



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**Planning Services Division**

Michael J. Johnson, AICP  
Agency Director

E.J. Ivaldi, Deputy Director

**HEARING DATE:** October 15, 2015  
**TIME:** 9:50 A.M.

**DATE:** October 8, 2015  
**TO:** Parcel Review Committee Chairman  
**FROM:** Development Review Committee  
**SUBJECT:** PLN14-00172 Doane Minor Land Division

---

**OWNER/APPLICANT:** Tim Doane

**STAFF PLANNER:** Nikki Streegan

**ZONING:** RA-B-100 (Residential Agricultural, combining minimum building site designation of 100,000 square feet)

**GENERAL PLAN DESIGNATION:** Horseshoe Bar/Penryn Community Plan - Rural Residential 2.3-4.6 Acre Minimum

**LOCATION:** 9493 Rock Springs Road in the Newcastle area

**APN:** 042-201-091-000

**PROPOSAL:**

The applicant is requesting approval of a Minor Land Division to divide a 5.02-acre parcel into two 109,289 square-foot parcels.

**BACKGROUND:**

The subject property is located in a rural residential area that is largely developed with single-family residences. The surrounding parcels range in size from 2.5 to 50 acres. The property to the north is at the largest end of this range and is currently developed with a residential use. All surrounding parcels are situated in a RA-B-100 zone district and are improved with residential development. The project site includes irrigated pasture, grassland, and oak woodland. Additionally, the site is predominantly flat with a sloped hill and 1.5-acre oak woodland area located in the northern part of the proposed northern parcel.

**DISCUSSION/ANALYSIS:**

Minor Land Division

As stated, the applicant is requesting approval of a Minor Land Division to subdivide a 5.02-acre parcel into two 109,289 square-foot parcels. The parcels would be accessed from Rock Springs Road, which is

located .5 miles west of Auburn Folsom Road. The parcels would be served by public sewer and each parcel will have a well.

Staff reviewed the subject property and the proposed parcel map and determined that the Minor Land Division conforms to the requirements set forth in the Horseshoe Bar/Penryn Community Plan, the Placer County General Plan, the Placer County Zoning Ordinance and the Subdivision Map Act.

#### **RECOMMENDATION:**

The Parcel Review Committee recommends that the Chairman approve Minor Land Division PLN14-00172 and adopt the Mitigated Negative Declaration prepared for the project, subject to making the necessary findings and adopting the Conditions of Approval (Attachment A).

#### **FINDINGS:**

The Parcel Review Chairman has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

1. The Mitigated Negative Declaration for the Doane Minor Land Division has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts.
2. There is no substantial evidence in the record as a whole that the project may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County which has exercised overall control and direction of its preparation.
4. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

#### **SUBDIVISION:**

1. The proposed modification to the parcel map is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Horseshoe Bar/Penryn Community Plan. The design and required improvements of the proposed subdivision are also consistent with said plans and applicable County ordinances.
2. The site of the proposed parcel map is physically suitable for the type and proposed density of the development.
3. The proposed parcel map and associated improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
4. The proposed parcel map and the associated improvements are not likely to cause serious health problems.
5. The proposed parcel map and the associated improvements will not conflict with easements acquired by the public at large for access through, or use of property, within the proposed subdivision.

**SB 1241:**

1. The design, location and associated improvements of each proposed parcel resulting from approval of the proposed parcel map as a whole are consistent with regulations adopted by the State of California pursuant to PRC 4290 & 4291 (clearance requirements).
2. Structural fire protection and suppression services will be available to the proposed parcels.
3. To the extent practicable, ingress and egress onto the proposed parcels meet the regulations for road standards for fire equipment access adopted per PRC 4290 and any local ordinance.

**ATTACHMENTS:**

Attachment A: Recommended Conditions of Approval

Attachment B: Mitigated Negative Declaration

Attachment C: Site Plan

cc: Sarah Gilmore - Engineering and Surveying Division  
Laura Rath - Environmental Health Services  
Tim Doane – Owner/Applicant



# PLACER COUNTY PLANNING SERVICES DIVISION PARCEL REVIEW COMMITTEE

---

*Note: Preliminary Conditions are subject to change as a result of the public hearing.*

**Parcel Map Project# PLN14-00172**

**Parcel Map Name: Doane**

### *Service Providers*

1. Provide will-serve letters from the following agencies that express satisfaction with the proposed project.

Electric Company:	PG&E
School Districts:	Loomis Union School District, Placer Union HS District
Fire Protection District(s)	South Placer Fire District

### *Easements*

2. Show all record easements on the parcel map.
3. Provide proof of minimum off-site right-of-way access in accordance with Placer County Minor Subdivision Ordinance Section 16.20.160 (3) (E). Right-of-way shall be of sufficient width to accommodate the required road improvements with their cut, fill and drainage facilities. Submit evidence of title report in the form of a "Parcel Map Guarantee" from a Title Company. A current Title Report (not older than 90 days) shall be submitted with the Parcel Map when it is submitted for checking.
4. Create maintenance easements as necessary for fire suppression water tank and appurtenances, as well as emergency vehicle access easements as required by the serving fire district.

### *Improvements*

5. If the required improvements are not constructed and accepted as complete prior to parcel map recordation, the Owner shall enter into a Parcel Map Improvement Agreement agreeing to construct said improvements within two years of recordation of the Parcel Map. A note shall be included on the map that provides constructive notice that the improvements shall be completed prior to permit issuance (including building permits) for any of the parcels created.
6. Install fire protection facilities, as required by the serving Fire Protection District, including but not limited to the signage requested by Mike Ritter, South Placer Fire Department.
7. Obtain an Encroachment Permit from the Department of Public Works (DPW) to improve the existing encroachment onto Rock Springs Road. The encroachment shall be constructed to a modified Plate R-17 minor Land Development Manual (LMD) standard per the Revised Road Connection Exhibit dated 7/7/15

and as approved by DPW. The western (acceleration) taper only shall meet the dimensions of the R-17 and be aggregate base. No eastern taper improvement is required at this time.

**NOTE:** The following constraints were noted in the field and may require special design exception to be approved by the Transportation Division of the Department of Public Works:

- A. Existing utility pole
- B. Existing iron fence

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

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

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project may include, but are not limited to: revegetation and grassy swales. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. MM VI.1, MM IX.1

9. 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. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$775 per single family residence payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. MM IX.2
10. 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. Chapter 15, 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 \$117 per single family residence. MM IX.3
11. This project will be subject to the payment of traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:
- A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
  - B. South Placer Regional Transportation Authority (SPRTA)

The current estimated fee is \$6,032 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. (DPW) MM XVI.1

12. Prior to recordation of the Parcel Map, submit the map in digital format (on compact disc or other ESD-approved media) to the ESD in accordance with the latest version of the Placer County Digital Plan and

Map Standards. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record.

13. Structures shall be addressed in accordance with Placer County's Road Naming and Numerical Addressing System Ordinance (Placer County Code Article 15.08).

### ***Biological***

14. 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 to consider revocation of this permit/ approval. (MM IV.1)(PLN)

### ***Cultural Resources***

15. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site 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. (PLN)

### ***Air Quality***

16. 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. (MM III.2)(Air Quality)

### ***Environmental Health***

17. Submit proof of adequate water supply as stated in Placer County Code Section 19.334, by drilling a well and submitting a yield report for Parcel 1 and 2. (COMPLETED)
18. Submit to PCEH, for review and approval, a water quality analysis report on water from the wells on Parcel 1 and 2. The report must be prepared by a State Certified laboratory and include at minimum Bacteriology: Total coliform, fecal coliform and chlorine residual, as well as Primary and Secondary Drinking Water Standards as defined in Title 22 of the California Code of Regulations. (COMPLETED)

19. Contact PCEH, pay required fees, and obtain an approved Site Evaluation Report and define a Minimum Sewage Disposal Area (MUSDA) for Parcel 2. (COMPLETED)

***Miscellaneous Requirements***

20. All future construction on the property shall require a building permit.
21. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee currently is \$677.00 per lot to be paid at final map and \$4,282.00 per unit due when a building permit is issued.)
22. All parcels created by the parcel map shall be made party to a road maintenance agreement for the maintenance of all roads, both off-site and on-site, used to access the newly created parcels.

**NOTE:** Neighbors do not have to sign the agreement.

23. Prior to Final Map recordation, road inspection fees shall be paid to the Placer County Engineering and Surveying Division per Sections 16.08.160 & 16.08.170 of the Land Development Manual.
24. Submit evidence that there are no delinquent taxes and that any existing assessments have been split.
25. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Doane Minor Land Division (PLN14-00172). The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (PLN)

***Exercise of Permit***

26. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Parcel Map(s) which is in substantial conformance to the approved Tentative Parcel Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees.
27. This Minor Land Division (PLN14-00172) shall expire on October 15, 2018 unless previously exercised by the recordation of the Final Map.



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, Coordinator

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

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

PROJECT: Doane Minor Land Division (PLN14-00172)

PROJECT DESCRIPTION: The project proposes a Minor Land Division to subdivide a 5.02-acre property to create two 109,289-square-foot parcels.

PROJECT LOCATION: 9493 Rock Springs Road, Newcastle, Placer County

APPLICANT: Tim Doane, 9493 Rock Springs Road, Newcastle, CA 95658

The comment period for this document closes on **October 9, 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/EnvCoordSvc/NegDec.aspx> Community Development Resource Agency public counter, and at the Penryn 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](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Thursday, September 10, 2015

ATTACHMENT B



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

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

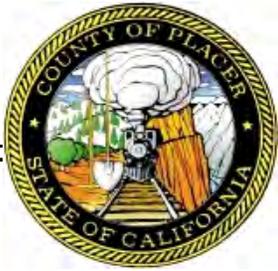
<b>Title: Doane Minor Land Division</b>	<b>Project #</b> PLN14-00172
<b>Description:</b> The project proposes a Minor Land Division to subdivide a 5.02-acre property to create two 109,289-square-foot parcels.	
<b>Location:</b> 9493 Rock Springs Road, Newcastle, Placer County	
<b>Project Owner/Applicant:</b> Tim Doane, 9493 Rock Springs Road, Newcastle, CA 95658	
<b>County Contact Person:</b> Nikki Streegan	530-745-3577

### PUBLIC NOTICE

The comment period for this document closes on **October 9, 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 Penryn 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.





**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: <b>Doane Minor Land Division</b>	Project # PLN14-00172
Entitlement(s): Minor Land Division	
Site Area: 5.02 acres / 218,578 square feet	APN: 042-201-091
Location: 9493 Rock Springs Road, Newcastle, Placer County	

### A. BACKGROUND:

#### Project Description:

The applicant is requesting approval of a Minor Land Division to allow for a two-lot split of a 5.02-acre property located on Rock Springs Road. The property is currently undeveloped and is vacant pasture. Approval of the Minor Land Division will result in the creation of two separately saleable, buildable residential lots, consisting of two 109,289 square-foot parcels.

This property was previously associated with a Minor Land Division (PMLD 20070371) and resulted in Parcel 2 of Book 34 of Parcel Maps, Page 107. The parcels created with this entitlement will be accessed from a 40-foot wide driveway noted as area "J" in the current Parcel Map. This driveway will be developed to provide access to the new building sites and the northern parcel.

#### Project Site (Background/Existing Setting):

The subject property is located approximately .5 mile west of Auburn-Folsom Road in the South Auburn area. The project site is comprised of 5.02 acres and includes irrigated pasture, grassland, and oak woodland. Additionally, the site is predominantly flat with a sloped hill and 1.5-acre oak woodland area located in the northern part of the proposed northern parcel.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100	Rural Residential 2.3 – 4.6 Ac. Min.	Vacant
North	Same as project site	Same as project site	Single Family Residential
South	Same as project site	Same as project site	Single Family Residential south of this property and a vacant parcel immediately adjacent to the southern boundary
East	Same as project site	Same as project site	Single Family Residential
West	Same as project site	Same as project site	Single Family Residential

**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
- ➔ Horseshoe Bar/Penryn 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:
    - 1. **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
    - 2. **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.
    - 3. **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 division of a 5.02 acre property into two new residential lots. The property is .5 miles from Auburn-Folsom Road; however, the views from this road are limited by dense roadside vegetation. In addition to being set back far enough to minimize impact to the Auburn-Folsom Road viewshed, the project is bordered on all sides by residentially developed properties. No designated scenic vistas are in the vicinity. Therefore, there is no impact.

**Discussion- Item I-3:**

The property is bordered on all sides by residentially developed larger lots to the north, east and south that range from 2.5 to a 50 acre parcels. The parcel to the north of the property is on the largest end of this range and is currently developed with a residential use. The other parcels are all situated in a low density zone district and are improved with residential development.

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. Therefore, there is no impact.

**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. Therefore, there is no impact.

**Discussion- Item II-3:**

The proposed development is located in an area that is zoned with an Agriculture combining district. The base zone district for the subject property is Residential Single-Family (RS). The purpose of the Agriculture combining district (-AG) 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 the keeping of 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 and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). The project proposes a Minor Land dDivision to divide a 5.02acre property and create two, 2.5-acre parcels for future residential construction. According to the application, approximately 20 percent of the site would be graded and/or disturbed as a result of the Minor Land

Division itself in order to create building pads on both of the parcels as well as create an access driveway. Although the SVAB is designated as nonattainment for federal and state ozone ( $O_3$ ) standards for the ozone precursors ROG (Reactive Organic Gasses) and  $NO_x$  (Nitrogen Oxides), nonattainment for the federal particulate matter standard ( $PM_{2.5}$ ) and state particulate matter standard ( $PM_{10}$ ), the increase in density resulting from one additional residentially-zoned parcel consistent with the land use designation and zoning will not contribute a significant impact to the Region given that the project-related emissions are below the District's thresholds of significance. Therefore 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:**

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards for 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, grading resulting from the construction of driveway and pad improvements will occur. Such grading would result in short-term 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 plans, construction-related emissions would not result in a cumulatively considerable net increase of either ROG or  $NO_x$ .

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

**IV. BIOLOGICAL RESOURCES – Would the project:**

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

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

The proposed project includes a Minor Land Division of a 5.02 acre parcel to create two new residential parcels. The portion of the property that will make up the two residential building sites is located on irrigated pasture and contains various grasses, weeds, and scattered trees. A sloping hill on the north side of the property is part of a contiguous oak woodland; however, is largely unbuildable due to the slope on this part of the property. In addition to the live oak and scrub oak on this portion of the property, other fragmented tree species include California buckeye, grey pine, and various fruit trees. The property is located within an established, low-density residential area, surrounded on all sides by developed residential properties on 2.3 acres and greater. As such, this area is already disturbed with residential development. Since no proposed development is expected to occur on the portion of the property with contiguous oak woodland, this feature will remain intact and the creation of two residential parcels will not result in biological impacts to this feature.

The site includes habitats that support resident deer, raccoon, coyote, fox, skunk, other mammals, reptiles, terrestrial amphibians, resident birds and migratory birds. Development of the project would result in conversion of grazing land and seasonal pasture land to residential use. Implementation of the proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any known 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 on irrigated pasture, oak woodland, and grassland. Therefore, there is no impact.

**Discussion- Items IV-3, 7:**

Due to the unbuildable nature of the area of oak woodland on the northern section of the property, the proposed project will not have a substantial adverse effect on the environment by converting oak woodlands. While fragmented oaks and trees are on other portions of the property, these trees are not located within the building site and the project does not propose tree removal. While the other scattered oaks could be removed in the future, implementation of the following mitigation measure would reduce this impact to a less than significant level:

**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 to consider revocation of this permit/ approval.

**Discussion- Item 8:**

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. Therefore, there is no impact.

**V. CULTURAL RESOURCES – Would the project:**

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

**Discussion- Items V-1,4,5:**

There are no known 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. Therefore, there is no impact.

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

A cultural resources record search was conducted by the North Central Information Center for the subject property in May of 2015. 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? (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 soils classified as Andregg coarse sandy loam. Permeability is moderately rapid. The hazard of erosion is slight to moderate. The Soil Survey does not identify any unique geologic or physical features. No known unique geologic or physical features exist on the site that will be destroyed or modified. Expansive soils are not present at the site. Creation of this Parcel Map and associated improvements will not create any unstable earth conditions or change any geologic substructure. There is no impact.

**Discussion- Item VI-2:**

In order to construct the residences and associated access and road improvements, minimal grading is proposed. Site topography slopes from northwest to southeast at elevations of approximately 860 to 780 feet above sea level, as shown on the Tentative Parcel Map dated July 9, 2015. The soil unit is Andregg coarse sandy loam and is mapped as well drained and moderately erodible.

The earthwork is proposed to be minimal and close to existing grade. Retaining walls are not proposed. All resulting finished grades are proposed to be no steeper than 2:1. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and overcrowding of the soil are less than significant. No mitigation measures are required.

**Discussion- Item VI-3:**

The two parcel Minor Land Division project is not proposing a substantial change in topography or ground surface relief features. Only minor grading is required to construct the access improvements at Rock Springs Road. There is not a substantial change in site topography as a result of this project. There is no impact.

**Discussion- Items VI-5,6:**

This project proposal would result in limited soil disturbance and grading to construct access improvements and a modified Plate R-17 roadway connection onto Rock Springs Road in order to serve the parcels created on the subject site. The disruption of soils on this previously disturbed property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential in the long-term; however, due to runoff flows from this project being directed through existing overland flow patterns, downstream water quality impacts are less than significant. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with deposition or soil erosion or changes in siltation will be mitigated to a less than significant level by implementing the following mitigation measure:

**Mitigation Measures- Items VI-5,6:**

MM VI.1 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

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

**Discussion- Items VI-7,8:**

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

**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<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). 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 site grading for two residential lots. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020), as the levels of GHG emissions would be well below the APCD's recognized threshold of 1,100 Metric Tons per year Carbon Dioxide equivalent (MTCO<sub>2</sub>e). 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. 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. Therefore, 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. While the project is located in a Moderate level State Responsibility 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. Therefore, there is no impact.

**Discussion- Items VIII-8,9:**

A Phase 2 Soil Sampling Environmental Site Assessment was completed by Aqua-Terra Environmental dated March 10, 2015 in order to evaluate potential contamination related to past land uses as an orchard. Soil sample results are below published screening levels and therefore no additional soil sampling related to past land use is required. This is considered a less than significant impact 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:**

Each of the proposed parcels will utilize domestic water wells for drinking water. A well was constructed under permit with Environmental Health Services on Parcel 1 and Parcel 2. 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, therefore 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 per the zoning ordinance. 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. No mitigation measures are required.

**Discussion- Item IX-3:**

This parcel map project would create two new residential parcels, each approximately 2.5 acres in size, from the 5.02 acre site. To construct the required driveway and access improvements, only minimal site grading is proposed. The residential parcels will not be pad graded as a part of the project. The parcel map improvements will not cause a significant change to site hydrology. While on site drainage patterns are slightly altered due to the proposed development of this site, the direction of discharge of runoff from the site remains essentially the same as pre-development conditions. No mitigation measures are required.

**Discussion- Item IX-4:**

The new impervious surfaces for the undeveloped parcel will only slightly increase the overall rate and amount of surface runoff from the site. The project proposes to subdivide the 5.02 acre parcel in order to create two new residential single family parcels. The additional impervious areas of the private driveway access and future home sites created by the project are small compared to the overall watersheds.

The proposed project's impacts associated with increasing the rate or amount of surface runoff is considered less than significant. No mitigation measures are required.

**Discussion- Items IX-5,6:**

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

**Mitigation Measures- Items IX-5,6:**

Refer to text in MM VI.1 under VI-5,6 for mitigation measure as well as the following:

MM IX.1 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). Post-development (permanent) BMPs for the project may include, but are not limited to: revegetation and grassy swales. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

**MM IX.2** This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). The current estimated development fee is \$775 per single family residence payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

**MM IX.3** 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. Chapter 15, 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 \$117 per single family residence.

**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 proposed.

**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. Improvements will not be placed within a 100-year flood hazard area that would impede or redirect flood flows. The project will not 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. There is no impact.

**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. There is no impact.

**Discussion- Item IX-12:**

Stormwater runoff from the site eventually flows overland into Miner’s Ravine; however the runoff will be treated and infiltrate prior to reaching Miner’s Ravine. The improvements proposed do not substantially impact an important surface water resource. There is no impact.

**X. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X

7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

**Discussion- All Items:**

The proposed project includes a Minor Land Division of a developed 5.02-acre property to create two new residential parcels consisting of approximately 2.5 acres each. The subject property is located in Newcastle and is zoned RA-B-100 (Residential Single-Family, combining Agriculture, combining Building Site Designation of 100,000 square feet). The property is within the Horseshoe Bar/Penryn Community Plan and is designated Rural Low Density Residential 2.3-4.6 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. 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 project includes the creation of two single-family residential parcels. 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). Additionally, The Horseshoe Bar/Penryn Community Plan identifies no active quarries or mining sites known in the Plan Area and therefore does not designate this area as having any mineral occurrences or operations. Therefore, there is no impact.

**XII. NOISE – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X

2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

**Discussion- 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, Horseshoe Bar/Penryn 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. Therefore, there is no impact.

**Discussion- Item XII-2:**

The proposed project involves the creation of two new residential parcels. 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. 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 Horseshoe Bar/Penryn 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. Therefore, there is no impact.

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

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

**Discussion- Item XIV-1:**

No new fire protection facilities are proposed as part of this project. Therefore, there is no impact

**Discussion- Item XIV-2:**

No new sheriff protection facilities are proposed as part of this project. Therefore, there is no impact.

**Discussion- Item XIV-3:**

No new school facilities are proposed as part of this project. Therefore, there is no impact.

**Discussion- Item XIV-4:**

The existing project access road, Rock Springs Road, is maintained by Placer County. The project will make improvements to the driveway access road for the two proposed parcels with a County standard encroachment onto Rock Springs Road. No mitigation measures are required.

**Discussion- Item XIV-5:**

No other governmental services are proposed as part of this project. Therefore, 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 facilities in 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. Therefore, 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- Item XVI-1:**

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

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

**Mitigation Measures- Item XVI-1:**

MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is

notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

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

The current estimated fee is \$6,032 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. (DPW)

**Discussion- Item XVI-2:**

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

**Discussion- Item XVI-3:**

The project proposes improvements to the existing, paved private road encroachment onto Rock Springs Road. The design speed of Rock Springs Road is 35 miles per hour (mph). The project proposes to improve the encroachment of the private road to a County LDM Standard Plate R-17 major, with the modification of using aggregate base instead of pavement for the improvements beyond the existing encroachment. These improvements will provide an increase to driver safety by allowing more room for acceleration/deceleration. The proposed project's impacts associated with vehicle safety due to roadway design can be mitigated to a less than significant level by implementing the following mitigation measure:

**Mitigation Measures– Item XVI-3:**

MM XVI.2 Obtain a DPW Encroachment Permit to improve the existing encroachment onto Rock Springs Road. The encroachment shall be constructed to modified Placer County Standard Plate R-17 major. The design speed of Rock Springs Road shall be 35 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). The improvements beyond the existing pavement shall be constructed as an all-weather surface capable of supporting a 40,000-pound vehicle to meet current State Fire Safe Standards. Minimum recommended surfacing is 6" aggregate base on 90 percent compacted soil.

NOTE: The following constraints were noted in the field and may require special design exception to be approved by the Transportation Division of the Department of Public Works:

- A) Adjacent fence and utility pole to the east.
- B) Drainage across the encroachment

**Discussion- Item XVI-4:**

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

**Discussion- Item XVI-5:**

Sufficient parking capacity will be provided on-site with the development of 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. Therefore, 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:**

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

**Discussion- Item XVII-3:**

A minimum usable sewage disposal area (MUSDA) has been defined for Parcel 1 and 2. Through the completion of the soils testing the MUSDA's have been shown to meet minimum effective soil depth requirements and to meet minimum standards of the Placer County Onsite Sewage Disposal Ordinance and Manual. The onsite sewage disposal systems are required to be installed under permit and inspection with Environmental Health Services and will be required to meet all applicable requirements of the Placer County Onsite Sewage Disposal Ordinance and Manual. Therefore, impacts from new onsite sewage systems are expected to be less than significant. No mitigations measures are required.

**Discussion- Item XVII-4:**

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

**Discussion- Item XVII-5:**

Each proposed parcel will be served by an onsite domestic water well that meets minimum water quantity standards for single family residential development. Therefore, there is no impact.

**Discussion- Item XVII-7:**

The project will be served by the Western Regional Sanitary Landfill. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, there is no impact.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		<b>X</b>
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.)		<b>X</b>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		<b>X</b>

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

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

**G. DETERMINATION** – The Environmental Review Committee finds that:

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

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

Planning Services Division, Nikki Streegan, Chairperson  
 Planning Services Division, Air Quality, Lisa Carnahan  
 Engineering and Surveying Division, Sarah Gillmore  
 Environmental Engineering Division, Heather Knutson  
 Department of Public Works, Transportation  
 Environmental Health Services, Laura Rath  
 Flood Control Districts, Brian Keating  
 Facility Services, Parks, Andy Fisher

Signature  Date August 27, 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.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Wetland Delineation
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
	Environmental Health Services	<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map _____
		<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
	Planning Services Division, Air Quality	<input checked="" type="checkbox"/> Phase II Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
	<input type="checkbox"/> Health Risk Assessment	
	<input type="checkbox"/> CalEEMod Model Output	
	<input type="checkbox"/> _____	

TENTATIVE PARCEL MAP

Parcel 2, 34PM 107  
 Por SE ¼ sec 31  
 T12 N, R8E. MDM OCT 2014

Scale: 1"=150'  
 Contour Interval = 5 Ft.

Owner:  
 Timothy and Penny Doane Family Trust  
 9493 Rock Springs Road  
 Newcastle, CA 95658  
 916-812-4404  
 ACQUIRED DEC. 5, 2008  
 No existing structures  
 No current grading or  
 development proposed  
 No trees within building area

I HEREBY CERTIFY THAT THIS TENTATIVE  
 MAP ACCURATELY DEPICTS THE LOCATION,  
 WIDTH TYPE AND RECORDING INFO. OF ALL  
 RECORD EASEMENTS LISTED IN THE PRE-  
 LIMINARY TITLE REPORT ISSUED BY  
 STEWART TITLE CO. ORDER NO. 34-347576  
 DATED JULY 2015, NO EASEMENTS  
 OTHERWISE NOTED.

GERALD F. DING  

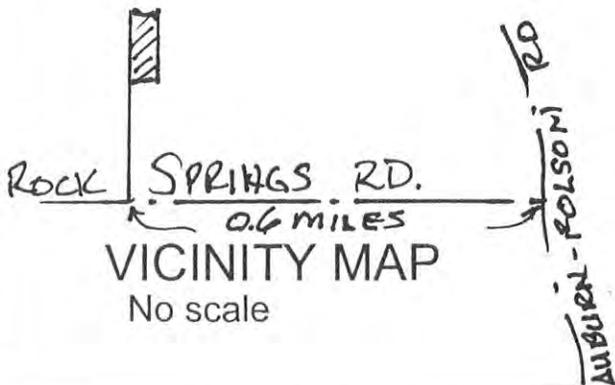
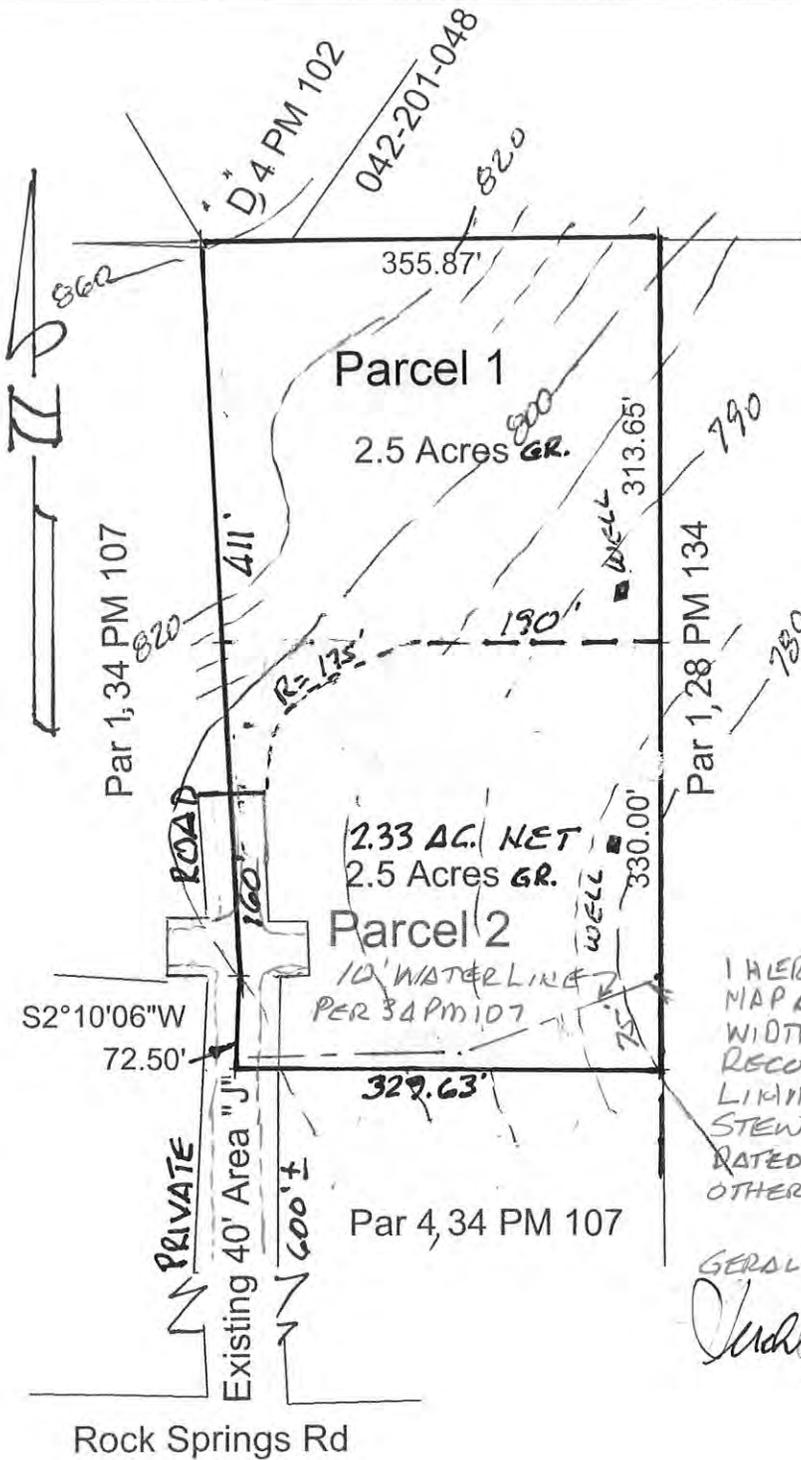

JULY 9, 2015



Prepared By:  
 GERALD F. DING L.S. 3735  
 PO BOX 1101  
 LOOMIS, CA. 95650  
 916-532-9824

ATTACHMENT C

7-9-15



Rock Springs Rd

No scale