COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, Coordinator

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT: Toplean Minor Land Division (PMLD 20140068)

PROJECT DESCRIPTION: The project proposes a Minor Land Division to divide a 2.87-acre parcel into two parcels consisting of 1.74 acres and 1.13 acres.

PROJECT LOCATION: 3188 Spahn Ranch Road, Roseville, Placer County

PROJECT OWNER: Pete Toplean, 3188 Spahn Ranch Road, Roseville, CA 95661

PROJECT APPLICANT: Wong & Associates, 2730 Arden Way, Suite 232, Sacramento, CA 95825

The comment period for this document closes on **September 3, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx Community Development Resource Agency public counter, and at the 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. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

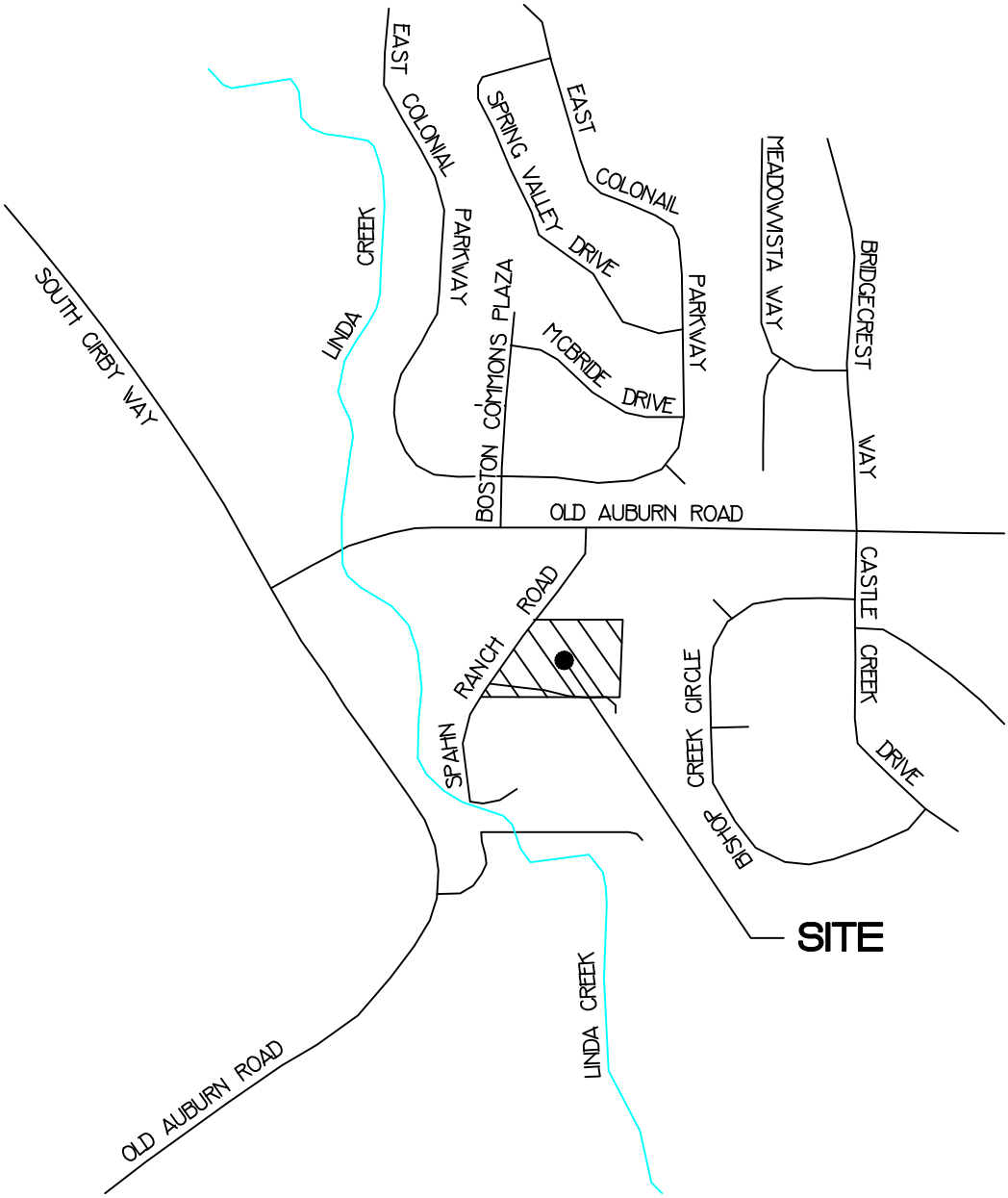
Published in Sacramento Bee, Wednesday, August 5, 2015

VICINITY MAP

3188 SPAHN RANCH ROAD

COUNTY OF PLACER, STATE OF CALIFORNIA

NOT TO SCALE



JOB NO. 2013-026

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Crystal Jacobsen, 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: Toplean Minor Land Division	**Project #** PMLD 20140068
Description: The project proposes a Minor Land Division to divide a 2.87-acre parcel into two parcels consisting of 1.74 acres and 1.13 acres.	
Location: 3188 Spahn Ranch Road, Roseville, Placer County	
Project Owner: Pete Toplean, 3188 Spahn Ranch Road, Roseville, CA 95661	
Project Applicant: Wong & Associates, 2730 Arden Way, Suite 232, Sacramento, CA 95825	
County Contact Person: Melanie Jackson	530-745-3036

PUBLIC NOTICE

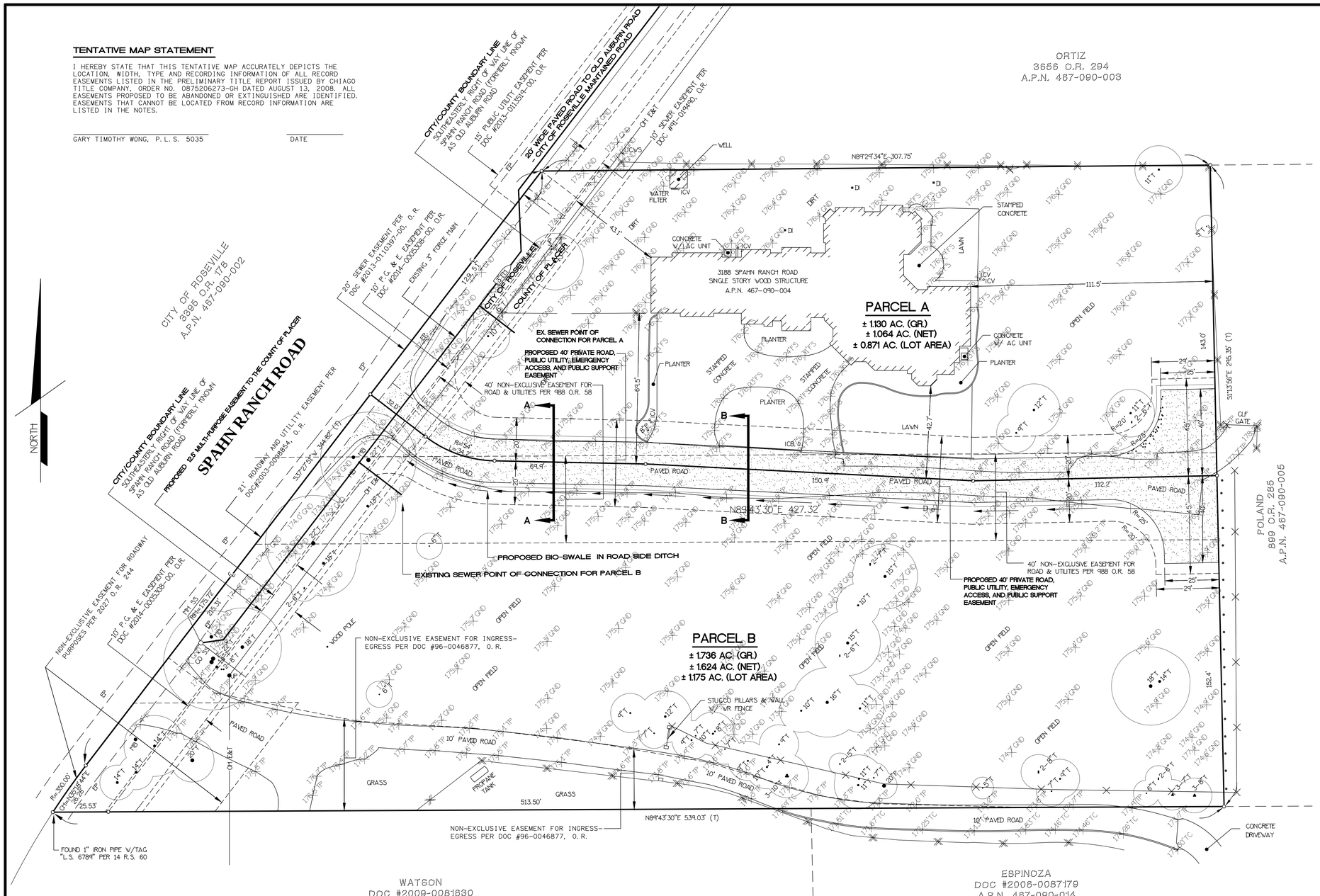
The comment period for this document closes on **September 3, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx), Community Development Resource Agency public counter, and at the 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. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

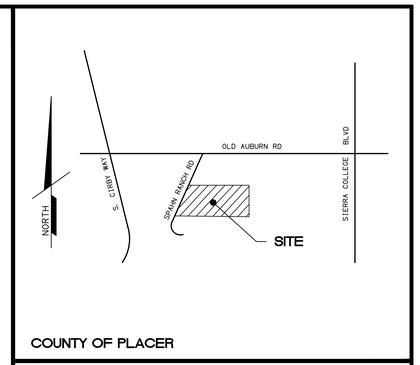
If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY CHIAGO TITLE COMPANY, ORDER NO. 0875206273-GH DATED AUGUST 13, 2008. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

GARY TIMOTHY WONG, P.L.S. 5035 DATE





VICINITY MAP
NOT TO SCALE

SITE INFORMATION

1) OWNERS

PETE AND DANIELA TOPLEAN
3188 SPAHN RANCH RD.
ROSEVILLE, CA 95661

CONTACT PERSON: PETE TOPLEAN

TEL: (916) 419-3355 EMAIL: PETE.TOPLEAN@YAHOO.COM

2) SURVEYOR/ENGINEER:

WONG & ASSOCIATES
2730 ARDEN WAY, SUITE 232
SACRAMENTO, CA 95825

CONTACT: GARY TIMOTHY WONG
TEL: (916) 283-4800 FAX: (916) 283-4809
EMAIL: GTWONG5035@GMAIL.COM

3) CURRENT ZONING: RS-AG-B-40

4) ASSESSOR'S PARCEL NUMBER:

A.P.N. 467-090-004

5) DISTRICTS

FIRE: SOUTH PLACER FIRE
SCHOOL DISTRICT: ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH: OAKMONT HIGH SCHOOL
SEWER: SEWER MAINTENANCE DISTRICT 2

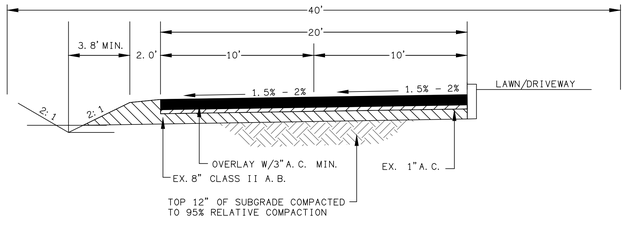
6) PARCELS

EXISTING PARCELS: 1
PROPOSED PARCELS: 2

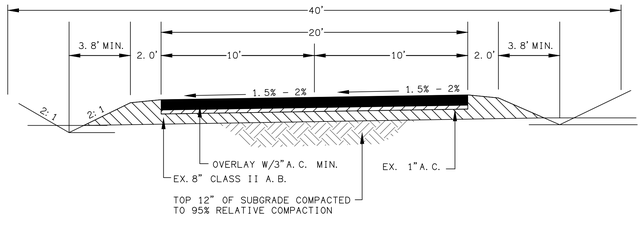
PARCEL A-	±1.130 AC. (GR.)	±1.064 AC. (NET)
PARCEL B-	±1.736 AC. (GR.)	±1.624 AC. (NET)
TOTAL-	±2.865 AC. (GR.)	±2.687 AC. (NET)

LEGEND

OH E&T	OVERHEAD ELECTRICAL AND TELEPHONE WIRES
JP	JOINT POLE
MH SS	SANITARY SEWER MANHOLE
ICV	IRRIGATION CONTROL VALVE
ICB	IRRIGATION CONTROL BOX
○	DIMENSION POINT, NOTHING FOUND OR SET
CLF	CHAIN LINK FENCE
(T)	TOTAL DISTANCE
O.R.	OFFICIAL RECORDS
B.M.	BOOK OF MAPS
P.M.	PARCEL MAPS
R.S.	RECORD OF SURVEYS
A.P.N.	ASSESSOR'S PARCEL NUMBER
GND	GROUND ELEVATION
TP	TOP OF PAVEMENT
TC	TOP OF CURB
MB	MAIL BOX
—⊠—	WOOD FENCE
—×—	CHAINLINK FENCE
WR	WROUGHT IRON
DI	DROP INLET
UCWS	UNGROUND CABLE WARNING SIGN
● X"T	X" TREE, WHERE X IS THE DIAMETER OF SAID TREE
● X"P	X" PALM TREE, WHERE X IS THE DIAMETER OF SAID PALM TREE
—o—	SIGN



SECTION B-B



SECTION A-A

NOTES

THIS MAP ACCURATELY CONFORMS TO SECTION 16.20 OF THE PLACER COUNTY CODE.

BASIS OF BEARINGS

THE BEARINGS ON THIS MAP ARE BASED ON THE FOUND MONUMENTS TO RE-ESTABLISH THE 1/16 LINE PER 14 R.S. 60; THAT BEARING BEING N01°13'50"W.

REVISED DATE: 01-20-2015

BENCHMARK ELEVATION: 189.73'
B.M. #FCL-006
RAMSET NAIL IN TOP OF CURB AT SELY CURB RETURN OF THE N.E. CORNER OF THE INTERSECTION OF RIDGECREST WAY AND OLD AUBURN ROAD

FIELD BOOK NO. _____ PAGE _____

WONG & ASSOCIATES
ENGINEERING * SURVEYING * LAND PLANNING
2730 ARDEN WAY, SUITE 232
SACRAMENTO CALIFORNIA, 95825
TEL: (916) 283-4800 FAX: (916) 283-4809

DESIGNED: GTW
DRAWN: GTW
CHECKED: GTW
SCALE: 1" = 20'
SUBMITTED: GARY TIMOTHY WONG P.L.S. 5035

LICENSED LAND SURVEYOR GARY TIMOTHY WONG No. 5035 Expires 12-31-15 STATE OF CALIFORNIA

NO.	DATE	REVISION	BY

REVISED TENTATIVE MAP
OF
3188 SPAHN RANXCH ROAd
a.p.n. 467-090-004
ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA

DATE: 01-10-2015
SHEET: 1 OF: 1
JOB NO. 2013-026

COUNTY OF PLACER
Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Toplean Minor Land Division	Plus# PMLD 20140068
Entitlement(s): Minor Land Division	
Site Area: 2.688 acres	APN: 067-090-004-000
Location: 3188 Spahn Ranch Road, Roseville, Placer County	

A. BACKGROUND:

Project Description:
The applicant is requesting approval of a Minor Land Division to divide a 2.87-acre parcel into two parcels consisting of 1.74 acres and 1.13 acres. The parcels will be accessed from Spahn Ranch Road, which connects to Old Auburn Road located 200 feet to the north of the project site. The parcels would be served by public sewer and each parcel will have a well. The parcel is located on the City of Roseville / Placer County line.

Project Site (Background/Existing Setting):
The subject property is zoned RS-AG-B-20 (Residential-Single Family, combining Agriculture, combining Building Site designation of 20,000-square-foot minimum lot area). The site is located within the Granite Bay Community Plan area and is designated Rural Low Density Residential, 0.9-2.3-acre minimum. The project site is currently developed with a single-family residence, driveways and contains minimal tree coverage.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-AG-B-20 (Residential-Single	Granite Bay Community Plan/	Single-Family Residence

	Family, combining Agriculture, combining Building Site designation of 20,000 square foot minimum lot area)	Rural Low Density Residential 0.9-2.3 Ac. Min.	
North	Same a project site	Same a project site	Same a project site
South	Same a project site	Same a project site	Same a project site
East	Same a project site	Same a project site.	Same a project site
West	City of Roseville	City of Roseville	City of Roseville

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 subject property is located in a residential area and there are no designated scenic vistas in the vicinity of the subject property and it is not near a state scenic highway. There is no impact.

Discussion- Item I-3:
The subject property is relatively level, contains minimal tree coverage and is developed with a single-family residence. The proposed project creates the potential for the development of one new residential structure and appurtenances, and such development will alter the visual character of the site. However, surrounding properties are residential in nature and as such, the addition of a single-family residence in the area will have minimal visual impacts. Therefore, no mitigation measures are required.

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				**X**

of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				

Discussion- All Items:
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. There is no impact.

III. AIR QUALITY – Would the project:

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

Discussion- Item III-1:
The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). The project proposes a minor land division to create one additional parcel consistent with the land use designation. According to the application, no grading and/or site disturbance will be associated with the Minor Land Division itself. However, the project will result in one additional single-family residential parcel that will eventually be developed with a driveway and home. The increase in density resulting from one additional residentially-zoned parcel would not contribute a significant impact to Region, as the related emissions would be below the significant level. The project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2, 3:
The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), nonattainment for the federal particulate matter standard ($PM_{2.5}$) and non-attainment for the state particulate matter standard (PM_{10}).

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

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

Mitigation Measures- Items III-2, 3:

MM III.1 (Construction)

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

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

2. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
3. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
4. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
5. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
6. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
7. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
8. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

MM III.2 (Operation)

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

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

Discussion- Items III-4, 5:

The project would result in future minor grading operations that would cause short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions and odor from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated odor and TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,			**X**	

policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)				
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1, 2, 6:
The proposed project includes the subdivision of an approximately 2.87 acre parcel into two parcels consisting of 1.74 acres and 1.13 acres. The proposed project would create two buildable residential parcels. One of the proposed parcels is developed with a single-family residence and because of this, the potential for additional single-family residences resulting from the proposed project is limited to one. The undeveloped parcel would include minimal site disturbance because the majority of the parcel is level, lacking vegetation and has previously been graded.

A field review of the project site revealed that existing conditions of the subject property are generally not conducive to sensitive habitats or the occurrence of special status species. In addition, there are no water bodies on site and thus, the proposed project will not result in interference with fish species. Further, because of these conditions and the project site's location in a developed residential area, it is unlikely that the project would interfere substantially with the movement of any native resident wildlife species. Therefore, the project will not result in significant impacts to special status fish or wildlife species and no mitigation measures are required.

Discussion- Items IV-3, 7:
The subject property is generally level and contains minimal vegetation. However, the proposed project would require driveway improvements that would result in the removal of onsite oak trees. Oak trees are considered a protected tree in the Placer County Tree Ordinance. However, the tree ordinance is in place for the purpose of preserving trees where feasible. As such, when required by the Tree Ordinance, tree permits and tree mitigation is imposed at the time a property owner applies for a building permit for building construction. Therefore, if further development of the project site creates impacts to the extent that a tree permit is required, the affected trees would be mitigated for at that time and therefore, there is no impact.

Discussion- Items IV-4,5:
The project site does not contain wetlands or riparian areas. As a result, impacts to sensitive riparian or wetland areas are less than significant. There is no impact.

Discussion- Item IV-8:
Placer County does not have an adopted Habitat Conservation Plan. Therefore, the proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. There is no impact.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1,2,6:
A Cultural Resources Records Search was prepared for the project site in July 2014. The research boundaries encompassed the project site and the surrounding area within a quarter mile radius of the site. The records search determined that there is a low sensitivity for historic-period cultural resources and for prehistoric archaeological sites in the project area. No historic period or archeological resources were located on the subject property or within its immediate vicinity.

However, because of the sensitivity to discovery of these resources on the subject property, the records search includes recommendations for addressing any of these resources that may be discovered during project construction. To ensure that impacts to any new discoveries of these resources on the subject property remain less than significant, the following conditions of approval will be included as part of the project permit and will be included on the project improvement or grading plans:

> *"If cultural resources are encountered during project construction, altering the materials and their context should be avoided until a cultural resource consultant has evaluated the situation. These materials include, but are not limited to, the following:*
> - *Prehistoric Resources – chert or obsidian flakes, projectile points and other flaked-stone artifacts; mortars, grinding slicks, pestles and other ground stone tools; and, dark friable soil containing shell and bone dietary debris, heat-affected rock, or hum burials.*
> - *Historic Resources – stone or adobe foundations or walls; structures and remains with square nails; mine shafts, tailings, or ditches; and, refuse deposits or bottle dumps.*
>
> *Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms, available at www.ohp.parks.ca.gov."*

No mitigation measures are required.

Discussion- Items V-3,4,5:
The Cultural Resources Records Search that was prepared for this project determined that no known paleontological resources were located on or in the vicinity or the subject property. In addition, no religious or sacred uses exist on the subject property or the properties within its immediate vicinity. As a result, the creation of two additional single-family parcels will not result in significant impacts to any of these resources. There is no impact.

VI. GEOLOGY & SOILS – Would the project:

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

Discussion- Items VI-1,4,9:
According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on two different soils classified as: Fiddyment loam and Xerofluvents. The identified soil constraints are a severe level of shrink-swell expansive soil and flooding. The Soil Survey does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that will be destroyed or modified. Construction of one additional house and associated improvements will not create any unstable earth conditions or change any geologic substructure. The project will be constructed in compliance with the California Building Code to address building related soil issues such as expansive soil and will obtain grading permits as necessary to address grading issues. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Items VI-2,3:
The project proposal will result in the construction of one new single-family residence with associated infrastructure including widened roadways and driveways. To construct the improvements proposed, disruption of soils on-site will occur, including excavation/compaction for roadway widening and various utilities. The area of disturbance for these improvements is relatively small (approximately 9,000 square feet) and the roadway improvements are located adjacent to existing improvements. The proposed project improvements will generally be at the same grade

as the existing topography. Therefore, the impacts to soil disruptions and topography are less than significant. No mitigation measures are required.

Discussion- Items VI-5,6:
The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees (if appropriate) with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

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

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

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

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

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures

applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

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

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

MM VI.3 Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

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

Discussion- Items VI-7,8:
The California Department of Mines and Geology and the State of California classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The future residential units will be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, these impacts are less than significant. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (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 likely result in future site grading and the construction for a residential lot. The construction and operational-related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020), as the levels of GHG emissions would be below the APCD's recognized threshold. The current screening threshold for GHG emissions recognized by the Placer County APCD is 1,100 Metric Tons per year Carbon Dioxide equivalent

($MTCO_2e$). 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 proposed.

Discussion- Item VIII-3:
There are no known existing or proposed school sites located within a quarter mile of the project location. The closest known school site is the George Sargeant Elementary School, which is located more than one-half mile northeast of the project site. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have no impact.

Discussion- Item VIII-4:
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. There is no impact.

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. There is no impact.

Discussion- Items VIII-8,9:
A Phase 1 Site Assessment was completed by Acer Environmental dated December 1, 2014 in order to evaluate if there were any past land uses of the property that could have created any potential health hazards. The Phase 1 indicated that there were no historic uses of the property that could expose people to potential health hazards, therefore there are no impacts.

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?			X	

(EHS, ESD)				

Discussion- Item IX-1:
Each of the proposed parcel will utilize domestic water wells for drinking water. A well was constructed under permit with Environmental Health Services on Parcel B and Parcel A contains an existing well. Each well was tested for primary and secondary drinking water standards and total and fecal coliform. Test results were below the maximum contaminate level for all constituents tested. There is no impact.

Discussion- Item IX-2:
This Minor Land Division will result in the creation of one additional parcel for residential development. Both parcels will meet the minimum parcel size. It anticipated that the relatively low density would result in limited water usage consistent with residential use, such that the risk of depletion of groundwater supplies would be expected to be less than significant. There is no impact.

Discussion- Item IX-3:
The proposed project will ultimately include the construction of improvements for one new single-family residential home/driveway and include roadway widening. The home, driveway, and roadway improvements will be located at or near their existing grade. The overall drainage patterns from the proposed ultimate construction will not be significantly changed from the current drainage patterns. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-4:
The proposed project will ultimately include the construction of improvements for one new single-family residential home, driveway, and roadway widening. These improvements will add only a small amount of impervious surfaces (approximately 0.20 acres) as compared to the entire project area, approximately 2.865 acres. No downstream drainage facility or property owner will be significantly impacted. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items IX-5,6:
The area of disturbance for the ultimate project improvements is relatively small for the construction of one single-family dwelling, driveway, and roadway widening (approximately 0.20 acres) as compared to the entire project area, approximately 2.865 acres. Water quality BMPs will be required during construction of the improvements. The proposed improvements will not create runoff water that will substantially increase pollutants or degrade long term surface water quality beyond the existing conditions. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Item IX-7:
The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:
A very small portion of the site along the southern property line is located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a 100-year flood hazard area and no flood flows will be redirected after construction of any improvements. The project is required to comply with the Placer County Flood Damage Prevention Ordinance prior to developing the site. The project site is not located within any levee or dam failure inundation area. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Item IX-11:
The Minor Land Division will result in the creation of one additional parcel for residential development. This additional residential parcel will result in limited increased water usage consistent with residential use, such that the potential to alter the direction or rate of flow of groundwater would be less than significant. No mitigation measures are required.

Discussion- Item IX-12:
The ultimate proposed improvements of one new single-family dwelling, driveway, and roadway widening will not create runoff water that will substantially increase pollutants or degrade long term surface water quality beyond the

existing conditions of any watershed of important water resources. Water quality BMPs will be required during the construction of the improvements. Therefore, this impact is less than significant. 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 applicant is requesting approval of a Minor Land Division to divide a 2.87 acre parcel into two parcels consisting of 1.74 acres and 1.13 acres. The subject property is located in the Roseville area and is zoned RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining Building Site Designation of 20,000 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. Therefore, there is no impact.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				**X**

2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				**X**

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

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

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

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

XII. NOISE – Would the project result in:

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

Discussion- Items XII-1, 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. There is no impact.

Discussion- Item XII-2:
The proposed project involves the creation of two residential parcels. Vehicle trips generated from the subdivision would be periodic in nature and 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. No mitigation measures are required.

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:
Because the project includes the development of 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 undeveloped residential parcels. There is no impact.

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

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

Discussion- Item XIV-1:
The proposed project will result in the creation of two residential parcels. The establishment of two residential parcels will result in additional demand for fire protection services as provided by the South Placer Fire District. However, this additional demand will not result in the provision of new or physically altered government service or facilities that would cause significant environmental impacts. No mitigation measures are required.

Discussion- Items XIV-1, 3, 5:
The establishment of two single-family residential parcels will result in additional demand for sheriff, school, and public facilities maintenance services. However, the additional demand will not result in the provision of new or physically altered government service or facilities at a degree that would cause significant environmental impacts. No new government facilities will be necessary as a result of the establishment of this project. No mitigation measures are required.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might 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 single-family residential lots. The increase will not result in a substantial deterioration of facilities as improvements and/or maintenance of these services is offset by the payment of park fees as a part of the conditioning process. No mitigation measures are required.

Discussion- Item XV-2:
The project does not include recreational facilities nor require the construction or expansion of recreational facilities which might have an adverse effect on the environment. There is no impact.

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

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

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

Discussion- Items XVI-1,2:
This project proposal will ultimately result in the construction of one additional residential single-family parcel. The proposed project will generate approximately one additional PM peak hour trip and approximately ten average daily trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and does not result in the operation of a roadway or intersection at a Level of Service that exceeds the minimum established by the Community Plan. However, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. The project traffic added to the cumulative traffic volumes does not result in a large enough incremental increase (greater than five percent) to make a finding of significance. Furthermore, for potential cumulative traffic impacts, the Placer County General Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements will help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:
MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn Bowman), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
B) South Placer Regional Transportation Authority (SPRTA)

The current estimated fee is $6,681 per single family residential unit. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-3:
The project includes the access of one parcel onto the existing Spahn Ranch Road from a private road. Spahn Ranch Road is within the City of Roseville jurisdiction. The City is not requiring any improvements to Spahn Ranch Road with the proposed project; however, they are requesting the dedication in fee of the existing 21 foot wide roadway easement along the project frontage as right-of-way to the City. The project includes the widening of the onsite road to 20 foot of pavement with two foot wide aggregate base shoulders. The project also includes the construction of the Placer County standard encroachment from the onsite private road onto Spahn Ranch Road. The roadway improvements would meet the current minimum pavement width requirements of the Placer County Land Development Manual for the amount of development. All driveway and roadway improvements would meet Placer County standards. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XVI-4:
The servicing fire district has reviewed the proposed project and has not identified any impacts to emergency access. The project includes the widening of an existing single family driveway to a 20 foot wide private road with two two-foot aggregate base shoulders. The project proposes to dedicate an Emergency Access Easement from Spahn Ranch Road to the existing parcel to the east as shown on the Tentative Parcel Map. The project proposes to construct a hammerhead turnaround and the end of the onsite road. The proposed project does not impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

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 be constructing roadway and driveway improvements that do not create any hazards or barriers for pedestrians or bicyclists. Therefore, there is no impact.

Discussion- Item XVI-7:
The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion- Item XVI-8:
The residential subdivision 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. There is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Items XVII-1,2,6:
Wastewater service will be provided by Placer County Sewer Maintenance District Number 2 (SMD #2). Wastewater transmission infrastructure exists in Spahn Ranch Road along the project frontage to convey the wastewater from the project to the Treatment Plant. The project will connect to the existing sewer infrastructure. Any new sewer infrastructure will be required to be constructed to Placer County Standards. This project will add wastewater flow equivalent of approximately 1 equivalent dwelling unit (EDUs) to the wastewater conveyance and treatment systems. The sewage generated by the proposed project would be typical of residential development and is not expected to cause the existing treatment facilities to exceed the Regional Board's treatment process requirements. 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. There is no impact.

Discussion- Item XVII-4:
Storm water will be collected and conveyed in the existing drainage facilities. The existing system has the capacity to accept flows from the proposed project since the proposed project will only generate a minor increase in flows from the pre development condition. No new storm water drainage facilities or expansion of existing facilities is required. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items XVII-5,6:
The agencies charged with providing 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. There is no impact.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

☒ 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	☒ City of Roseville
☒ 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, Phil Frantz
Environmental Engineering Division, Heather Knutson
Department of Public Works, Transportation
Environmental Health Services, Laura Rath
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
Placer County Fire/CDF, Mike DiMaggio

Signature_____Date July 22, 2015
Crystal Jacobsen, Environmental Coordinator

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

County Documents		☒ 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
		☒ Preliminary Title Report
		☒ 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
		☐ CalEEMod Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic & Circulation Plan
		☐ _____