CODE CHAPTER 17: PART 4: SUBSECTION 17.164.150 (F)(2) FINDINGS

PROPOSED FINDING #1 - CANCELLATION OF THE CONTRACT IS IN THE PUBLIC INTEREST.

Summary/Evidence:

Cancellation of the Williamson Act contract on this parcel is in the public interest for the following reasons: 1) the land use pattern has changed in the region as evidenced by the Residential Agriculture zoning of suburban developments adjacent to and in close proximity to the Rickey-Reese Estates; such as Shelbourne Estates, Hidden Valley, Walden Woods, Los Lagos Estates, Eden Roc and others. In addition, there is higher density, small lot residential property (less than one acre parcels) on roads located adjacent to and in close proximity to the Rickey-Reese Estates, i.e. Auburn Folsom, Sierra Ponds, Joe Rogers, Cavitt Stallman, Twin Rocks, and more, which makes the subject property unsuitable for agricultural use. And there is no other reasonable or comparable agricultural use to which the land may be put; 2) the development of the Rickey-Reese Estates implements the Granite Bay Community Plan, existing County zoning, and the proposed Specific Plan that provide for the methodical, logical and contiguous pattern of low density residential urban development in this planning area of the County, which is in the best interests of the County; 3) residential development of the Rickey-Reese Estates represents the best outcome for the citizens of the County and the surrounding area in particular, recognizing the local and regional locations and levels of existing and approved residential agricultural development; 4) the Rickey-Reese Estates does not meet the minimum qualification for a Williamson Act Contract as the site does not meet the minimum size required (40 acres is the minimum lot area for non-prime agricultural lands) Therefore, due to the fact that the Rickey-Reese Estates is in non-renewal, the benefits of partial cancellation substantially outweigh the loss of a little over eight (8) years of minimal agricultural production that could possibly be achieved on this parcel land proposed for partial contract cancellation.

Supporting Documents: Exhibit A (Notice of Nonrenewal); Placer County General Plan; Granite Bay Community Plan.

GOVERNMENT CODE 51282(b) FINDINGS

PROPOSED FINDING # 1 -THE CANCELLATION IS FOR LAND ON WHICH A NOTICE OF NONRENEWAL HAS BEEN SERVED PURSUANT TO GOVERNMENT CODE SECTION 51245.

Summary: The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245.

Evidence: A Notice of partial nonrenewal of Williamson Act Contract AGP-145 for the Rickey-Reese Estates was filed with the Placer County Recorder on September 27, 2013 pursuant to Government Code Section 51245.

Supporting Documents: Exhibit A (Notice of Nonrenewal);

PROPOSED FINDING # 2 -THE CANCELLATION IS NOT LIKELY TO RESULT IN REMOVAL OF ADJACENT LANDS FROM AGRICULTURAL USE.

Summary/Evidence: The cancellation of the Williamson Act Contract on the Rickey-Reese Estates property is not likely to result in the removal of adjacent lands from agricultural use for the following reasons: (1) Land uses on adjoining parcels will not be materially impacted by rural estate residential agricultural development on the Rickey-Reese Estates property because the existing land uses on adjoining parcels are developed with rural estate residential uses and the proposed uses on the Rickey-Reese Estates property will be consistent with and complement those existing uses on adjoining parcels; and (2) there is no evidence in the record demonstrating that rural estate residential agricultural development of the Rickey-Reese Estates property would prevent agricultural activities from continuing on properties in the vicinity of the Rickey-Reese Estates property.

The Rickey-Reese Estates is surrounded by lands currently zoned and designated for residential agricultural uses. Removing the Rickey-Reese Estates from the Williamson Act contract will not result in incompatible uses, in fact, quite the opposite is true, since removing the Rickey-Reese Estates from agricultural uses will promote compatible neighboring and surrounding uses consistent with and meeting the County's goals and objectives embodied in the Granite Bay Community Plan and existing County zoning. Therefore, existing farmland in the immediate vicinity will have no pressure to convert due to any land use conflicts associated with the partial cancellation of the Williamson Act contract on the Rickey-Reese Estates. Furthermore, although cancellation of the Rickey-Reese Estates Williamson Act contract would allow rural estate residential agricultural development to proceed, there is no evidence in the record that any other lands would be converted from agricultural use to rural estate residential development as a necessary result of the partial cancellation of the Williamson Act Contract. In fact, with the partial cancellation of this Williamson Act contract AGP145, the other two parcels in the contract shall remain in the Williamson Act contract.

Supporting Documents: Exhibit A (Notice of Nonrenewal); Placer County General Plan; Granite Bay Community Plan.

PROPOSED FINDING # 3 -THE CANCELLATION IS FOR AN ALTERNATIVE USE THAT IS CONSISTENT WITH THE APPLICABLE PROVISIONS OF THE COUNTY GENERAL PLAN.

Summary/Evidence: The proposed alternate use is consistent with the County General Plan and the Granite Bay Community Plan. The current zoning of the Rickey-Reese Estates is residential agricultural. The existing Granite Bay Community Plan policies specifically states that any land use changes must be designed and implemented to be consistent with the contiguous properties. The proposed land uses would be consistent with the land use designation in the Granite Bay Community Plan as proposed for the Rickey-Reese Estates. The landowners are proposing partial cancellation of the contract of the Rickey-Reese Estates

in order to develop the project consistent with the County General Plan and the Granite Bay Community Plan designation governing the development of the property.

Supporting Documents: Exhibit A (Notice of Nonrenewal); Placer County General Plan; Granite Bay Community Plan.

PROPOSED FINDING #4 - THE CANCELLATION WILL NOT RESULT IN DISCONTIGUOUS PATTERNS OF URBAN DEVELOPMENT.

Summary/Evidence: Cancellation of the Williamson Act on the Rickey-Reese Estates will not result in discontinuous patterns of urban (rural estate residential) development because cancellation of the contract is necessary to ensure that the County's planning area is developed in a logical and contiguous pattern in accordance with County goals and objectives. The development of the Rickey-Reese Estates, at completion, will form an internally and externally contiguous pattern of rural estate residential agricultural development, contiguous to existing rural estate residential agricultural development in Granite Bay.

The Rickey-Reese Estates property is located within the Granite Bay Community Plan and has a land use designation of Rural Estates. As noted previously, the property is surrounded by existing rural estate residential developed property, including Shelbourne Estates along the Rickey-Reese Estates property's southern boundary, Hidden Valley Estates to the east across Auburn-Folsom Road, and rural estate residential agricultural homes to the north and west.

Supporting Documents: Exhibit A (Notice of Nonrenewal); Placer County General Plan; Granite Bay Community Plan.

PROPOSED FINDING #5 - THERE IS NO PROXIMATE NONCONTRACTED LAND WHICH IS BOTH AVAILABLE AND SUITABLE FOR THE USE TO WHICH IT IS PROPOSED THE CONTRACTED LAND BE PUT, OR, THAT DEVELOPMENT OF THE CONTRACTED LAND WOULD PROVIDE MORE CONTIGUOUS PATTERNS OF URBAN DEVELOPMENT THAN DEVELOPMENT OF PROXIMATE NONCONTRACTED LAND.

Summary/Evidence: There is no proximate noncontracted land which is sufficiently close to the Rickey Reese Estates, which is both available and suitable, for the proposed use of the Rickey Reese Estates 37.7 acres. There were just 4 properties with at least 10 acres available since February 10, 2013 within a 3 mile radius of the Rickey Reese Estates:

1. 8190 Barton Road, Granite Bay, CA 95746
This property is zoned residential agricultural but the 10 acres is not of sufficient size to be suitable for the alternative use proposed for the Rickey Reese Estates. The property sold in June 2014 and is therefore unavailable.
2. 5830 Walden Lane, Granite Bay, CA 95746 – Sold 02/06/15
This property is zoned residential with 39 acres. The property sold January 2015 and is therefore unavailable.
3. 6639 Wishing Well Way, Loomis, CA 95650 - Sold 02/06/15
This property is zoned residential agricultural but is located outside the Granite Bay Community Plan and the 17 acres is not of sufficient size to be suitable for the alternative use proposed for the Rickey Reese Estates. The property sold August 2013 and is therefore unavailable.
4. Douglas Blvd, Granite Bay, CA 95746 Pending

This property is zoned Planned Unit Development/Residential and the 17 acres is not of sufficient size to be suitable for the alternative use proposed for the Rickey Reese Estates. The property is in escrow with sale pending and therefore is unavailable.

Therefore, it has been determined that no proximate noncontracted land is available and suitable for the proposed use that the Rickey Reese Estates be put.

Supporting Documents: Exhibit A (Notice of Nonrenewal); Exhibit B (Noncontracted Properties Available) Placer County General Plan; Granite Bay Community Plan.

CALIFORNIA GOVERNMENT CODE 51282(c) FINDINGS

PROPOSED FINDING #1 - CANCELLATION OF THE CONTRACT IS IN THE PUBLIC INTEREST BECAUSE OTHER PUBLIC CONCERNS SUBSTANTIALLY OUTWEIGH THE OBJECTIVES OF THIS CHAPTER.

Summary/Evidence: Cancellation of the subject contract is in the public interest for the following reasons: 1) the development of the Rickey-Reese Estates property as proposed implements the County's General Plan, the Granite Bay Community Plan, and existing County zoning, that provides for logical and contiguous patterns of rural estate development in this portion of Placer County; 2) the rural estate residential development of the Rickey-Reese Estates property represents the best outcome for residents of Granite Bay in that the proposed use is consistent with the surrounding rural estate development in this portion of Granite Bay; and 3) the contract does not meet the minimum 40 acre qualifications for a Williamson Act Contract under the Placer County Administrative Rules

Development of the contracted land would provide a more contiguous pattern of rural estate residential development than development of proximate non-contracted land, as the Rickey-Reese Estates property is surrounded by developed rural estate properties, as explained more fully above.

The Rickey-Reese Estates does not meet the minimum qualification for a Williamson Act Contract due to its zoning (The Rickey-Reese Estates is zoned Residential Agricultural, as well as the site does not meet the minimum size required 40 acres, which is the minimum lot area for non-prime agricultural lands). Thus, because the Rickey-Reese Estates is in non-renewal, the benefits of cancellation substantially outweigh the loss of a little more than eight (8) years of marginal agricultural production that could be achieved on the small parcel of land proposed for contract cancellation.

Supporting Documents: Exhibit A (Notice of Nonrenewal), Placer County General Plan; Granite Bay Community Plan.

PROPOSED FINDING #2 - THERE IS NO PROXIMATE NONCONTRACTED LAND WHICH IS BOTH AVAILABLE AND SUITABLE FOR THE USE TO WHICH IT IS PROPOSED THE CONTRACTED LAND BE PUT, OR, THAT DEVELOPMENT OF THE CONTRACTED LAND WOULD PROVIDE MORE CONTIGUOUS PATTERNS OF URBAN DEVELOPMENT THAN DEVELOPMENT OF PROXIMATE NONCONTRACTED LAND.

Please see discussion of Section 15282(b) Finding #5 above. This finding is identical to the finding required by Section 51282(b)(5), for cancellations consistent with the purposes of the Williamson Act The finding is discussed above and substantial evidence in support is provided..

EXHIBITS

Exhibit A (Notice of Nonrenewal); Exhibit B (Noncontracted Properties Available).

CONCLUSION

Whereas the above required findings are in accordance with California Government Code Section 51282 and in accordance with the Placer County Administrative Rules for Williamson Act Lands ("Administrative Rules"), the County of Placer Board of Supervisors has requested to approve the partial cancellation of Williamson Act Contract AGP-145 on 37.7 acres, commonly referred to as the "Rickey-Reese Estates", comprised of a single parcel, APN 035-120-027-000

PLACER COUNTY RECORDER
JIM MCCAULEY
BOC 2013-0094078-00

RECORDED BY PLACER COUNTY
RECORDING REQUESTED BY &
RETURN TO:

EXHIBIT A

FRIDAY, SEP 27, 2013 14:54:25
MIC \$0.00 | AUT \$0.00 | SBS \$0.00
REP \$0.00 | RED \$0.00 | * \$0.00
D \$0.00

Ttl Pd \$0.00 Rcpt # 02311773
alkdlmfj1/gv/1-2

Clerk of the Planning Commission
Placer County Planning Services Division
3091 County Center Drive
Auburn, CA 95603

**NOTICE AFFECTING PROPERTY UNDER
LAND CONSERVATION AGREEMENT**

AGRICULTURAL PRESERVE NUMBER: AGP-145

ASSESSOR'S PARCEL NO.: 035-120-027-000

ACRES: 37.7

RECORDER DOCUMENT #: Volume 1350, Pages 548-553

OWNER(S): Terry Reese and Aaron Rickey

ADDRESS TO WHICH CORRESPONDENCE SHOULD BE SENT: Planning Commission
Clerk, Placer County Planning Services Division, 3091 County Center Drive, Auburn CA 95603

TELEPHONE NO.: (530) 745-3000

NOTICE OF PARTIAL NON-RENEWAL

NOTICE IS HEREBY GIVEN, in accordance with Paragraph 3 of the Land Conservation Agreement on the above-described parcel, that the record owner is not renewing a portion of said Agreement as to said parcel as of January 1, 2014. By that Partial Notice of Non-Renewal, said portion of Agreement will then expire automatically 9 years from and after said January 1 date, but that in the intervening 9 years, the Agreement will, by law, remain in full force and effect.

COUNTY OF PLACER

BY: *Lynn Halman*
Clerk, Board of Supervisors

DATE: 9-27-2013

DISTRIBUTION:
Landowner
Joshua Huntsinger, Agricultural Commissioner
Alex Fisch, Planning Services Division
Assessor's Office
Director - State of California Department of Conservation

EXHIBIT B (1)

Listing #12072790
\$1,200,000 (LP)
\$1,100,000 (SP)

8190 Barton Rd, Granite Bay, CA 95746 * Sold (06/30/14) DOM/CDOM: 50/50

Acres: 10.0000

Lot Sz: 10.0000ac*

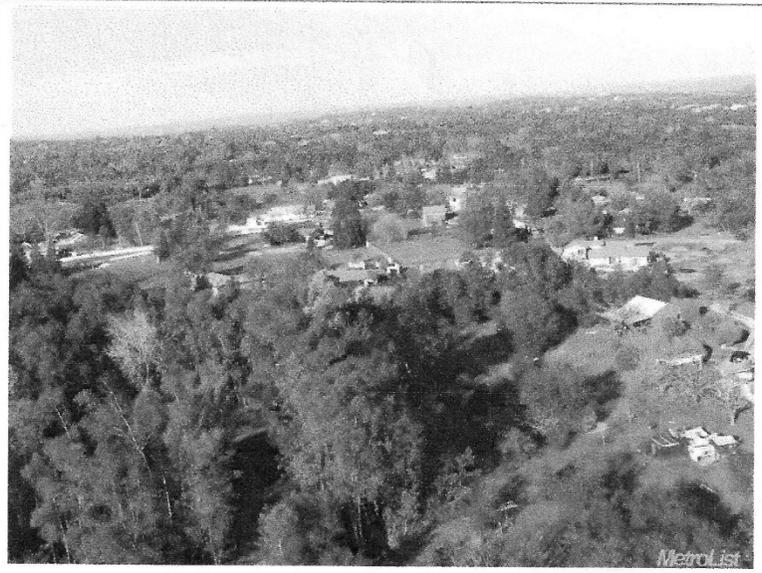
SP % LP: 91.67

Area: 12746

Remarks

Beautiful 10 Acres in the heart of Granite Bay. Many possibilities.

Pictures (6)



Agent	Nick Sadek  (ID: SSADEKNI) Primary:916-966-4444 Secondary:916-784-7444 Lic: 00970410		
Office	Sadek, N.R., Real Estate (ID:01NRS) Phone: 916-784-7444, FAX: 916-405-7444 Office Lic.: 00970410		
Property Type	Lots and Land		
Status	Sold (06/30/14)		
Service Level	E		
Area	12746		
Subdivision	Granite Bay		
Commission Type	Percentage of Sale		
Commission to Selling Office	Commission	Var/Dual Rate	
	2	No	
Lot Sq Ft (approx)	435600*	Lot Acres (approx)	10.0000
Price / Acre	110,000.00		
County	Placer	APN	048-082-083-000
Map Book	Thomas Bros. (PL,SA)	Map Coordinates	241, A2
Cross Street	Macargo		
Listing Date	12/10/12	Entry Date	01/11/13
On Market Date	01/11/13		
Variable Price	No		
Original Price	1,100,000		
Owner Name	Call Agent	Owner Phone	
School County	Placer (Elementary: Eureka Union; Junior High: Eureka Union; Senior High: Roseville Joint)		
Confidential Agent Remarks	Please use caution when showing property. Home was damaged in fire over a year ago. Value is in the 10 acres. Property is being SOLD AS IS. Out of town Seller, Please allow time for response.		
Directions to Property	Douglas Blvd towards Folsom Lake. Turn left on to Barton Rd. End at 8190 Barton Rd. Destination is on the left.		

Selling Information

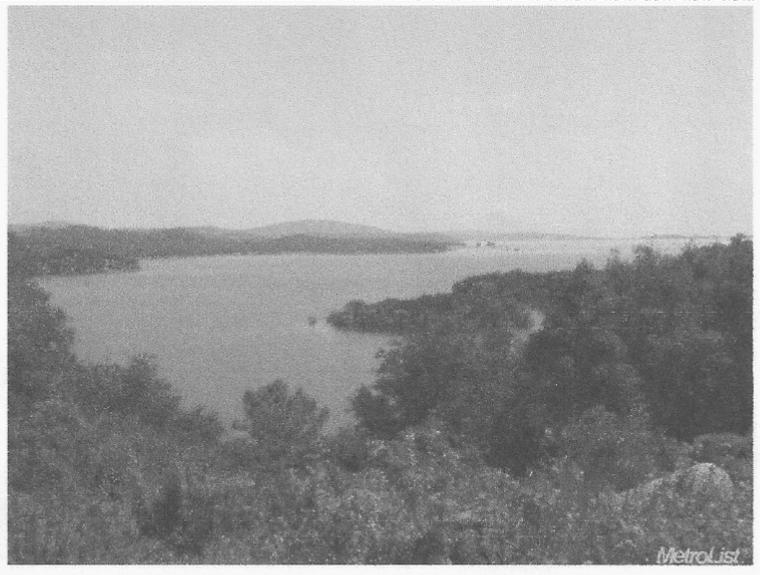
Selling Price	1,100,000	Selling Date	06/30/14
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EXHIBIT B (2)

Listing #14010337 **5830 Walden Ln, Granite Bay, CA 95746 *** **Sold** (02/06/15) **DOM/CDOM: 339/339**
\$1,699,000 (LP)
\$1,600,000 (SP) **Acres: 39.0000** **Lot Sz: 39.0000ac**
SP % LP: 94.17 **Area: 12650**

Remarks

39+/- ACRES OF SPECTACULAR GRANITE BAY LAND, WITH VIEWS OF FOLSOM LAKE AND SACRAMENTO CITY. THIS HAS A TENTATIVE APPROVED MAP FOR 6 LOTS. THE SETTING IS BREATHTAKING. AN UNPARALLELED COMBINATION OF MOSTLY LEVEL TERRAIN WITH AMAZING GIANT GRANITE BOULDER FORMATIONS AND OUTCROPPINGS. AN ABUNDANCE OF OAK AND OTHER NATIVE TREES. THE POSSIBILITIES OF THIS PROPERTY ARE ENDLESS AND SURE TO CAPTURE YOUR ATTENTION AND YOUR IMAGINATION.



Pictures (7)



Agent	Jeff E Sessions (ID: PSESSJEF) Primary:916-768-7475 Secondary:916-768-7475 Lic: 01312653		
Office	Granite Bay Real Estate (ID:01LGB02) Phone: 916-791-0181, FAX: 916-791-0171 Office Lic.: 01218764		
Property Type	Lots and Land	Property Subtype(s)	Residential Acreage
Status	Sold (02/06/15)		
Service Level	E		
Area	12650		
Subdivision			
Commission Type	Percentage of Sale		
Commission to Selling Office	Commission	Var/Dual Rate	
	2.5	No	
Lot Sq Ft (approx)	1698840	Lot Acres (approx)	39.0000
Price / Acre	41,025.64		
County	Placer	APN	036-190-071-000
Map Book	Thomas Bros. (PL,SA)	Map Coordinates	221, G4
Cross Street	Eden Roc Circle		
Listing Date	02/21/14	Entry Date	02/23/14
On Market Date	02/23/14		
Variable Price	No		
Original Price	2,495,000		
Owner Name	Owner Phone		
School County	Placer (Elementary: Loomis Union; Junior High: Loomis Union; Senior High: Placer Union High)		
Confidential Agent Remarks	CALL JEFF FOR FULL PROPERTY TOUR. PLEASE DO NOT DRIVE UP TO GATE OR DISTURB		

EXHIBIT B (3)

Listing #12066069 **6639 Wishing Well Way, Loomis, CA 95650 *** **Sold** (08/01/13) **DOM/CDOM: 142/435**
\$480,000 (LP)
\$480,000 (SP) **Acres: 17.0000** **Lot Sz: 17.0000ac**
SP % LP: 100.00 **Area: 12650**

Remarks

Great location just inside Loomis city limits, beautiful property & lots of hidden value! Public water plus 1 irrigation water year around from PCWA, recorded survey map and functioning septic system at the modular. Pond is on this parcel but white house is not. Truly one of a few opportunities to establish your own estate property or split.

Land varies with open spaces as well as treed areas and is very usable.

Pictures (7)



Agent	Margie C Poucher (ID: PPOUCHEM) Primary:916-952-5768 Secondary:916-782-0562 Lic: 01028197		
Office	Lyon RE Roseville (ID:01LYON05) Phone: 916-784-1500, FAX: 916-784-1578 Office Lic.: 00182401		
Property Type	Lots and Land	Property Subtype(s)	Residential Acreage
Status	Sold (08/01/13)		
Service Level	E		
Area	12650		
Subdivision			
Commission Type	Percentage of Sale		
Commission to Selling Office	Commission	Var/Dual Rate	
	2.5	No	
Lot Sq Ft (approx)	740520	Lot Acres (approx)	17.0000
Price / Acre	28,235.29		
County	Placer	APN	045-071-064-000
Map Book	Thomas Bros. (PL,SA)	Map Coordinates	221, B1
Cross Street	LAIRD ROAD		
Listing Date	11/02/12	Entry Date	11/02/12
On Market Date	11/02/12		
Variable Price	No		
Original Price	599,900		
Owner Name	Alicia Howard	Owner Phone	916-410-4604
School County	Placer (Elementary: Loomis Union; Junior High: Loomis Union; Senior High: Placer Union High)		
Confidential Agent Remarks	Possible split as area is under 4.6 ac min. Detailed survey map of pcl as a whole has been recorded. Owner w/be happy to walk prop, make prior arrangements thru Margie. DO NOT DRIVE ON PROP. Please stay on road. Modular rented so pls do not approach or white home at the end of rd		
Directions to Property	From Loomis, Horseshow Bar Rd. over freeway. Quick rt then left on Laird Rd and continue to Wishing Well Wy. Or Auburn Folsom Rd. to Laird to left on Wishing Well Way.		

EXHIBIT B (4)

Listing #14004715
\$1,900,000 (LP)

Douglas Blvd, Granite Bay, CA 95746 * Pending (07/03/14) DOM/CDOM: 160/160

Acres: 17.1000

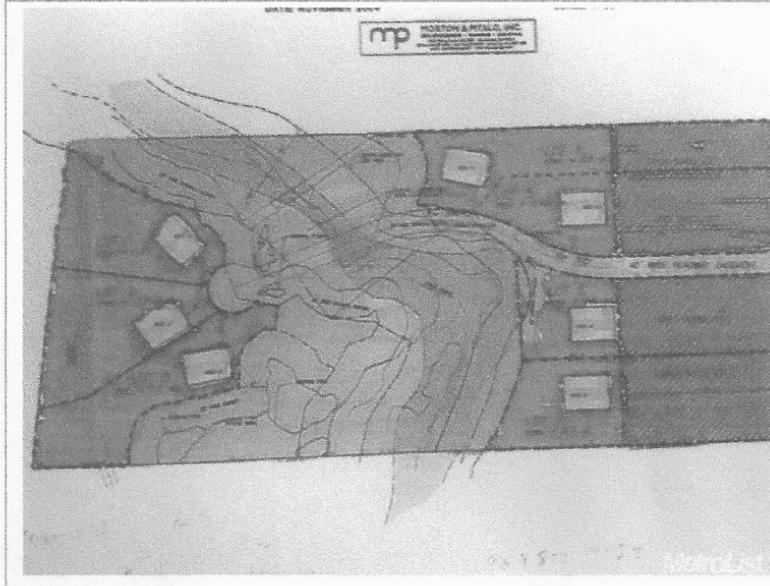
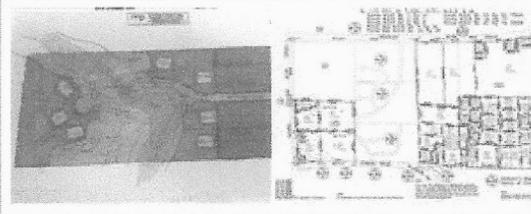
Lot Sz: 17.1000ac*

Area: 12746

Remarks

Amazing 17 acre parcel with approved map. Possible 7 lot subdivision. Riparian Creek area cannot be developed. Contiguous to Greyhawk. APPROVED MAP IN ATTACHED DOCUMENTS.

Pictures (2)



Agent	Barbara A Tonso (ID: PTONSBAR) Primary:916-765-8121 Secondary:916-765-8121 Lic: 00796524		
Co-Agent	Ronald W Rose (ID: PROSERON) Primary:916-847-6082 Secondary:916-765-8121 Lic: 01311314		
Office	Coldwell Banker-Res R E Srv (ID:01CLBA03) Phone: 916-786-4600, FAX: 916-786-5287 Office Lic.: 019083		
Co-Office	Coldwell Banker-Res R E Srv (ID:01CLBA03) Phone: 916-786-4600, FAX: 916-786-5287 Office Lic.: 019083		
Property Type	Lots and Land	Property Subtype(s)	Residential Lot
Status	Pending (07/03/14)		
Service Level	E		
Area	12746		
Subdivision			
Commission Type	Percentage of Sale		
Commission to Selling Office	Commission	Var/Dual Rate	
	2.5	No	
Lot Sq Ft (approx)	744876*	Lot Acres (approx)	17.1000
Price / Acre	111,111.11		
County	Placer	APN	048-151-001-000
Map Book		Map Coordinates	,
Cross Street	GREYHAWK		
Listing Date	01/24/14	Entry Date	01/24/14
On Market Date	01/24/14		
Variable Price	No		
Original Price	1,900,000		
Owner Name		Owner Phone	
School County	Placer (Elementary: Eureka Union; Junior High: Eureka Union; Senior High: Roseville Joint)		
Directions to Property	Douglas Blvd to parcel		
Short Sale	No		
Pending Date	07/03/14		

General Information