COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

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: Self Parcel Map #1 (PMLD 20110142)

PROJECT DESCRIPTION: The project proposes a Minor Land Division to allow for a three-lot split of a 4.24-acre property. Approval of the Minor Land Division will result in the creation of two separately saleable, buildable residential lots, consisting of a 48,706 square-foot parcel and a 45,681 square-foot parcel. The portion that is currently developed with a single-family residence, consisting of 90,153 square feet, will be recognized on the parcel map as a remainder parcel.

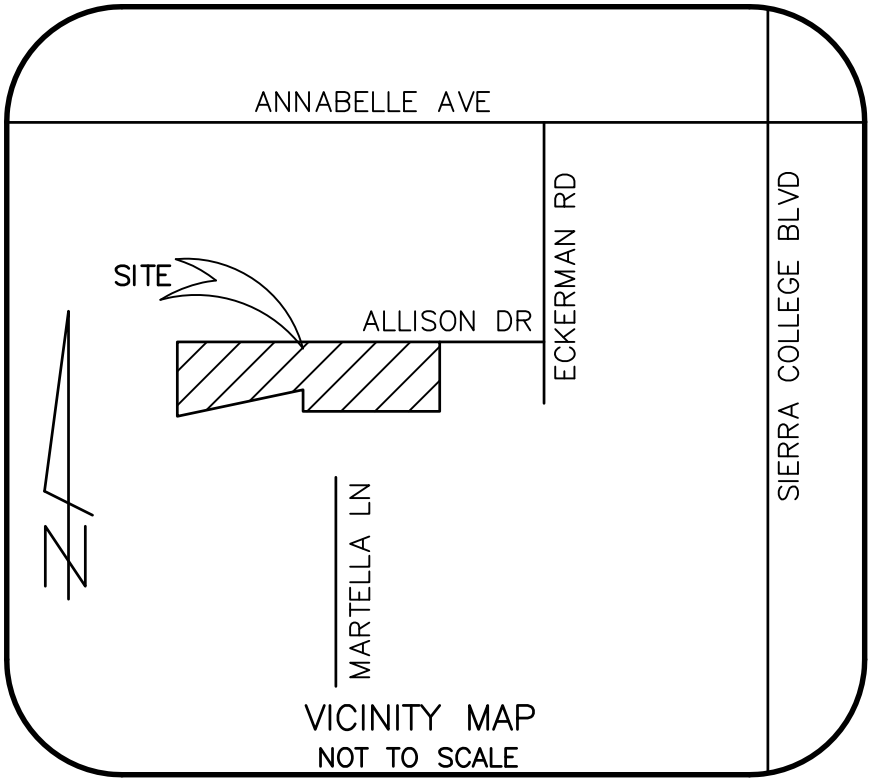
PROJECT LOCATION: 3630 Allison Drive, approximately 0.30 miles west of the intersection of Sierra College Boulevard and Annabelle Drive, Roseville, Placer County

OWNER**:** Dallas Self, 3630 Allison Drive, Roseville, CA 95661

APPLICANT: Area West Engineers, Inc. 7478 Sandalwood Drive, Suite 400, Citrus Heights, CA 95821

The comment period for this document closes on **July 16, 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 Granite Bay Library and Roseville Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Monday, June 17, 2013



VICINITY MAP
NOT TO SCALE

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

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.

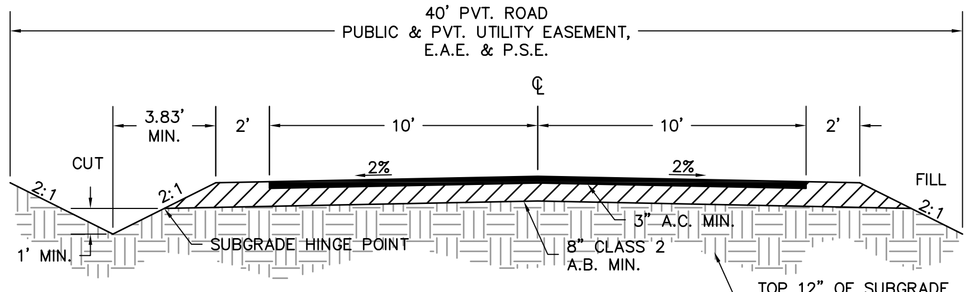
PROJECT INFORMATION

Title: Self Parcel Map #1	**Plus#** PMLD 20110142
Description: The project proposes a Minor Land Division to allow for a three-lot split of a 4.24-acre property. Approval of the Minor Land Division will result in the creation of two separately saleable, buildable residential lots, consisting of a 48,706 square-foot parcel and a 45,681 square-foot parcel. The portion that is currently developed with a single-family residence, consisting of 90,153 square feet, will be recognized on the parcel map as a remainder parcel.	
Location: 3630 Allison Drive, approximately 0.30 miles west of the intersection of Sierra College Boulevard and Annabelle Drive, Roseville, Placer County	
Project Owner: Dallas Self, 3630 Allison Drive, Roseville, CA 95661	
Project Applicant: Area West Engineers, Inc. 7478 Sandalwood Drive, Suite 400, Citrus Heights, CA 95821	
County Contact Person: Melanie Jackson	530-745-3036

PUBLIC NOTICE

The comment period for this document closes on **July 16, 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 Granite Bay Library and Roseville 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.

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.



LAURA LANE TYPICAL SECTION
PER LDM PLATE R-1
NO SCALE

OWNER:
DALLAS & LAURA SELF REVOCABLE TRUST
3630 ALLISON DRIVE
ROSEVILLE, CA 95661

DEVELOPER:
D&R DEVELOPEMENT
3630 ALLISON DRIVE
ROSEVILLE, CA 95661

LEGAL DESCRIPTION:
RESULTANT DALLAS PARCEL PER DOC #2011-0023496

ASSESSOR'S PARCEL NUMBERS:
PORTION OF 468-040-012 & 016

ZONING:
PRESENT: RS-AG-B40
PROPOSED: RS-AG-B40

AREA:
EXISTING: 4.24± ACRES (GROSS)

LOT SIZES:
PROPOSED: 40,000 SF NET MINIMUM

NUMBER OF LOTS:
PRESENT: ONE (1)
PROPOSED: THREE (3), ONE (1) REMAINDER

USES:
PRESENT: SINGLE FAMILY RESIDENTIAL
PROPOSED: SINGLE FAMILY RESIDENTIAL

SCHOOL DISTRICT:
EUREKA UNION SCHOOL DISTRICT

PARK & RECREATION:
CITY OF ROSEVILLE PARKS & RECREATION DISTRICT

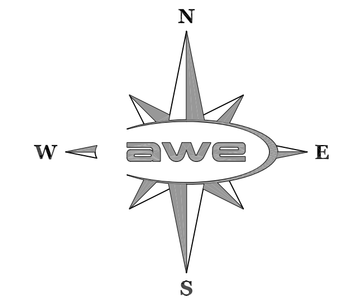
SOURCE OF WATER:
SAN JUAN WATER DISTRICT

FIRE DISTRICT:
SOUTH PLACER FIRE DEPARTMENT

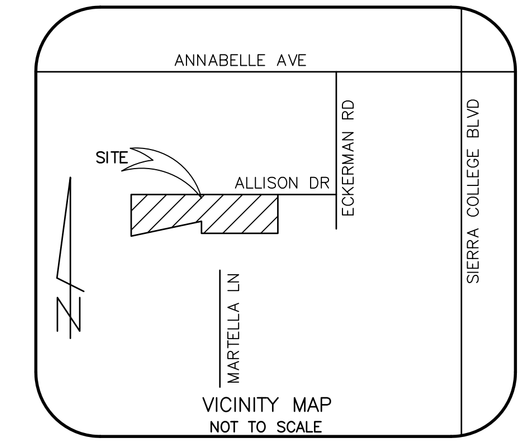
SANITATION FACILITIES:
COUNTY OF PLACER

DRAINAGE FACILITIES:
COUNTY OF PLACER

IMPROVEMENT REQUIREMENT:
IMPROVEMENTS AS REQUIRED BY THE COUNTY OF PLACER AND OTHER PUBLIC AGENCIES.



GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

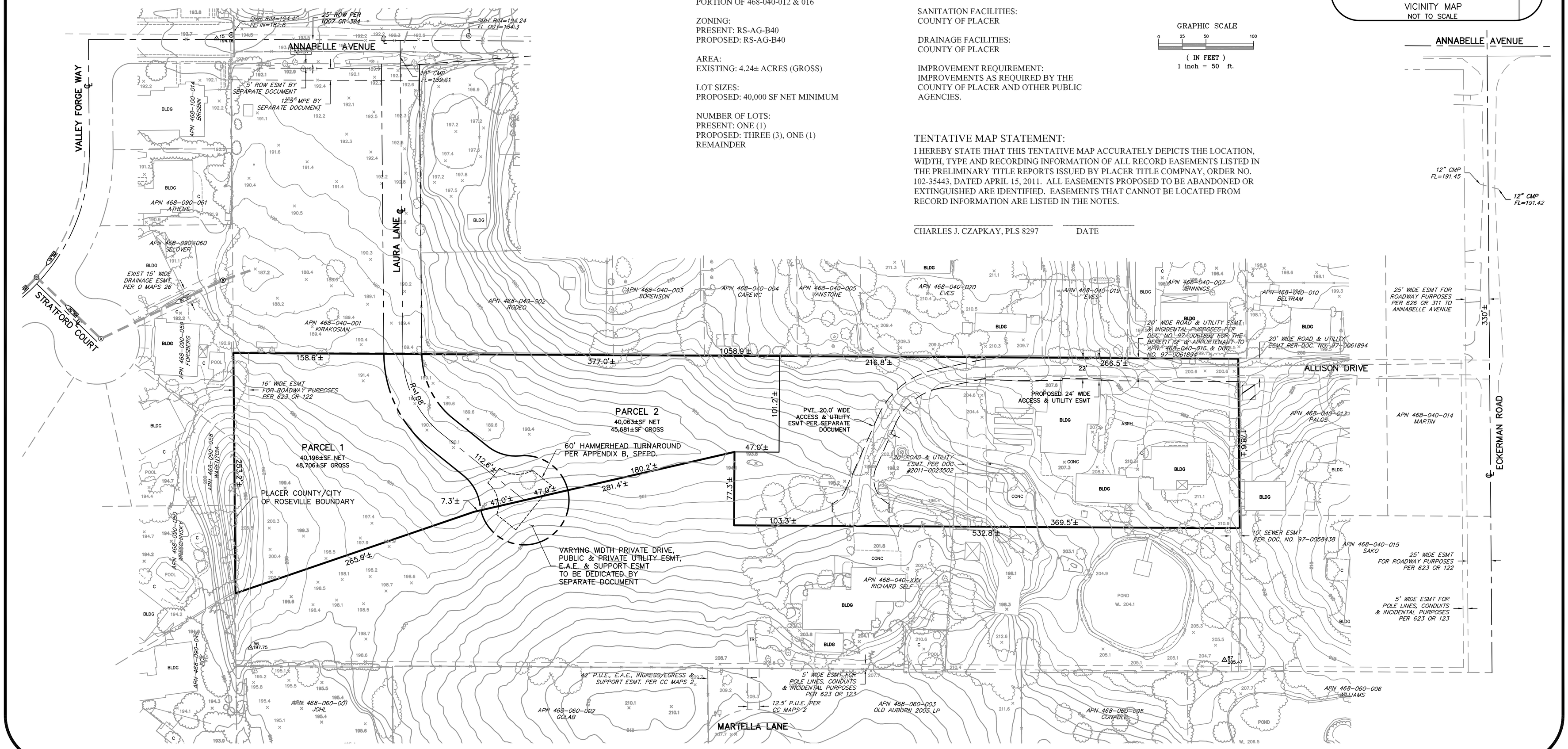


VICINITY MAP
NOT TO SCALE

TENTATIVE MAP STATEMENT:

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORTS ISSUED BY PLACER TITLE COMPNAY, ORDER NO. 102-35443, DATED APRIL 15, 2011. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

CHARLES J. CZAPKAY, PLS 8297 DATE



AREA WEST ENGINEERS, INC.
ENGINEERING - SURVEYING - PLANNING
7478 SANDALWOOD DRIVE, SUITE 400
CITRUS HEIGHTS, CA 95621
(916) 725-5551 (916) 725-5808 (FAX)
AWE@AREAWESTENG.COM

PREPARED FOR:
DALLAS SELF
D&R DEVELOPEMENT
3630 ALLISON DRIVE
ROSEVILLE, CA 95661

TENTATIVE PARCEL MAP
FOR
DALLAS & LAURA SELF
PORTION OF 468-040-012 & 016
COUNTY OF PLACER JANUARY, 2013 STATE OF CALIFORNIA

DESIGNED BY: R.R.
DRAFTED BY: C.J.C.
CHECKED BY: R.R.

REVISIONS
1/22/2013- REVISED LAURA LANE ALIGNMENT & PARCELS 1 & 2 LOT LAYOUT

SCALE: 1" = 50'

SHEET 1 OF 1

JOB NO. 09014

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: **Self Parcel Map #1**	Plus# PMLD 20110142
Entitlement(s): Minor Land Division	
Site Area: 4.24 acres / 184,694 square feet	APNs: 468-040-022, 468-040-023, and 468-040-024
Location: Located at 3630 Allison Drive in the Roseville area, approximately 0.30 miles west of the intersection of Sierra College Boulevard and Annabelle Drive, within unincorporated Placer County.	

A. BACKGROUND:

Project Description:
The applicant is requesting approval of a Minor Land Division to allow for a three-lot split of a 4.24-acre property. The property is currently developed with a single-family residence and accessory structures. Approval of the Minor Land Division will result in the creation of two separately saleable, buildable residential lots, consisting of a 48,706 square-foot parcel and a 45,681 square-foot parcel. The portion of the property that is developed consists of 90,153 square feet and will be recognized on the parcel map as a remainder parcel.

The property is currently accessed by Allison Drive and is developed with a single-family residence and accessory structures. A new access road would be constructed as a part of the project to serve the new parcels being created. This road would be constructed within an existing offsite 40 foot wide private road easement that is approximately 550 feet long and connects to Annabelle Avenue. The private road easement is located on offsite parcel APN 468-040-001, under separate ownership. Construction of the road will include grading and drainage improvements and an R-17 roadway connection with radii and tapers to Annabelle Avenue. A culvert will be constructed under the new parcel map road to allow for drainage from an existing swale that traverses the subject property from east to west. Sewer services for the proposed parcels will be provided by Placer County Sewer Maintenance District (SMD) #2, and San Juan Water District will provide water supply and service.

The property located to the south of the subject property (APN 468-040-026) is the subject of a separate Minor Land Division application. The owners of this separate parcel have also submitted an application for a Minor Land Division, proposing to subdivide the 3.76-acre property into three lots, two new residential lots and one remainder parcel. If both applications are approved, the subject property will be developed in conjunction with the abutting property and the newly created residential parcels will share the parcel map road site access.

Project Site (Background/Existing Setting):
The subject property is located approximately 300 feet west of the intersection of Allison Drive and Eckerman Road, just south of Annabelle Lane, in the Roseville area (3630 Allison Drive). The project site is located within the unincorporated area of Placer County and shares the west property line with the incorporated City of Roseville. The project site is comprised of 4.24 acres and is developed with a single family residence and accessory structures. The property is gently sloping (1 to 5 percent slopes) towards an existing natural swale that crosses the property and flows towards the City of Roseville. The portion of the property that contains the existing residence contains several trees, landscaped garden and lawn areas. The portion of the property that is the site for the new residential lots is largely barren of vegetation, with the exception of one small oak tree, and generally consists of groomed grasslands.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining Building Site Minimum of 40,000 square feet)	Rural Low Density Residential	Developed with a single-family residence and outbuildings
North	Same as project site	Same as project site	Same as project site
South	Same as project site	Same as project site	Single-family residence; undeveloped property
East	Same as project site	Same as project site	Developed with single-family residences
West	City of Roseville	City of Roseville	Residential Subdivision

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-1,2:
The proposed project includes the minor land division of an approximately 4.24 acre property into two new residential lots and a remainder parcel. The remainder parcel is developed with an existing residence and accessory structures. The property is set back from all major roadways and is bordered on all sides by residentially developed properties. There are no designated scenic vistas in the vicinity of the property and it is not near a state scenic highway.

Discussion- Item I-3:
The portion of the property that will make up the two residential lots is gently sloping and is comprised of mostly groomed grassland, a few non-native trees, with some small areas of exposed dirt. The property is bordered on all sides by residentially developed larger lots to the north, east and south that ranges from half-acre parcels to five-acre parcels. Parcels to the south of the property are on the larger end of this range, and are undeveloped with the exception of one single-family residence directly to the south. Parcels to the north and east range in size from approximately one-half acre to five acres and are developed with single-family residences. Parcels to the west of the property are within the City of Roseville and are developed as a residential subdivision with parcels less than one-half acre in size.

The proposed project creates the potential for development of two new residential structures and their appurtenances, and such development will alter the visual character of the site. However, the residential development on the project site will not substantially degrade the visual quality of the site because the site lacks vegetation and scenic resources, and construction of two new residences would be consistent with the character of the area.

Discussion- Item I-4:
Individual lots may have lighting for residential and landscaping purposes. However, it is not anticipated that this lighting will create a substantial amount of light and glare. No other lighting is proposed for the project. 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- Items II-1,2,4,5:
The property is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the Farmland Mapping and Monitoring Program Maps. There are no agricultural operations within the immediate vicinity of the site and as such, no agriculture buffers are required. The property is not within a Williamson Act contract and will not conflict with a Right-to-Farm policy. There are no forest lands within the vicinity of the project site.

Discussion- Item II-3:
The proposed development is located in an area that is zoned with a Agriculture combining district. The base zone district for the subject property is Residential Single-Family. The purpose of the Agriculture combining district is to identify residential areas where parcel sizes and neighborhood conditions are suitable for the raising and keeping of a variety of farm animals without compatibility problems with surrounding residential uses. Currently, there are no properties surrounding the project site that are developed with large agricultural uses. Rather, the majority of the surrounding properties are developed with single-family residences and minor agricultural uses such as keeping horses. The subject property and those surrounding are not within a Williamson Act Contract. For these reasons, and because the property is zoned Residential Single-Family with an Agriculture combining district, the proposed Minor Land Division will have a less than significant impact on existing zoning for agricultural uses. 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. The project proposes a minor land division to create two residential parcels and a remainder parcel consistent with the land use designation. The increase in density resulting from two new residential parcels would not contribute a significant impact to the Region, as the related emissions would be below the significant level. Furthermore, 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 (PM_{10}).

Operational related emissions would result from future construction of two additional dwelling units. The dwellings would generate air emissions that would fall below the level of significance and will not violate air quality standards or substantially contribute to existing air quality violations.

Minimal construction is proposed at this time with the project (approximately 0.5 acre for a private road), as well as future anticipated grading resulting from the construction of two residential units. These improvements may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel Particulate Matter 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 improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria.

Mitigation Measures- Items III-2,3:
<u>MM III.1</u>

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.
2. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.

<u>MM III.2</u>
Include the following standard notes on the Grading Plan:

1. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
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. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired

within 72 hours.

7. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
8. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
9. 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.
10. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
11. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

Discussion- Items III-4,5:
The project includes minor grading operations that would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel Particulate Matter emissions and odor from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel Particulate Matter 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 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-1,2,4,5,6,8:
The proposed project includes the minor land division of an approximately 4.24 acre parcel to create two new residential parcels and one remainder parcel that is currently developed with a single-family residence and accessory structures. The portion of the property that will make up the two residential parcels is largely barren of vegetation, containing a small tree, groomed grasslands, and areas of bare dirt. An annual swale traverses the property, flowing from the approximate middle of the property in a westerly direction, emptying into a drainage inlet located at the west property line. The property is located within an established, suburban community, surrounded on all sides by developed residential properties. The property is essentially void of biological resources and as such, the creation of two residential parcels will not result in biological impacts.

As the majority of the project site is either developed or bare, partially disturbed grasslands, 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 or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administrative Fisheries. The proposed project 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 or threatened species.

There are no known Federal or State protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal) or as defined by state statute on the project site. As previously stated, the entirety of the project site is developed with an existing residence or bare, partially disturbed grasslands. Accordingly, implementation of 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.

Discussion- Items IV-3,7:
The proposed project will not have a substantial adverse effect on the environment by converting oak woodlands. This is because there is one oak tree on the property that was planted by the applicant several years ago. Although the tree is small in size, it meets the definition of a protected tree in the Placer County Tree Ordinance and will be removed as a part of the project. However, removal of one oak tree does not rise to the level of an adverse environmental effect and as such, is considered less than significant. However, the following mitigation measures will be included as a part of the Minor Land Division application:

Mitigation Measures- Items IV-3,7:
MM IV.1 Trees identified for removal, and/or trees with disturbance to their driplines, shall be mitigated for 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).

Mitigation for tree removal shall be by a contribution 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.

If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to (Choose one): acceptance of improvements, issuance of a Certificate of Occupancy, issuance of a Building Permit, Grading Permit, or any other discretionary permit issued by Placer County.

The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval.

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-1,4,5:
There are no know historical resources on the subject property or within the immediate vicinity of the subject property. The project proposes to create two additional single-family residential parcels. 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.

Discussion- Items V-2,3,6:
A cultural resources survey was conducted by Tremaine and Associates, Inc. for the subject property in August of 2005. The survey determined that there are no known historic, archaeological, or paleontological resources located on the project site. Additionally, the survey did not identify the presence of any significant cultural remains.

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

No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (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-1,2:
The proposed parcel map would create two new residential parcels, consisting of a 48,706 square foot parcel and a 45,681 square foot parcel. A remainder lot of 90,153 square feet would also result from this parcel map. A County standard parcel map access road would be constructed within a private road easement over an off-site parcel that fronts Annabelle Avenue, a County maintained roadway, to provide access to the two new parcels.

In order to construct the required minimum 20 foot wide paved parcel map access road with 2 foot wide aggregate base shoulders on both sides, minimal off- and on-site grading is proposed. The private parcel map roadway will meet Land Development Manual Plate R-1 design standards. The two resulting parcels will not be pad graded as a part of the project.

Site topography includes gently sloping 1 to 5 percent undulating soils at elevations of 187 to 200 feet above sea level. This subject property is located within unincorporated Placer County, west of Sierra College Boulevard, at the western end of Annabelle Avenue, where the City of Roseville meets the Placer County line. The soil unit is about 35 percent Cometa soil and 35 percent Fiddyment soil. The USDA Soil Conservation Service Soil Survey of Western Placer County provides information on Cometa-Fiddyment complex soils found at this site. About 25 percent of the soil unit includes sandy loam and 5 percent clay in some drainage ways. Soil permeability is very slow. These soils have construction limitations due to the very slow permeability of the subsoil, the shrink-swell potential of the soil, and the limited ability of the soil to support a load. However, dwelling and road construction can be designed to offset the shrink-swell potential and the low bearing strength of the soils.

The earthwork is proposed to balance on site. The maximum depth of proposed cuts and fills is approximately 3 feet. 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 will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2:

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

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

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

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

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

MM VI.3 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

A) Road and pavement design;
B) Structural foundations, including retaining wall design (if applicable);
C) Grading practices;
D) Erosion/winterization;
E) Special problems discovered on-site (i.e., groundwater, expansive/unstable soils, potential for smectite clays, etc.)

F) Slope stability

Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

Discussion- Item VI-3:
The creation of a parcel map access road to serve the two residential parcels being created with this minor land division project will not result in a substantial change in topography or ground surface relief features. The proposed private parcel map road is approximately 550 feet long, with minor cuts and fills as necessary. The maximum depth of cut and fill is approximately 3 feet. There is not a substantial change in site topography as a result of this project. No mitigation measures are required.

Discussion- Item VI-4:
There are no identified unique geologic or physical features identified at the site that will be destroyed, covered, or modified by this project. There is no impact.

Discussion- Item VI-5:
This project proposal would result in limited soil disturbance and grading to construct a parcel map standard access roadway and Plate R-17 roadway connection with radii and tapers to Annabelle Avenue in order to serve two new single family residential parcels created on the subject site. Future custom home construction will also cause additional soil disturbance on each parcel. 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 impact in the long-term; however, due to runoff flows from this project being directed through the a vegetated swale on the off-site parcel, 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:
MM VI.1, MM VI.2, MM VI.3, MM VI.4 See Items VI-1,2 for the text of these mitigation measures as well as the following:

MM VI.5 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), 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, weekly street sweeping, and limiting the soil disturbance.

Discussion- Item VI-6:
The property is gently sloping towards an existing natural swale that crosses the property and flows off-site towards the City of Roseville. Runoff will be collected and treated in an off-site swale to be maintained by the homeowners and contained within a drainage and water quality easement. 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 in Roseville, California. 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.

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.

Discussion- Item VI-9:
The site soils have shrink-swell potential and limited ability to support a load; therefore, construction of dwellings and road construction should be designed in accordance with a geotechnical engineering report. The presence of some clay soils and the potential for smectite clays should be analyzed in a geotechnical report; therefore, the impacts due to expansive soils will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-9:
MM VI.3 See Items VI-1,2 for the text of this mitigation measure.

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 (CO_2), methane (CH_4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The project would result in minor grading and the addition of dwelling units on each of the two newly created residential parcels. 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 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:
The George Sargeant Elementary School is located approximately 0.20 mile northwest of the project location. However, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have no impact.

Discussion- Items VIII-4,9:
The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 1 Environmental Site Assessment by Gularte and Associates, Inc. dated October 11, 2005 did not reveal any existing sources of potential health hazards at the property.

Discussion- Items VIII-5,6,7:
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.

The project site is not located in an area that would expose people or structures to risk of loss or injury involving wildland fires because the property is not located in an area where there are wildlands.

Discussion- Item VIII-8:
Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. 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 San Juan Water District. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item IX-2:
This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge.

Discussion- Item IX-3:
This residential parcel map project would create two new residential parcels, each approximately 0.92 net acres in size, from the 4.24 gross acre site. A Land Development Manual standard Plate R-1 parcel map road will be constructed over an off-site parcel and connect to Annabelle Avenue to serve both parcels. To construct the required minimum 20 foot wide paved access roadway, plus 2-foot aggregate baserock shoulders, only minimal site grading is proposed. A culvert will be constructed under the parcel map road to allow for drainage from the existing swale to continue to cross the property in a similar flow direction and rate as it does today. The private parcel map roadway encroachment onto Annabelle Avenue will be constructed with radii and tapers to allow for safe deceleration and acceleration. The two residential parcels will not be pad graded as a part of the project.

Preliminary drainage analyses to size the proposed culvert and vegetated swale for infiltration and runoff treatment were provided by Area West Engineers, Inc. dated July 14, 2011. The site is currently undeveloped and 100 percent pervious. Drainage currently flows to the west in a swale towards an existing City of Roseville subdivision where it enters a storm drain system on the undeveloped off-site property that fronts Annabelle Avenue. The project proposes a vegetated swale on the off-site private property for water quality treatment. The parcel map improvements will not cause a significant change to site drainage patterns. No mitigation measures are required.

Discussion- Item IX-4:
The new impervious surfaces, both for the parcel map road and the future home construction including hardscape landscaping features and driveways, on this undeveloped property will increase the overall rate and amount of surface runoff from the site. The project proposes to subdivide the 4.24 gross acre parcel that already has one single family residence constructed on it in order to create two new residential single family parcels, each approximately 0.92 acres in size. Preliminary drainage analyses were prepared by Area West Engineers, Inc. A cross culvert will be sized to convey the drainage swale across the new parcel map road. The proposed project is located in an area where local detention is recommended per the Dry Creek Watershed Flood Control Plan; however, the construction of a detention basin is not practical for two parcels, therefore, fees in-lieu of construction shall be collected per the Dry Creek Watershed Flood Control Plan and Dry Creek Watershed Interim Drainage Improvement Ordinance. The proposed project's impacts associated with increasing the rate and 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 See Item VI-1,2 for the text of these mitigation measures as well as the following:

MM IX.1 A drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD.

MM IX.2 The proposed project is located within an area (described in Dry Creek Watershed Flood Control Mitigation Ordinance) where local detention of storm water is required. However, due to the infeasibility of providing on-site detention facilities, a fee in-lieu of construction shall be paid to the Engineering and Surveying Department for construction of off-site regional or sub-regional facilities. Based on current Flood Control District Policy, the total estimated fee for this project is $928 ($464 per parcel), payable prior to Recordation of the Parcel Map.

MM IX.3 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code.) The current estimated development fee is $224 per single family residential unit (Main Stem), payable to the Engineering and Surveying Division prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

MM IX.4 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing

Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is $35 per single-family residence (Main Stem).

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. Drainage from the private parcel map roadway will be treated via a vegetated swale. This BMP will allow suspended sediment and pollutants to have time to settle out prior to stormwater runoff discharging from the site. The proposed project's impacts associated with water quality degradation 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.5, MM IX.1 See Items VI-1,2, VI-5,6, and IX-4 for the text of these mitigation measures as well as the following:

MM IX.5 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 ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: slope stabilization, revegetation, grass-lined swales, energy dissipaters, infiltration trenches (TC-10), and buffer strips. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Maintenance of these facilities shall be provided by the project owners/permittees.

Discussion- Item IX-7:
The project could result in urban stormwater runoff that may impact groundwater quality. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any groundwater 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.

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. No mitigation measures are required.

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 minor land division of a developed 4.24 acre property to create two new residential parcels consisting of approximately one acre each and a remainder parcel containing the existing single family residence and accessory structures. The subject property is located in the Roseville area and is zoned RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining Building Site Designation of 40,000 square feet). The property is within the Granite Bay Community Plan and is designated Rural Low Density Residential 0.9-2.3 acre minimum, and the project is consistent with the zoning and community 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- All Items:
The project includes the creation of two single-family residential parcels and a remainder parcel on the subject property. 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). The Mineral Land Classification maps designate the site and vicinity as an area where available geologic information indicates there is little likelihood for the presence of significant mineral resources (MRZ-1). The Granite Bay Community Plan also does not designate this area as having any mineral occurrences or operations.

XII. NOISE – Would the project result in:

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

Discussion- Items XII-1,4,5:
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. No mitigation measures are required.

Discussion- Item XII-2:
The proposed project involves the creation of two new residential parcels and a remainder parcel that contains a residence and accessory structures. Vehicle trips generated from the project would be periodic in nature and given the relatively low density of the project, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures are required.

Discussion- Item XII-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.

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 two single-family residential lots, it will result in a slight increase to population growth. This increase is consistent with the Granite Bay Community Plan and the County's General Plan and has been analyzed as part of these plans. This impact is considered less than significant. No mitigation measures are required.

Discussion- Item XIII-2:
The proposed project will not displace existing housing. The project involves the creation of two new 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:
No new fire protection facilities are proposed as part of this project. A fire hydrant may be required to be constructed along Annabelle Avenue as part of the fire suppression water requirement for South Placer Fire District response purposes; however, no mitigation measures are required.

Discussion- Item XIV-2:
No new sheriff protection facilities are proposed as part of this project. There is no impact.

Discussion- Item XIV-3:
No new school facilities are proposed as part of this project. There is no impact.

Discussion- Item XIV-4:
The existing project access road, Annabelle Avenue, is maintained by Placer County. The project will construct a private parcel map roadway for access to the two proposed parcels, with a County standard encroachment onto Annabelle Avenue. No mitigation measures are required.

Discussion- Item XIV-5:
No other governmental services are proposed as part of this project. There is no impact.

XV. RECREATION – Would the project result in:

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

Discussion- Item XV-1:
There would be a negligible increase in the use of existing recreational areas for the surrounding area as a result in the creation of two new single-family residential parcels. 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 construction of a County standard parcel map roadway to serve two new single family residential parcels on property that is currently developed with one single family residence. The existing single family residence will remain on the designated Remainder parcel. The proposed project will generate approximately 20 new average daily trips, with approximately only two weekday 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

The current estimated fee is $6,833 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 project proposal would result in the creation of two additional new residential single family parcels. The addition of two peak-hour project trips will have a less than significant impact on the Level Of Service (LOS) operation of these segments of Annabelle Avenue and Sierra College Boulevard during the PM Peak Hour. The intersection of Annabelle Avenue and Sierra College Boulevard operates within acceptable standards based on delay and accident history and the addition of trips from the parcel map project will not trigger the need for any improvements to this intersection. Cumulative impacts of increased traffic in the area will be mitigated by the payment of traffic impact fees. No additional mitigation measures are required.

Discussion- Item XVI-3:
The project proposes a new parcel roadway County standard encroachment onto Annabelle Avenue, a two-lane roadway that provides a primary connection to Sierra College Boulevard. The proposed driveway location will meet sight distance requirements of the Land Development Manual standard Plate R-17 encroachment. No mitigation measures are required.

Discussion- Item XVI-4:
The proposed project parcel map roadway width, access, and grade is acceptable for emergency response purposes. However, per the Placer County Land Development Manual, Section 4.08, the maximum length of a dead-end roadway for parcels zoned less than one acre is 800 feet. Since Annabelle Avenue is not a through road (the existing condition on Annabelle Avenue includes a road barricade between the City of Roseville and Placer County), and the length from Sierra College Boulevard to the new parcel map road is over 2,400 feet, the project needs to provide secondary access. In addition, based on correspondence and discussions with a representative of the South Placer Fire District (SPFD) during environmental review of this project, the construction of the proposed 550 foot long parcel map road at the end of Annabelle Avenue further lengthens the distance that fire personnel

have to travel from Sierra College Boulevard to respond to emergencies related to these new residences. SPFD will provide a will serve requirements letter to the applicant that may require the applicant to replace the existing barricade with a gate, accessible by fire and emergency responders. The ESD requires that the SPFD review and sign the Improvement Plans.

Mitigation Measures- Item XVI-4:
MM XVI.2 The Improvement Plans shall show the removal of the existing barricade on Annabelle Avenue and details for construction of an emergency access gate that meets the requirements of the South Placer Fire District and the City of Roseville Fire Department for Placer County review and approval. The applicant is required to remove the existing barricade on Annabelle Avenue and replace it with a gate that provides for emergency access, ingress, and egress to improve emergency response for the community in this area.

Discussion- Item XVI-5:
Sufficient parking capacity will be provided on-site with the development of each 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 residential minor land division project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Item XVII-1:
The type of wastewater expected to be produced by these two residential parcels is typical of wastewater already collected and treated within Sewer Maintenance District (SMD) #2. The treatment facility is capable of handling

and treating the additional volume of wastewater from two new residences without overwhelming the existing system. There is no impact.

Discussion- Item XVII-2:
The project is located within the annexed area of Sewer Maintenance District (SMD) #2. The current land use consists of one residential single family parcel and the proposed project includes the creation of an additional two new residential parcels. To gravity serve the two new parcels, a public sewer connection will be extended within the new parcel map road to the existing public sewer line in Annabelle Avenue in accordance with requirements of the Environmental Engineering Division of the Placer County Department of Facility Services. The construction of on-site public sewer 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.

Discussion- Item XVII-4:
The project will construct a parcel map road with roadside ditches to convey stormwater drainage. Runoff from new impervious surfaces will be collected and treated in a vegetated swale. The construction of the parcel map road 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.

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:

☒ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency

☐ California Department of Toxic Substances	☒ U.S. Army Corp of Engineers
☐ California Department of Transportation	☒ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☒ California Regional Water Quality Control Board	☐ _____

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, Lisa Carnahan
Engineering and Surveying Division, Rebecca Taber
Department of Public Works, Transportation
Environmental Health Services, Mohan Ganapathy
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Environmental Engineering Division, Janelle Heinzler
Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature_____Date_____June 13, 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, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	☒ Air Pollution Control District Rules & Regulations	
	☒ Community Plan	
	☒ Environmental Review Ordinance	
	☒ General Plan	
	☒ Grading Ordinance	
	☒ Land Development Manual	
	☒ Land Division Ordinance	
	☒ Stormwater Management Manual	
	☐ Tree Ordinance	
	☐ _____	
Trustee Agency Documents	☐ Department of Toxic Substances Control	
	☐ _____	
Site-Specific Studies	Planning Services Division	☐ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☐ Cultural Resources Records Search
		☐ Lighting & Photometric Plan

		☐ Paleontological Survey
		☐ Tree Survey & Arborist Report
		☐ Visual Impact Analysis
		☐ Wetland Delineation
		☐ Acoustical Analysis
		☐ _____
	Engineering & Surveying Division, Flood Control District	☐ Phasing Plan
		☒ Preliminary Grading Plan
		☐ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report
		☒ Stormwater & Surface Water Quality BMP Plan
		☐ Traffic Study
		☐ Sewer Pipeline Capacity Analysis
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐ Sewer Master Plan
		☒ Utility Plan
		☒Tentative Map
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☐ Phase I Environmental Site Assessment
		☐ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☐ URBEMIS Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic & Circulation Plan
		☐ _____
	Mosquito Abatement District	☐ Guidelines and Standards for Vector Prevention in Proposed Developments
		☐ _____