



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

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

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

PROJECT: Rooker Parcel Map (PMLD 20070403)

PROJECT DESCRIPTION: The project proposes a Minor Land Division of a 20.1-acre parcel to create two lots consisting of 5.87 acres and 14.23 acres.

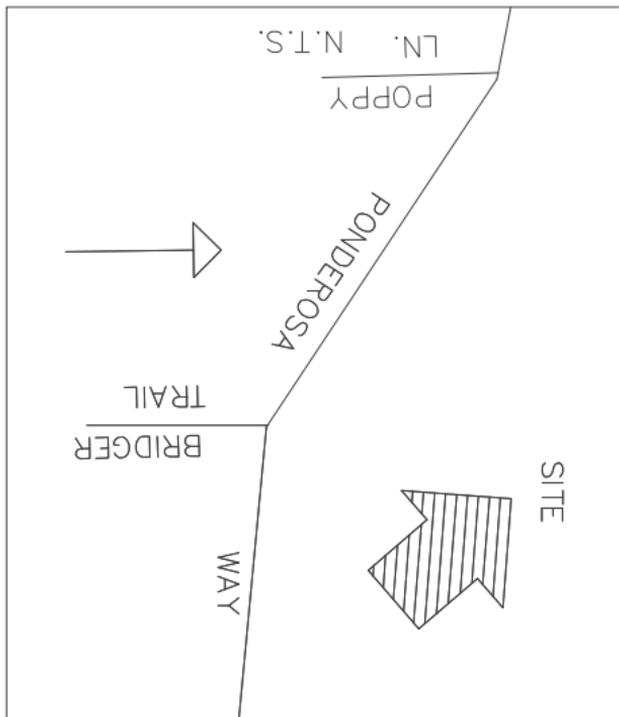
PROJECT LOCATION: approximately 1,500 feet north of Ponderosa Way and 3,200 feet from the intersection of Ponderosa Way and Poppy Way, Weimar, Placer County

PROJECT OWNER: Brian & Jennifer Rooker, 1333 Ponderosa Way, Weimar, CA 95736

PROJECT APPLICANT: Swift Engineering, PO Box 5141, Auburn, CA 95604

The comment period for this document closes on **August 1, 2013**. 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 Applegate Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Wednesday, July 3, 2013



VICINITY MAP

N.T.S.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

MITIGATED NEGATIVE DECLARATION

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

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

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

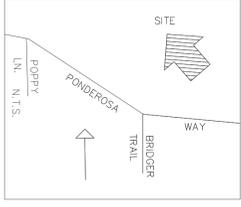
PROJECT INFORMATION

Title: Rooker Parcel Map	Plus# PMLD 20070403
Description: The project proposes a Minor Land Division of a 20.1-acre parcel to create two lots consisting of 5.87 acres and 14.23 acres.	
Location: approximately 1,500 feet north of Ponderosa Way and 3,200 feet from the intersection of Ponderosa Way and Poppy Way, Weimar, Placer County	
Project Owner: Brian & Jennifer Rooker, 1333 Ponderosa Way, Weimar, CA 95736	
Project Applicant: Swift Engineering, PO Box 5141, Auburn, CA 95604	
County Contact Person: Melanie Jackson	530-745-3036

PUBLIC NOTICE

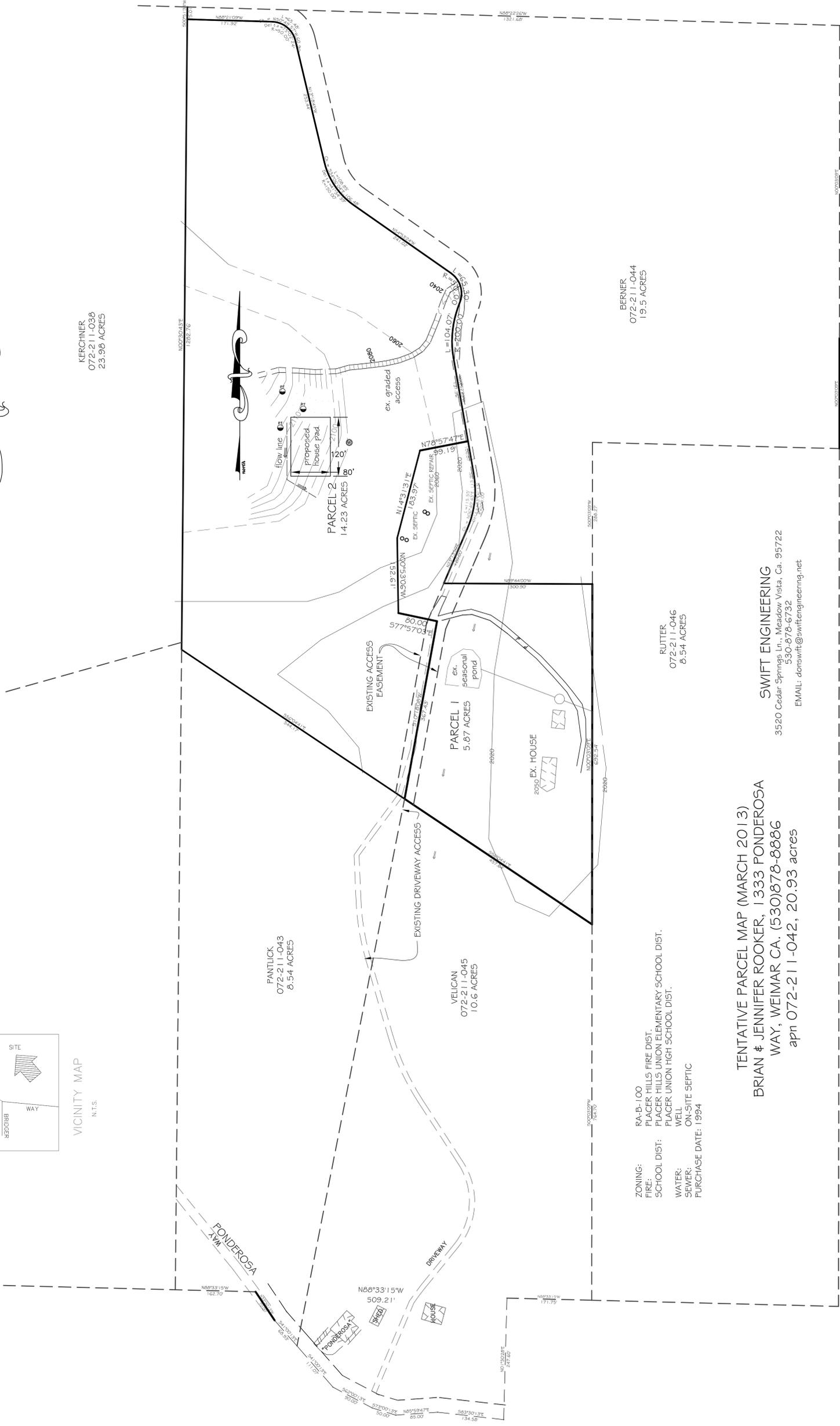
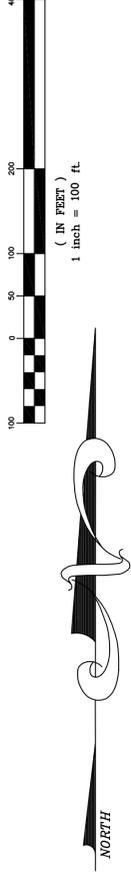
The comment period for this document closes on **August 1, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/Svcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Applegate Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the decision-makers. 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.



VICINITY MAP
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



KERCHNER
072-211-038
23.98 ACRES

PANTLUCK
072-211-043
8.54 ACRES

VELICAN
072-211-045
10.6 ACRES

PARCEL 2
14.23 ACRES

PARCEL 1
5.87 ACRES

BERNER
072-211-044
19.5 ACRES

RUITER
072-211-046
8.54 ACRES

ZONING: RA-B-100
FIRE: PLACER HILLS FIRE DIST.
SCHOOL DIST: PLACER HILLS UNION ELEMENTARY SCHOOL DIST.
WATER: PLACER UNION HIGH SCHOOL DIST.
SEWER: WELL
ON-SITE SEPTIC
PURCHASE DATE: 1994

TENTATIVE PARCEL MAP (MARCH 2013)
BRIAN & JENNIFER ROOKER, 1333 PONDEROSA
WAY, WEIMAR CA. (530)878-8886
apn 072-211-042, 20.93 acres

SWIFT ENGINEERING
3520 Cedar Springs Ln., Meadow Vista, Ca. 95722
530-878-6732
EMAIL: donswift@swiftengineering.net



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

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

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Rooker Parcel Map	Plus# PMLD 20070403
Entitlement(s): Minor Land Division	
Site Area: 20.1 acres / 910,404 square feet	APN: 072-211-042
Location: approximately 1,500 feet north of Ponderosa Way and 3,200 feet from the intersection of Ponderosa Way and Poppy Way, Weimar, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Minor Land Division of a 20.1-acre property to create two properties consisting of 5.87 acres and 14.23 acres. The resultant parcel (14.23 acres) will have the capability for construction of a single-family residence. The project will utilize existing onsite individual water wells for each proposed parcel. The project will utilize one existing well and one proposed onsite sewage disposal system to serve proposed parcel 2 and another existing well and the existing onsite sewage disposal system to serve proposed parcel 1. A new driveway access will be created to serve the new lot, and both the new driveway and the existing driveway will be graded and paved as a part of the project, including both on and offsite driveway access. Both the onsite and offsite portions of the driveway and site access will be graded and paved.

The applicant previously applied for a Minor Land Division on June 1, 2007. The application was deemed incomplete by the Parcel Review Chairman on July 12, 2007 pending successful completion of Environmental Review. The applicants appealed the Parcel Review Chairman's determination and Appeal was heard by the Planning Commission on October 28, 2008, where by the Planning Commission took action to deny the appeal and reaffirmed the Parcel Review Chairman's decision to require Environmental Review.

Project Site (Background/Existing Setting):

The project site consists of approximately 20.1 acres and is developed with a single-family residence and accessory structures. An existing driveway that fronts on Ponderosa Way provides access to the property. The site has moderate to steep topography, includes two hilltops, and contains heavy tree coverage with a mix of oak woodlands and conifer. The proposed resulting lot essentially consists of one large hill and slopes heavily downward to the north, south and east sides of the property. Little Codfish Creek bisects the eastern portion of the subject property.

The property is zoned RA-B-100 (Residential-Agriculture, combining minimum Building Site designation of 100,000 square feet or 2.3 acres) and is designated Rural Estate 2.3-4.6 acre minimum by the Weimar/Applegate/Clipper Gap Community Plan.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100 (Residential-Agriculture, combining Building Site District of 100,000 square feet or 2.3 acre minimum parcel size)	Rural Estate 2.3 - 4.6 acre minimum	Developed with a single-family residence and accessory structures.
North	Same as project site	Same as project site	Developed with a single-family residence.
South	Same as project site	Same as project site	Developed with a single-family residence.
East	Same as project site	Same as project site	Developed with a single-family residence.
West	Same as project site	Same as project site	Developed with a single-family residence.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Weimar/Applegate/Clipper Gap Community Plan EIR

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

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

Discussion- Items I-1,2:

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

Discussion- Items I-3,4:

The subject property consists of 20.1 acres and is currently developed with a single-family residence and accessory structures. The proposed Minor Land Division will result in two separately saleable, buildable parcels consisting of 5.87 acres and 14.23 acres. The project site consists of approximately 20.1 acres and is developed with a single-family residence and accessory structures. Driveway access to the property fronts on Ponderosa Way. The proposed resulting lot essentially consists of one large hill and slopes heavily downward to the north, south and east sides of the property. Construction of a new single-family residence would have the potential to degrade the visual character or quality of the site and create a new source of light or glare. However, the location of the proposed Minor Land Division is within a rural area made up of large parcels. Because of the rural nature of the area, impacts resulting from additional light or glare created by the creation of a new residence would be considered negligible. While the construction of a new residence would result in the removal of trees on-site, any visual impact would be minimal due to the heavy tree coverage on the property. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

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

Discussion- All Items:

The proposed project consists of a parcel split that will result in the creation of one separately saleable, buildable parcel. The property is currently developed with a single-family residence and associated structures. Although the property is zoned RA-B-100 (Residential-Agriculture, combining Building Site District of 100,000 square feet or 2.3 acre minimum parcel size), there are currently no agricultural uses on the project site. The proposed project is designated as “Other Land” by the Farmland Mapping and Monitoring Program of the California Resources Agency and therefore, the proposed project would not result in impacts to farmlands. The project will not conflict with land use buffers for agricultural uses because the surrounding properties do not contain agricultural operations and will not conflict with a Williamson Act contract or a Right-to-Farm Policy. Although the project site contains forest lands, the property is zoned for residential use and as such, the creation of an addition parcel will not result in a rezoning or impacts to forest or timberlands. Finally, the project would not result in the conversion of farmland.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Item III-1:

The project site is located within the Mountain Counties Air Basin (MCAB) and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). The MCAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the state particulate matter standard (PM₁₀) and partially designated nonattainment for the federal particulate matter standard (PM_{2.5}).

The project proposes a minor land division to create one additional parcel, which, in itself would not result in a significant air quality impact to the region. No mitigation measures are required.

Discussion- Items III-2,3,4,5:

Operational related emissions could result from potential future construction of an additional dwelling unit. The occupancy of an additional dwelling would generate nominal air pollutants and would not individually violate air quality standards or substantially contribute to existing air quality violations.

No construction is proposed at this time, but if the additional building site were to be developed, the development area would be smaller than the minimum parcel size requiring approval of a dust control plan. In addition, if future construction is proposed, it would then be subject to all applicable Best Management Practices for dust and erosion control. Construction related air quality impacts are considered less than significant, and there is no mitigation required.

IV. BIOLOGICAL RESOURCES – Would the project:

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

Discussion- Items IV-1,2,4,5,6:

The 20.1-acre site has moderate to steep topography, includes two hilltops, and contains heavy tree coverage with a mix of oak woodlands and conifer. Little Codfish Creek, an intermittent stream and a tributary to the North Fork of the American River, bisects the eastern portion of the site. The creek is located on the smaller of the proposed parcels (Parcel one, 5.87 acres) where there is an existing single-family residence and accessory structures. An existing pond is also located on proposed Parcel one, to the east of the access road. The additional buildable parcel (Parcel two, 14.23 acres) would be located to the west of Parcel one, and would have little impact, if any, to Little Codfish Creek or the existing pond. Section 17.54.140(D) (Watercourse Setbacks) of the Placer County Zoning Ordinance requires that all proposed structures shall be set back from any stream, creek, canal, pond, lake or river, 50 feet from the centerline of intermittent streams (Little Codfish Creek) and 50 feet from the high water mark of a pond. This requirement, in conjunction with the implementation of Best Management Practices (BMP's) during construction activities would reduce any potentially significant impacts to less than significant levels.

In addition, implementation of the proposed project will not 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 by the California Department of Fish & Game, or U.S. Fish & Wildlife Service. The subject parcel is located within the Weimar/Applegate/Clipper Gap General Plan that includes a complete inventory of all known species within the General Plan area and a map locating critical habitat areas (Plate 4, Weimar/Applegate/Clipper Gap General Plan). The subject property does not fall within an area of special concern as detailed on the Wildlife Areas Map included in the plan. As such, the subdivision of a 20.1-acre parcel to create a 5.87 acre parcel and a 14.23 acre parcel will not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare threatened species. No mitigation measures are required.

Discussion- Items IV-3,7:

The subject property contains heavy tree coverage that is designated as Mixed Woodland and Mixed Conifers in the Weimar/Applegate/Clipper Gap General Plan. According to the Plan, Mixed Woodland consists of dense to near dense stands of mixed oaks, including black oak, interior live oak, canyon oak or blue oak. The Mixed Conifer designation consists of semi or dense stands of cone bearing trees, primarily Spruce, Pine, Fir and Cedar.

The proposed project will likely result in the removal of protected trees on the property, with development of the proposed Parcel two (i.e. construction of a residence, septic and repair areas, site access and road improvements). However, these tree impacts would be minimal considering the heavy tree coverage on-site. Any trees proposed to be removed will be identified at the time of grading permit review and will be quantified by identification of all protected trees within 50 feet of the building envelope, trees within the limits of both on-site and off-site improvements and the trees within the improvement area for the septic system and repair areas. Implementation of the following mitigation measure will reduce any tree impacts to a less than significant level:

Mitigation Measures- Items IV-3,7:

MM IV.1 Prior to approval of grading plans, improvement plans, or recordation of the Final Map, whichever occurs first, trees identified for removal, and/or trees with disturbance to its critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Development Review Committee (DRC) or through payment of in-lieu fees, as follows:

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

Discussion- Item IV-8:

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	

3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)			X	

Discussion- Items V-1,2,3,6:

A cultural resources records search was conducted by North Central Information Center for the subject property on April 26, 2012. The records search indicated that the project area contains no recorded prehistoric archaeological sites and no historic-period resources. In addition, the North Central Information Center indicated that there is a low to moderate potential for identifying prehistoric archeological sites and historic-period cultural resources in the project area.

Although no known resources were identified on the project site, there may be undiscovered resources on the site that could be unearthed during development activities. The following standard condition of approval will be required as part of the project permit and a note added to the Improvement Plans:

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

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

No mitigation measures are required.

Discussion- Items V-4,5:

The project proposes to create one additional single-family residential lots. Because the site is currently undeveloped and is not currently used for sacred or religious purposes and does not contain a historical resource, the proposed project will not result in negative impacts to a historical resource, unique cultural value, nor will it restrict existing religious or sacred uses.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		

6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)			X	
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,4,9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on soils classified as Mariposa gravelly loam, Mariposa Rock outcrop and a small amount of Mariposa-Josephine complex. The Mariposa series consists of moderately deep well drained soils formed in material weathered from tilted slates and schists with isolated rock outcrops. These soils are on ridges and sides of mountains. The Soil Survey does not identify any unique geologic or physical features for the Mariposa soil type and did not identify any expansive soil limitations. 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- Items VI-2,3:

Per Placer County Code section 16.20.200, onsite roads are required to meet the current County Minor Land Division (Plate R-1), which is a 20 foot wide paved section (3-inch AC over 8-inch Class 2 AB min.), with two 2-foot wide AB shoulders. In addition, this standard is also required offsite for a length of 100 feet per parcel created. However, due to the steep topography, geographical constraints, and likely more significant environmental impacts caused by applying this standard onsite and offsite, ESD and Fire are agreeable to an alternative that may cause less environmental impacts (grading, drainage and tree removal), but achieve commensurate paving. Adhering strictly to the Standard Plate R-1 requirements could significantly disrupt native vegetation, disrupt the soil and create a substantial change in the topography. However, the project’s impacts can be reduced to less than significant by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 Improve unpaved portions of the on and off site road from Ponderosa Way to the northern property line to a minimum of 10-foot wide section of 2-inch AC over 4-inch Class 2 AB with 1-foot wide AB shoulders. (A field review by staff found approximately 525 feet of unpaved road from the previously paved offsite portion to the location where the existing road meets the northern property line. In addition to the 525 feet, staff found approximately 170 feet of unpaved road from the wood fence near Ponderosa Way and the beginning of the existing unpaved road section.)

MM VI.2 Prior to Building Permit issuance, the applicant shall obtain a Grading Permit from ESD (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal).

Discussion- Item VI-5:

This project proposal would result in limited soil disturbance and grading to pave portions of the existing access driveway and creation of a driveway and building pad in order to serve one of the parcels created on the subject site. The disruption of soils on this undeveloped 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 soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-5:

Refer to text in MM VI.2

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), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, and limiting the soil disturbance.

Discussion- Item VI-6:

The property is located on moderate to steeply sloping topography. The project will not result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake. No mitigation measures are required.

Discussion- Item VI-7:

According to the California Geological Survey, there are no fault systems in or near to the subject property. According to the "Fault Rupture Hazard Zones in California" which describes active faults and fault zone activity within 11,000 years, this site is not located within an Alquist-Priolo active fault zone. The structures will be constructed according to the current edition of the California Building Code, which includes seismic design criteria, so the likelihood of severe damage due to ground shaking is minimal. No mitigation measures are required.

Discussion- Item VI-8:

The site is not located in a potential liquefaction zone. Therefore, the potential for liquefaction is very low. The site is not 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, or collapse. 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 could result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The project proposes no construction, but could result in future minor grading and construction of an additional dwelling unit. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the

construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion- Items VIII-1,2:

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

Discussion- Item VIII-4:

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

Discussion- Items VIII-5,6:

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or a private airstrip and would not result in a safety hazard for people residing or working in the project area.

Discussion- Item VIII-7:

The proposed Minor Land Division would result in the creation of one additional, separately saleable, buildable lot in a heavily wooded area that contains the potential for wildfire danger. According to the California Department of Fire and Forestry Protection (2007), the project site is designated as being located in a Moderate Fire Hazard Severity Zone of the State Responsibility Area. The responsible fire district for the project area is Placer Hills Fire Protection District. Comments received from the district for the proposed project did not include any additional requirements to be put in place to mitigate for fire danger. In addition, with the implementation of defensible space requirements, the risk of loss or injury due to wildland fires is considered less than significant and no mitigation measures are required.

Discussion- Item VIII-8:

The project will not create a health hazard. Use of the proposed parcels is for single family residential.

Discussion- Item VIII-9:

The project will not expose people to existing sources of potential health hazard.

IX. HYDROLOGY & WATER QUALITY – Would the project:

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

<p>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)</p>				<p>X</p>
--	--	--	--	-----------------

Discussion- Item IX-1:

The project will utilize existing onsite individual water wells for each proposed parcel. The project will utilize one existing well and one proposed onsite sewage disposal system to serve proposed parcel 2 and another existing well and the existing onsite sewage disposal system to serve proposed parcel 1. The existing onsite sewage disposal system is installed in accordance with Placer County Code through permits obtained from Placer County Environmental Health Services (PCEHS). The proposed onsite sewage disposal system will be installed in accordance with Placer County Code through permits obtained from PCEHS. The location of the water wells are beyond the required 100-feet from the existing onsite sewage disposal systems and proposed onsite sewage disposal system. The water wells here are drilled in excess of 100-feet below ground surface and are protected from contaminants at the ground surface by sanitary seals and annular seals. With the setback distances required by County Ordinances and California State Law and that the septic systems and water wells must be placed in locations approved by PCEHS, the likelihood of this project to violate any potable water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Item IX-2:

The project is currently utilizing two wells that were drilled for each of the parcels. Both of the existing wells meet the County standard for providing adequate water supply for the two proposed parcels. The project lies in a hardrock fractured water supply. It is impossible to quantify how much water will be yielded from a fractured water supply or how long any water well will be sustained. A single family dwelling is a low use as compared to an industrial use or an agricultural use. Thus, the potential to deplete the groundwater supply is considered to be less than significant in this case. No mitigation measures are required.

Discussion- Item IX-3:

This residential parcel map project would create two new residential parcels, one 5.87 acres and one 14.23 acres, from the 20.1 gross acre site. To construct the driveway, paved access and building pad, only minimal site grading is proposed. The residential parcels will not be pad graded as a part of the project. The parcel map improvements will not cause a significant change to site hydrology. While on site drainage patterns are 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 20.1 gross acre parcel that already has one single family residence constructed on it in order to create two new residential single family parcels, one 5.87 acres and one 14.23 acres. The additional impervious areas of the paved private driveway and future home site created by the project are small compared to the overall watersheds. The proposed project's impacts associated with increasing the rate and amount of surface runoff are considered less than significant level. No mitigation measures are required.

Discussion- Items IX-5,6:

The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. 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 roadway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. During construction, the building pad preparation and driveway improvements will potentially cause erosion, sediment, and water quality impacts to the 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:

Refer to text in MM VI.2, MM VI.3

Discussion- Item IX-7:

This project is not likely to otherwise degrade groundwater quality.

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:

This project is not likely to change the direction or rate of flow of groundwater. The project lies in a hardrock subsurface which is also known as a hardrock fractured water supply. Due to the nature of a hardrock water supply, it is very difficult to ascertain the longevity and sustainability of any water well located with this subsurface condition. In this case, the project proponent is proposing one water well for each of the two proposed parcels. The two wells which have been drilled meet the PCEHS standard for serving single-family dwellings. This project will result in land use designations which would ultimately allow for a 20.1-acre parcel to be split into two parcels. Given the size of the proposed parcels, the hardrock fractured water supply and the use of each well for a single family dwelling, the likelihood of altering the rate or direction of flow is considered to be less than significant. No mitigation measures are required.

Discussion- Item IX-12:

This project is not located near an important surface water resource such as Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, or Rollins Lake and has negligible impact to important surface water resources. 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- All Items:

The proposed project includes the subdivision of a developed 20.1-acre property to create two properties consisting of 5.87 acres and 14.23 acres and is zoned RA-B-100 (Residential-Agriculture, combining Building Site District of 100,000 square feet or 2.3 acre minimum parcel size). The property is within the Weimar/Applegate/Clipper Gap General Plan and is designated Rural Estate 2.3 - 4.6 acre minimum, and the project is consistent with the zoning and general plan designation. The property is bordered on all sides by residential development and will be consistent with the immediate surroundings. There are no agricultural or timber resources or operations on the project site or within the immediate vicinity. The proposed project is consistent with the immediate neighborhood and the planned land use for the property, will not divide an established community, and will not cause economic or social changes that would result in adverse physical changes to the environment. The project will not have an impact on conservation plans because there are no resources on the subject property that would fall within the purview of such plans.

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

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-3a^(p-6), and this zone encompasses Tertiary gravel deposits previously mined or prospected for Placer gold, but whose economic significance cannot be evaluated based on available information.

With respect to those mineral deposits formed by hydrothermal processes, as well as aggregates and industrial minerals, the site and vicinity have been classified as Mineral Resource Zone MRZ-3a⁽ⁿ⁻¹⁰⁾. This is an area that contains cavity-filling, locally gold-bearing quartz veins that occupy fractured and sheared rock along and between the northerly trending Weimar and Gillis Hill Fault zones.

Because the site has never been mined, and because no valuable, locally important mineral resources have been identified on the project site, implementation of the proposed project will result in less than significant impacts to mineral resources.

Discussion- Item XI-2:

No recovery site has been delineated on the subject property or vicinity. Therefore, no impacts to the availability of locally-important mineral resources would occur as a result of the development of this site.

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-1,4,5:

The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, Granite Bay Community Plan, or the Placer County Noise Ordinance. The project is not located within an airport land use plan nor is within the vicinity of a private airstrip.

Discussion- Item XII-2:

The proposed project involves the creation of two undeveloped residential parcels and a remainder parcel that contains a residence and accessory structures. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures are required.

Discussion- Item XII-3:

Construction associated with the proposed project will create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, a Condition of Approval for the project will be required that limits construction hours so that evenings and early mornings, as well as all day on Sunday and federal holidays, will be free of construction noise. This impact is considered less than significant. No mitigation measures are required.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:

Because the project includes the development of one single-family residential lot, it will result in a slight increase to population growth. This increase is consistent with the Weimar/Applegate/Clipper Gap General Plan and the Placer County General Plan and has been analyzed as a part of these plans. This impact is considered less than significant. No mitigation measures are required.

Discussion- Item XIII-2:

The proposed project will not displace existing housing. The project involves the creation of two undeveloped residential parcels.

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

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

Discussion- Item XIV-1:

The proposed project will result in the creation of one undeveloped residential parcels. The establishment of one residential parcel will result in additional demand for fire protection services as provided by the Placer Hill Fire District. However, this additional demand will not result in the provision of new or physically altered government service or facilities that would cause significant environmental impacts. No mitigation measures are required.

Discussion- Items XIV-2,3,4,5:

The establishment of one single-family residential parcel will result in additional demand for sheriff, school, and public facilities maintenance services. However, the additional demand will not result in the provision of new or physically altered government service or facilities at a degree that would cause significant environmental impacts. No new government facilities will be necessary as a result of the establishment of this project. 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				X

have an adverse physical effect on the environment? (PLN)				
---	--	--	--	--

Discussion- Item XV-1:

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

Discussion- Item XV-2:

The project does not include recreational facilities nor require the construction or expansion of recreational facilities which might have an adverse effect on the environment.

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

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

Discussion- Item XVI-1:

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

The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area’s transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital

Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measures- Item XVI-1:

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

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

The current estimated fee is \$3,227 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-2:

This proposed minor land division would ultimately result in the creation of one new residential single family lot. The level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic will not be exceeded. No mitigation measures are required.

Discussion- Item XVI-3:

The Department of Public works supports improvements to the onsite private roadway as opposed to the standard Plate R-17 driveway due to the unusual existing sight distance where the project access encroaches onto Ponderosa Way. There is no impact.

Discussion- Item XVI-4:

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

Discussion- Item XVI-5:

Sufficient parking capacity will be provided on-site with the development of the single-family residential parcel. 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 proposed Minor Land Division will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X

3. Require or result in the construction of new on-site sewage systems? (EHS)			X	
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Items XVII-1,2,6:

The proposed project will utilize private septic systems to provide sewer service and private on-site wells for potable water sources. Therefore, there is no impact.

Discussion- Item XVII-3:

The project will result in the construction of a new on-site sewage disposal system. Soils testing has been conducted by a qualified consultant and reports submitted showing the types of septic systems required on each of the proposed parcels that will adequately treat the sewage effluent generated by the project. A total of two sewage disposal systems will be located on a total parcel area of 20.1-acres in size and thus the impacts from these septic systems is considered to be less than significant. No mitigation measures are required.

Discussion- Item XVII-4:

The construction for the driveway and the future home is included in the grading and drainage impacts analysis and will not cause significant environmental effects. No mitigation measures are necessary.

Discussion- Item XVII-5:

The project currently has two existing water wells. The yield on both of the existing wells was tested on April 3, 2012 by Diamond Well Drilling Company. The yields were 6.8 and 15.7 gallons per minute for the two wells respectively. Both yields met the minimum standards set forth by the Placer County Environmental Health Services for water supply and are considered adequate to serve the project. In addition, no storage tank will be required. Therefore, there is sufficient water available to serve this project, and the impacts are less than significant. No mitigation measures are required.

Discussion- Item XVII-7:

The project lies in an area of the County that is served by the local franchised refuse hauler and is served by a landfill with sufficient permitted capacity. The concern whether this project is served by a landfill with sufficient capacity is considered to be less than significant. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X
--	--	----------

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Melanie Jackson, Chairperson
 Planning Services Division, Air Quality, Gerry Haas
 Engineering and Surveying Division, Sarah Gillmore
 Department of Public Works, Transportation, Scott Sherlock
 Environmental Health Services, Justin Hansen
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Brad Albertazzi



Signature _____ Date June 21, 2013
 E. J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual

	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input 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 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 checked="" 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 checked="" type="checkbox"/> Utility Plan
	<input type="checkbox"/> Tentative Map	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input checked="" type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input checked="" type="checkbox"/> Well Testing	
	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"/> _____
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	