



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: 10:00 A.M.

DATE: October 15, 2015

TO: Parcel Review Committee Chairman

FROM: Development Review Committee

SUBJECT: PMLD 20120372 English Colony

APPLICANT: MSA Engineering, Inc.

PROPERTY OWNER: Penryn 81, LLC

STAFF PLANNER: Melanie Jackson, Associate Planner

ZONING: RA-B-X 10 acre minimum (Residential Agriculture, combining minimum Building Site of 10 acres)

GENERAL PLAN DESIGNATION: Horseshoe Bar/Penryn Community Plan designation of Rural Estate, 4.6-20 acre minimum

LOCATION: The project site is located on the northeast corner of English Colony Way and Del Mar Avenue in the Penryn area.

APN'S: 032-051-003-000, 032-051-032-000

PROPOSAL:

The applicant is requesting approval of a Minor Land Division to subdivide an approximately 31.4-acre property into three single-family residential parcels consisting of 10.6 acres, 10.7 acres and 10.1 acres.

PROPERTY DESCRIPTION:

The project site comprises two irregularly shaped lots and is located along English Colony Way in the Penryn area. The land use patterns for this area vary from rural-agricultural to residential development on small acreages. Surrounding properties are developed with single-family residences. The parcel is currently developed with an approximately 5,200 square foot single family residence.

The property is situated in an area of rolling terrain with rock outcrops scattered across the property. The vegetation is a mix of brush land and blue oak woodland habitat. Three drainage swales carry water southeasterly across the project site. A canal-like pond is located near the south boundary of property Parcel 1 and several seasonal wetlands are scattered on the parcel.

BACKGROUND:

September 17, 2015 Parcel Review Committee Hearing:

The project was originally taken before the Parcel Review Committee on September 17, 2015. At that hearing, the applicant requested a date-specific continuance of the item (continued to October 15, 2015) to allow the applicant time to work with County staff to modify the draft conditions of approval for the project and to revise the mitigation measures included in the Mitigated Negative Declaration. After discussions with the applicant, Mitigation Measures IV.1, IV.2, IV.3, IV.4 and IV.6 were modified. These modifications allow the applicant to satisfy the mitigation measures following improvement plan approval but prior to any site disturbance or recordation of the final map. The draft conditions of approval for the project were modified consistent with the modifications to the mitigation measures.

DISCUSSION/ANALYSIS:

Minor Land Division

The applicant is requesting approval of a Minor Land Division to subdivide an approximately 31.4-acre property into three single-family residential parcels consisting of 10.6 acres, 10.7 acres and 10.1 acres. The parcels would be accessed from English Colony Way and will include the construction of a Placer County standard encroachment from an onsite private road onto English Colony Way. The onsite road improvements would meet the current minimum pavement width requirements of the shared driveway accessing Parcels 2 and 3 that will be constructed to a 20-foot paved width. The proposed parcels would be served by onsite wells and septic systems.

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 PMLD 20120372 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 English Colony 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 as revised and mitigated 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 - Site Plan

Attachment C - Mitigated Negative Declaration

cc: Phil Frantz - Engineering and Surveying Division
Laura Rath - Environmental Health Services
MSA Engineering, Inc. – Applicant
Penryn 81, LLC - Owner



PLACER COUNTY PLANNING SERVICES DIVISION PARCEL REVIEW COMMITTEE

PRELIMINARY CONDITIONS OF APPROVAL

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

Parcel Map Project# **20120372**

Parcel Map Name: **ENGLISH COLONY PARCEL MAP**

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 & Placer Union High School Districts
Fire Protection District(s)	Penryn Fire Protection District

***NOTE:** Sewer service provided by Placer County will require the sewer to be designed and constructed prior to issuance of a will-serve letter. In some instances reimbursement agreements may be in place to reimburse developers who have constructed excess or oversized sewer line. In such cases, you may be responsible to pay a pro rata share of the sewer line.*

Air Quality

2. 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 (A-H):

- A. 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.
- B. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

- C. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
 - D. 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).
 - E. 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.
 - F. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 - G. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD.
 - H. 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.1)
3. Include the following standard notes on all Building Plans approved in association with this project:
- A. 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.
 - B. 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)

Biological

Valley Elderberry Longhorn Beetle

4. All mitigation measures shall be implemented in accordance with the US Fish and Wildlife Service Conservation Guidelines for the Valley Elderberry Longhorn Beetle.

All elderberry shrubs having stems measuring 1.0 inch or greater shall be completely avoided by the establishment and maintenance of a 100-foot buffer zone around the host plant, prior to approval of improvement plans. The 100- foot buffer shall be shown on the improvement plans.

For elderberry bushes that will be impacted by encroachment into the 100-foot buffer zone, the

applicant shall contact USFWS for approved practices. In areas where encroachment on the 100-foot buffer has been approved by the Service, provide a minimum setback of at least 20 feet from the dripline of each elderberry bush.

Buffer zones for elderberry bushes shall be fenced and flagged, and appropriate warning signs shall be posted, along the edge of the avoidance area during construction activities. The applicant shall instruct work crews about the need to avoid the area and possible penalties for violations.

The following requirements shall also apply:

- A. The applicant shall restore any damage done to the buffer area during construction, including re-vegetating the area with native plants, implementing appropriate erosion control and transplanting and replacing and monitoring any elderberry plants that cannot be avoided.
 - B. No insecticides, herbicides, fertilizers or other chemicals that might harm the beetle or its host plant shall be used in the buffer areas.
 - C. The applicant shall provide a written description of how the buffer areas are to be restored, protected and maintained after construction is completed.
 - D. Mowing of grasses/ground cover may occur from July through April to reduce fire hazard. No mowing shall occur within five feet of the dripline of any elderberry bush.
 - E. Plants that cannot be avoided shall be transplanted in accordance with the US Fish and Wildlife Service Conservation Guidelines, included in Appendix G of the biological report. (MM IV.1)
5. Direct harm or habitat destruction of the Valley Elderberry Longhorn Beetle is considered a “take” of the protected species. Where a take occurs, an Incidental Take Permit shall be obtained from the USFWS. An application for an Incidental Take Permit must include a habitat conservation plan, developed in consult with the USFWS. This permit shall be obtained by the project applicant prior to any construction on site or recordation of the final map. (MM IV.2)

California Red-Legged Frog

6. A qualified biologist shall conduct a pre-construction survey of the proposed impact area, and all areas within 100-feet of the impact area to determine if California red-legged frog exists on site. Surveys will follow protocol guidelines issued by the California Department of Fish and Game and shall be conducted and submitted to the County 30 days prior to the commencement of construction activities on site. If any special status wildlife species are identified, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish and Game prior to commencement of construction on site. (MM IV.3)

Migratory Bird, Raptor Nests and other Nesting Birds

7. A pre-construction survey shall be conducted not more than 30 days prior to construction activities during the breeding season (March 1 through August 31). During this survey, the qualified wildlife biologist shall inspect

all trees in and immediately adjacent to the impact area for raptor and migratory birds nests. If the above survey does not identify any nesting raptor species on or near the construction site, the following shall be implemented:

- Prior to the issuance of Improvement Plans, the project applicant, in consultation with Placer County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone.
- If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and the young are no longer dependent on the nest site, as determined by a qualified biologist.

Species of Concern – Special Status Plant Species

8. Prior to construction on site or recordation of the parcel map a focused survey for special status plants shall be conducted by a qualified biologist during appropriate blooming periods. Special status plant surveys shall be conducted for Big-scale balsamroot, Brandegees clarkia, Butte County Fritillary, Red Bluff dwarf rush, Dubious pea and Sanford's arrowhead. Vegetation surveys will follow protocol guidelines issued by the California Department of Fish and Game. These guidelines state that surveys for special status plants shall be done at appropriate time of the year and that all individuals observed shall be identified to the extent necessary to determine whether it is a special status species. A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Game within 30 days of the completed survey. If any special status plants are identified, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish and Game prior to issuance of Improvement plans. (MM IV.5)

Species of Concern – Special Status Wildlife Species

9. Prior to any construction activity on site that would commence during the breeding season (April through August), a qualified bat biologist shall conduct surveys of all potential special-status bat roosting habitat in the vicinity of the project site. Pre-construction surveys are not required for pre-construction activities scheduled to occur during the non-breeding season as determined by a qualified bat biologist. If pre-construction surveys indicate that no roosts of special status bats or suitable habitat are present, no further mitigation is required. If any special status bats are identified by the biologist, appropriate mitigation measures shall be developed and implemented in accordance with exclusionary measures approved by CDFW and USFWS shall be installed by a qualified bat biologist and once the bat habitat has been excluded and appropriate buffers are in place, construction may continue. If appropriate exclusion is not in place, a qualified biologist in possession of an applicable Department of Fish and Wildlife Memorandum of Understanding should consult with CDFW to determine appropriate relocation methods. (MM IV.6)
10. A qualified biologist shall construct a pre-construction survey of the proposed impact area, and all areas within 100-feet of the impact area to determine if any of the following special-status wildlife species are present: American badger, Ringtail, small-footed myotis, long-eared myotis, Yuma myotis, Western spadefoot toad, California red-legged frog and California horned lizard. Surveys will follow protocol guidelines issued by the California Department of Fish and Game and shall be conducted and

submitted to the County 30 days prior to the commencement of construction activities on site. If any special status wildlife species are identified, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish and Game prior to commencement of construction on site. (MM IV.6)

Trees

11. Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to its critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Development Review Committee (DRC) or through payment of in-lieu fees, as follows:
 - A. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.
 - B. In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. (MM IV.7)
12. As a part of the improvement plans, the applicant shall submit a fencing plan that identifies the location of tree protection fencing. The fencing shall be placed around protected trees that will not be removed as a part of the project. The fencing shall be placed a minimum of one-foot around the perimeter of the tree's dripline. The fencing shall be four feet tall and shall be of a highly visible materials or chain link. Signs shall be placed along the protective fencing at 50 foot intervals. Each sign shall be a minimum of 2x2 feet and shall include the following language: "*TREE PROTECTION ZONE; DO NOT MOVE FENCE WITHOUT PERMISSION FROM PROJECT ARBORIST*".

Whenever possible, multiple trees shall be fenced together. No fence shall be removed without approval from the project arborist.

No parking, portable toilets, dumping or storage of any construction materials, grading, excavation (unless deemed necessary by the project archeologist for cultural resource purposes) trenching or other infringement by workers or domesticated animals is allowed within the fenced areas. No signs, ropes, cables or any other items shall be attached to a protected tree, unless recommended by an ISA-Certified Arborist. Placement of underground utilities within the protected areas shall be avoided to the maximum extent possible. However, if placement of utilities cannot be avoided, placement shall be installed by boring, drilling or, if absolutely necessary, trenching by hand.

- A. Pruning of living limbs or roots over one inch in diameter shall be done under the supervision of an ISA- Certified Arborist and shall conform with ISA standards using tree maintenance best

practices. Limbs should be removed with clean cuts just outside the crown collar. Climbing speaks should not be used on living trees.

- B. If the ground surface under a preserved tree is disturbed or removed it shall be replaced within 48 hours.
- C. All wood plant material smaller than six inches in diameter shall be mulched on site. Resulting mulch shall be spread in a layer four to six inches deep in the protected area of preserved trees. Mulch shall not be placed touching the trunk of preserved trees.
- D. At the discretion of project owner and arborist indirectly impacted significant trees should be deep watered once per month in July, August, September and October to a soil saturation depth of 16-18 inches.
- E. Appropriate fire prevention techniques shall be employed around all significant trees to be preserved. This includes cutting tall grass removing flammable debris within the protected area and prohibiting the use of tools that may cause sparks, such as metal bladed trimmers or mowers. No irrigation shall be allowed within the dripline of any native oak tree. (MM IV.8)

Wetlands

- 13. Prior to approval of Improvement Plans, the applicant shall furnish to the DRC, evidence that the U.S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work. (MM IV.9)
- 14. The applicant shall provide to the DRC evidence of an agency-approved form of mitigation for any fill of Federal Waters of the United States. Mitigation for wetland impacts may be provided through purchase of wetland credits at an agency-approved offsite mitigation bank or other agency-approved in lieu fund, including payment into the Placer County Wetland Trust Fund. Impacts to Waters of the United States will be mitigated at a 2:1 ratio or as approved by the US Army Corps of Engineers to attain a “no net loss” of wetland function. (MM IV.10)

Cultural Resources

- 15. Data recovery excavation shall occur on the subject property prior to approval of improvement plans. Data recovery excavation shall include recovery of a statistically-significant sample of the archeological deposit located on site. During the excavation, any features identified must be drawn and photographed. Recovered cultural material (artifacts) must be cleaned, catalogued, and a professional analytical report must be prepared on the findings. The report must be filed with the appropriate agencies and the North Central Information Center of the California Historical Resources Information System. (MM V.1)
- 16. The recovered artifact collection and catalogue must be placed in a permanent curation facility for use by future researchers. (MM V.2)

Easements

17. Show all record easements on the parcel map.
18. 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.
19. Dedicate to Placer County one-half of a 60 foot wide highway easement where the project fronts English Colony Way, as measured from the existing centerline of the existing roadway, plan line or other alignment as approved by the Transportation Division of the Department of Public Works. The project may be required to dedicate more than half of the right-of-way where the centerline of the existing roadway is located further on site.
20. Dedicate to Placer County a 20 foot wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along the on-site portion of the roadway for road and utility purposes as shown on the Tentative Map. After completion of improvements, said roads may be accepted into the County's maintained mileage system (See Condition 21).
21. Grant to Placer County by separate instrument, a 20 foot wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) over the existing parcel to the east, APN 032-051-033 as shown on the Tentative Map.
22. The Department of Public Works (DPW) shall have sole discretion as to whether the onsite road will be accepted into the County's maintained mileage system, as outlined in Conditions 19 and 20, including confirmation of adequate funding sources to provide for ongoing road maintenance (See Condition 22). If the DPW opts not to accept the road into the County's maintained mileage system, the dedication/granting identified in Conditions 19 and 20 shall be 20 foot wide private road, public utility, public support, and emergency access easements.
23. If required, concurrent with the approval of the Final Parcel Map(s) by the Board of Supervisors, the developer shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex to a pre-existing ZOB or Lighting and Landscape District (L&L), as directed by County, to provide adequate funding for services to the project. The ZOB shall be created in accordance with the procedures required by Proposition 218 and related statutory provisions. With the proposed Final Parcel Map(s), the developer shall submit to the County for review and approval a complete and adequate engineer's report supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to each lot to be established by the Final Parcel Map(s).

In the event the ZOB is for any reason abolished or otherwise unable to provide the necessary funding to support the services, a homeowners association shall then be established and shall be responsible for providing all services previously funded by the ZOB.

The ZOB shall fund the following services at a service level defined by County

- A. Road maintenance (ESD)
 - B. Storm drainage maintenance for conveyance facilities located within public easements (ESD)
24. Dedicate 12.5 foot wide multi-purpose easements adjacent to all highway easements.
 25. Dedicate by separate instrument 12.5 foot wide multi-purpose easements adjacent to all highway easements for the proposed on site road over the existing parcel to the east, APN 032-051-033.
 26. Prior to approval of Improvement Plans and/or recordation of the Final Parcel Map, provide on and off site (by separate instrument) Irrevocable Offers of Dedication for easements as required for access to, and protection and maintenance of, post-construction water quality enhancement facilities/Best Management Practices (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.
 27. 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.
 28. Designate a "no-access" strip on Parcel 1 onto English Colony Way and onto the proposed on site roadway for a distance of 100 feet from English Colony Way.
 29. Provide a 25' wide private access easement from the end of the onsite roadway over Parcel 2 to the boundary of Parcel 3 appurtenant to Parcel 3 for driveway access to Parcel 3.
 30. Provide Meandering Drainage Areas as shown on the Tentative Map.

Improvements

31. Construct the on-site/off site road to Parcel(s) 1, 2, 3, and the adjacent APN 032-051-033 to the following road standard:

From English Colony Way to the proposed cul-de-sac, construct a 24 foot section (minimum) of 3 inches asphalt concrete (A.C.) over 8 inches Class II aggregate base (A.B.) plus 2 foot wide Class II aggregate base shoulders per Placer County Standard Plate R-3 as shown on the Tentative Map.
32. Construct a turnaround per Placer County Standard Plate R-2, unless otherwise approved by the Placer County Engineering and Surveying Division, the Environmental Engineering Division of the Department of Facility Services, or the Fire Protection District(s).
33. Obtain an Encroachment Permit to construct the new encroachment onto English Colony Way. The encroachment shall be constructed to Placer County Standard Plate R-17 Minor (for the proposed 3 Lots plus the existing parcel to the east APN 032-051-033, 4 Lots maximum) for a 40 mph design speed, unless otherwise approved by the Placer County Engineering and Surveying Division and the Department of Public Works. A sight distance exhibit shall be included with the Improvement Plans and any vegetation removal required to achieve the appropriate sight distance shall be shown on the Improvement Plans.

ADVISORY COMMENT: Any future land divisions that access this encroachment will be required to improve the encroachment to a Placer County Plate R-17 Major standard.

34. Construct a 20' wide shared driveway from the end of the on-site road to the property line of proposed Parcel 3, at a minimum, as shown on the Tentative Map.
35. Construct a turnout at the midpoint of the driveway for Parcel 3. The midpoint shall be located between the end of the 20' wide shared driveway section and the end of the driveway. Roadway turnouts shall be a minimum of 10' wide and 30' long with 25' tapers on each end.
36. Construct a turnaround within 50' of the building site for Parcel 3 for the driveway being longer than 300'.
37. 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.
38. A note shall be added to the information sheet filed with the Parcel Map stating that further land divisions accessing the proposed encroachment onto English Colony Way may be subject to additional roadway improvements in accordance with Placer County Code Section 16.20.200 C.3., as applicable.

Improvement Plans / Grading Permit

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

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

Final technical review of the Final Parcel Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

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

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

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

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

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

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

41. A drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. Water Quality Best Management Practices (BMPs)

shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD.

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

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 Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swale. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Parcel Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

42. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Division evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.
43. This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

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

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

44. Structures shall be addressed in accordance with Placer County's Road Naming Policy (Resolution 86-125) and Addressing Ordinance (Placer County Code Article 15.08).

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

Miscellaneous Requirements

46. A Building Permit shall be obtained for any structural development on site.
47. 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: Existing lots not part of this project are not subject to this agreement.

48. Submit evidence that there are no delinquent taxes and that any existing assessments have been split.
49. Any future gated entry feature/structure proposed by the applicant shall be returned to the Planning Services Division for DRC review and approval of a modification of the discretionary permit, or separate Design Review Agreement and Variance application, if applicable.

Gated entries are not permitted on public roads and if a future gated entry is approved it would be predicated on abandonment of the public road by all parcels that have an interest in the road.

50. Prior to Improvement Plan approval, the applicant shall provide a copy of the "No Further Action" letter prepared by Placer County Environmental Health.
51. Prior to Improvement Plan approval, provide evidence from PCWA to the satisfaction of the ESD describing who has the rights to the existing private waterline located on proposed Parcel 1 and shown on the Tentative Parcel Map.
52. Prior to Improvement Plan approval, the applicant shall provide evidence, to the satisfaction of the ESD, of an agreement between the applicant and the owner of the existing water line shown on the Tentative Parcel Map on Parcel 1 that the applicant has the rights to tie into the existing waterline for fire protection uses.
53. Prior to Improvement Plan approval, the applicant shall grant a 20' wide private waterline easement by separate instrument to the owner of the existing waterline shown on the Tentative Parcel Map from the proposed English Colony Road right-of-way, across proposed Parcel 1 and the off site adjacent parcel (APN 032-051-033-000) under the same ownership, to the existing parcel/owner to the south APN: 032-051-028 to the satisfaction of the ESD.
54. Prior to Building Permit issuance, Grading Permits shall be obtained from the ESD for the proposed individual Parcels.

55. The applicant shall, upon written request of the County, 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 attorneys' fees awarded by a certain development project known as English Colony Estates Minor Land Division (PMLD 20120372). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, 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 request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. (County Counsel)

Fees

56. 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 per lot to be paid at final map and \$4,235 per unit due when a building permit is issued.)

57. This project will be subject to the payment of traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar/Penryn), 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 \$6,204 per single family residential unit. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (ESD)

58. 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 \$417 per single family residential unit, payable to the Engineering and Surveying Department 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.

59. 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 \$53 per single family residential unit.

Fire Protection Facilities

60. Install fire protection facilities, as required by the serving Fire Protection District, and show on Improvement Plans:
 - A. Construct fire protection tank and approved appurtenances:
 1. Submit Improvement Plans to the California Department of Forestry and any other serving fire district for checking and approval and pay any required checking fee.
 2. Dedicate necessary easements for fire protection services for this parcel as approved by the serving fire district.
 3. Create a maintenance agreement for the maintenance of the water tank to which all parcels shall be made a party.

NOTE: If the parcel is determined to be rated ISO-8 by the Fire Protection District, this condition does not apply for the Placer County Engineering and Surveying Division, but the applicant will have to comply with any other conditions that may be required by the Fire Protection District(s).

Exercise of Permit

61. 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.
62. 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.
63. This parcel map shall expire on October 15, 2018 unless previously exercised.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

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INITIAL STUDY & CHECKLIST (Revised)

The Initial Study & Checklist was posted for a 30-day public review from August 14, 2015 to September 14, 2015. Subsequent to the public posting period, comments were received resulting revisions and/or clarifications to the analysis/discussions in Section IV - "Biological Resources", Mitigation Measures [IV.2](#), [IV.3](#), [IV.4](#), and [IV.6](#).

The above cited revision, made on October 8, 2015 does not constitute a "substantial revision" as defined by CEQA Guidelines Section 15073.5(b) and it has been determined that recirculation is not required (Section 15073.5(c)).

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: English Colony Minor Land Division	Plus# PMLD 20120372
Entitlement(s): Minor Land Division	
Site Area: 31.4 acres	APN: 032-051-003, 032-051-032
Location: The project site is located on the northeast corner of English Colony Way and Del Mar Avenue in the Penryn area, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Minor Land Division to subdivide an approximately 31.4-acre property to create three single-family parcels consisting of 10.6 acres, 10.7 acres and 10.1 acres. The project will be accessed from English Colony Way and will include the construction of a Placer County standard encroachment from an onsite private road onto English Colony Way. The onsite road improvements would meet the current minimum pavement width requirements of the shared driveway accessing Parcels 2 and 3 that will be constructed to a 20-foot paved width. The proposed parcels would be served by onsite wells and septic systems.

Project Site (Background/Existing Setting):

The project site comprises two irregularly shaped lots, approximately 31.4 acres in size, located along English Colony Way in Penryn (APN 032-051-032, and 003). The land use patterns for this area vary from rural-agricultural to residential development on small acreages. Surrounding properties are developed with single-family residences.

The property is situated in an area of rolling terrain with rock outcrops scattered across the property. The vegetation is a mix of brush land and blue oak woodland habitat. Three drainage swales carry water southeasterly across the project site, but there are no defined water channels on the property. A canal-like pond is located near the south boundary of proposed Parcel 1 and several seasonal wetlands are scattered on the parcel. The parcel is currently developed with an approximately 5,200-square-foot single family residence.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-X 10 ac. min. (Residential Agriculture, combining Building site of 10 acre minimum parcel size)	Rural Estate 4.6-20 acre minimum	Single-family residence
North	F-B-X 10 ac. min.(Farm, combining Building site designation of 10 acre minimum parcel size); F-B-X DR 10 ac. min. (Farm, combining Building Site designation of 10 acre minimum parcel size, combining Development Reserve)	Same as project site	Single-family residence
South	Same as project site	Same as project site	Single-family residence
East	RA-B-X 10 ac. min. (Residential Agriculture, combining Building site of 10 acre minimum parcel size); RA-B-100 (Residential Agriculture, combining 2.3 acre minimum parcel size)	Rural Estate 4.6-20 acre minimum; Rural Residential 2.3-4.6 acre minimum	Single-family residence
West	Same as project site	Same as project site	Single-family residence

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Horseshoe Bar/Penryn CP Community Plan EIR

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

applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

Discussion- Items I-1,2:

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

Discussion- Item I-3:

The proposed project creates the potential for the development of two new residential structures and appurtenances, and such development will alter the visual character of the site. However, surrounding properties are residential in nature and as such, the addition of two single-family residences in the area will have minimal visual impact. Therefore, no mitigation measures are required.

Discussion- Item I-4:

Individual lots may have lighting for residential and landscaping purposes. However, it is not anticipated that this lighting will create a substantial amount of light and glare. No other lighting is proposed for the project. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

agricultural or non-forest use? (PLN)				
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Discussion- All Items:

The property is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the Farmland Mapping and Monitoring Program Maps. There are no agricultural operations within the vicinity of the project that would require agricultural buffers. 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.

III. AIR QUALITY – Would the project:

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

Discussion- Item III-1:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). The project proposes a Minor Land Division to create two additional parcels consistent with the land use designation. According to the application, grading and/or site disturbance will be associated with the Minor Land Division itself in order to create building pads on two of the three parcels. The third parcel already contains a home under construction. Access to all three parcels will be via an existing court. Although the SVAB is designated as nonattainment for federal and state ozone (O₃) standards for the ozone precursors ROG (Reactive Organic Gasses) and NO_x (Nitrogen Oxides), nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀), the increase in density resulting from two additional residentially-zoned parcels 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 (PM₁₀).

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

Mitigation Measures- Items III-2,3:

MM III.1 (Construction)

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

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

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

MM III.2 (Operation)

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

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

Discussion- Items III-4,5:

The project would result in 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		X		

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

Discussion- Items IV-1,2,6:

The proposed project includes the subdivision of an approximately 31.4 acre parcel into three single-family residential parcels consisting of 10.6 acres, 10.7 acres and 10.1 acres. In June of 2013, a Biological Resources Evaluation Report was prepared for the subject property by Site Consulting, Inc., Biological Services. The purpose of the study was to determine the site’s suitability to support state or federally listed special status wildlife and plant species. The study involved site surveys that were conducted on April 24 and 29, May 1, 5 and 29, and June 10, 2013 in accordance with California Department of Fish and Wildlife protocol.

According to the Biological Resources Evaluation Report, the site contains suitable habitat for several special status species, including Valley Elderberry Longhorn Beetle, California Red-Legged Frog and Migratory bird and raptor nests. In addition to the special status species, potential habitat was identified on the project site for fifteen species of concern. Each of the special status species and the species of concern will be discussed separately, below:

Valley Elderberry Longhorn Beetle

Suitable habitat (43 elderberry shrubs) for the Valley Elderberry Longhorn Beetle, a threatened species under the Federal Endangered Species Act, was found on the project site. To assess impacts to the Valley Elderberry Longhorn Beetle, the US Fish and Wildlife Service states that a project would have no impact on the threatened beetle if a 100-foot buffer is established and maintained around the host plant. If construction will encroach within the buffer zone, a minimum 20-foot setback from the host plant’s dripline may be approved, with USFWS consent. If elderberry shrubs cannot be avoided, transplanting and monitoring is recommended. Road construction on the project, as proposed, would encroach within the buffer zone of seven elderberry shrubs and would encroach within the minimum setback of four of those plants. In addition, the house pad on Parcel 2 would encroach within the buffer zone of an additional elderberry shrub. As assessed, the proposed project would have a less than significant impact to four elderberry shrubs on site and a significant impact to the remaining four. However, with appropriate mitigation measures, these impacts will be reduced to less than significant.

California Red-legged Frog

Suitable upland dispersal habitat was found for California Red-legged Frog (CRLF), listed as threatened under the Federal Endangered Species Act. Whereas no breeding habitat for CRLF was found on-site, at least ten ponds within two kilometers of the site offer potential breeding habitat for the species. In the field study of the project site, no CRLF were found. No CRLF were found during protocol-level surveys of the project site and the nearest occurrence of the species is approximately 33 kilometers east of the project site, near Georgetown. The most likely upland dispersal habitat for CRLF on the project site is within wetlands. Since no direct disturbance of wetlands is proposed by the project, there should be no impact to CRLF, if any breeding ponds are located within two kilometers of the site. Therefore, it is unlikely that any frogs exist on or near the project site. However, to ensure that any impacts to the CRLF remain less than significant, mitigation measures shall apply and are included below.

Migratory Bird and Raptor Nests

The biological survey found that oak woodland, remnant orchard trees and willows exist on the project site and are suitable habitat for nesting by various species of migratory birds. In addition, grasslands on-site may provide suitable nesting space for ground-nesting birds and migratory water fowl might nest in the pond on the project site.

The federal Migratory Bird Treaty Act (MBTA) prohibits the take, possession or trade of migratory birds or their parts. The Act specifically protects migratory bird nests from possession, sale, purchase, barter, transport, import and export, and take. Many bird species protected by the MBTA have suitable nesting habitat on the project site.

The provision in the MBTA prohibiting “take” of bird nests and bird eggs is especially applicable to the English Colony project. Migratory bird nests, eggs and young could especially be applicable to the English Colony project. Migratory bird nests, eggs and young could easily be destroyed by disturbances to vegetation during the nesting season (February through July, unless otherwise established). No impacts would be expected if construction occurs outside of the nesting season. To ensure that impacts do not occur, mitigation measures are required that will reduce the possibility of disturbance to less than significant levels.

Species of Concern

In addition, the Biological Resources Evaluation Report found that the site contains potential habitat for 15 species of concern, include one amphibian: Western spadefoot toad; one reptile: California horned lizard; seven mammals: American badger, Ringtail, Western mastiff, small-footed myotis, long-footed myotis, long-eared myotis, Yuma myotis and pallid bat; and six plants: Big-scaled balsomroot, Brandegees clarkia, Butte County fritillary, Red Bluff dwarf rush, dubious pea and Sanford's arrowhead. However, none of the species were found during field studies of the project site. There is marginal habitat for California horned lizard. The habitat for Western spadefoot toad and the seven mammals is concentrated around rock outcrops and within oak woodland, where construction activities are not proposed. The project's impact would, therefore, be less than significant for these species.

Biological resource impacts will be less than significant with the following mitigation measures:

Mitigation Measures- Item IV-1:

Valley Elderberry Longhorn Beetle

MM IV.1 All mitigation measures shall be implemented in accordance with the US Fish and Wildlife Service Conservation Guidelines for the Valley Elderberry Longhorn Beetle.

All elderberry shrubs having stems measuring 1.0 inch or greater shall be completely avoided by the establishment and maintenance of a 100-foot buffer zone around the host plant, prior to approval of improvement plans. The 100-foot buffer shall be shown on the improvement plans.

For elderberry bushes that will be impacted by encroachment into the 100-foot buffer zone, the applicant shall contact USFWS for approved practices. In areas where encroachment on the 100-foot buffer has been approved by the Service, provide a minimum setback of at least 20 feet from the dripline of each elderberry bush.

Buffer zones for elderberry bushes shall be fenced and flagged, and appropriate warning signs shall be posted, along the edge of the avoidance area during construction activities. The applicant shall instruct work crews about the need to avoid the area and possible penalties for violations.

The following requirements shall also apply:

- The applicant shall restore any damage done to the buffer area during construction, including re-vegetating the area with native plants, implementing appropriate erosion control and transplanting and replacing and monitoring any elderberry plants that cannot be avoided.

- No insecticides, herbicides, fertilizers or other chemicals that might harm the beetle or its host plant shall be used in the buffer areas.
- The applicant shall provide a written description of how the buffer areas are to be restored, protected and maintained after construction is completed.
- Mowing of grasses/ground cover may occur from July through April to reduce fire hazard. No mowing shall occur within five feet of the dripline of any elderberry bush.

Plants that cannot be avoided shall be transplanted in accordance with the US Fish and Wildlife Service Conservation Guidelines, included in Appendix G of the biological report.

MM IV.2

Direct harm or habitat destruction of the Valley Elderberry Longhorn Beetle is considered a “take” of the protected species. Where a take occurs, an Incidental Take Permit shall be obtained from the USFWS. An application for an Incidental Take Permit must include a habitat conservation plan, developed in consult with the USFWS. This permit shall be obtained by the project applicant prior to construction on site or recordation of the final map.

California Red-Legged Frog

MM IV.3

A qualified biologist shall conduct a pre-construction survey of the proposed impact area, and all areas within 100-feet of the impact area to determine if *California red-legged frog* exists on site. Surveys will follow protocol guidelines issued by the California Department of Fish and Game and shall be conducted and submitted to the County 30 days prior to the commencement of construction activities on site. If any special status wildlife species are identified, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish and Game prior to commencement of construction on site.

Migratory Bird, Raptor Nests and other Nesting Birds

MM IV.4 A pre-construction survey shall be conducted not more than 30 days prior to construction activities during the breeding season (March 1 through August 31). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory birds nests. If the above survey does not identify any nesting raptor species on or near the construction site, the following shall be implemented:

- Prior to the issuance of Improvement Plans, the project applicant, in consultation with Placer County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone.
- If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and the young are no longer dependent on the nest site, as determined by a qualified biologist.

Species of Concern – Special Status Plant Species

MM IV.5

Prior to approval of Improvement Plans, a focused survey for special status plants shall be conducted by a qualified biologist during appropriate blooming periods. Special status plant surveys shall be conducted for Big-scale balsamroot, Brandegees clarkia, Butte County Fritillary, Red Bluff dwarf rush, Dubious pea and Sanford's arrowhead. Vegetation surveys will follow protocol guidelines issued by the California Department of Fish and Game. These guidelines state that surveys for special status plants shall be done at appropriate time of the year and that all individuals observed shall be identified to the extent necessary to determine whether it is a special status species. A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Game within 30 days of the completed survey. If any special status plants are identified, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish and Game prior to issuance of Improvement plans.

Species of concern – Special Status Wildlife Species

MM IV.6

Prior to any construction activity on site that would commence during the breeding season (April through August), a qualified bat biologist shall conduct surveys of all potential special-status bat roosting habitat in the vicinity of the project site. Pre-construction surveys are not required for pre-construction activities scheduled to occur during the non-breeding season as determined by a qualified bat biologist. If pre-construction surveys indicate that no roosts

of special status bats or suitable habitat are present, no further mitigation is required. If any special status bats are identified by the biologist, appropriate mitigation measures shall be developed and implemented in accordance with exclusionary measures approved by CDFW and USFWS shall be installed by a qualified bat biologist and once the bat habitat has been excluded and appropriate buffers are in place, construction may continue. If appropriate exclusion is not in place, a qualified biologist in possession of an applicable Department of Fish and Wildlife Memorandum of Understanding should consult with CDFW to determine appropriate relocation methods.

A qualified biologist shall construct a pre-construction survey of the proposed impact area, and all areas within 100-feet of the impact area to determine if any of the following special-status wildlife species are present: *American badger*, Ringtail, *small-footed myotis*, *long-eared myotis*, *Yuma myotis*, *Western spadefoot toad*, *California red-legged frog* and *California horned lizard*. Surveys will follow protocol guidelines issued by the California Department of Fish and Game and shall be conducted and submitted to the County 30 days prior to the commencement of construction activities on site. If any special status wildlife species are identified, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish and Game prior to commencement of construction on site.

Discussion- Items IV-3, 7:

The Placer County Tree Preservation Ordinance regulates both the removal of protected trees and the encroachment of construction activities into the protected zones of the trees. Protected trees include any tree, excluding foothill pine, with a diameter at breast height of six inches or greater, or a multiple-trunked tree with an aggregate diameter of ten inches or greater.

In addition to the biological study, the applicant submitted an arborist report that was conducted by Foothill Associates in May of 2013. The arborist report details the results of a tree survey that was conducted for the English Colony Estates project site. The scope of the report included a 13 acre survey area that included a 50-foot buffer around the proposed development, including all grading, access roads and utilities. The purpose of the report was to present information on the species, size, condition and locations for the trees in the survey and area and to provide general recommendations for each tree.

A total of 93 protected trees were inventoried in the survey area of the project site. These protected trees are comprised of interior live oaks, valley oaks, blue oaks and California fan palms. Of these, a total of 81 trees are considered viable and removal or disturbance of these trees would be considered a significant impact unless mitigated. Therefore, to ensure that impacts to protected trees on the project site are less than significant, the following mitigation measures shall apply.

Mitigation Measures- Items IV-3,7:

MM IV.7 Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to its critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Development Review Committee (DRC) or through payment of in-lieu fees, as follows:

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

MM IV.8 As a part of the improvement plans, the applicant shall submit a fencing plan that identifies the location of tree protection fencing. The fencing shall be placed around protected trees that will not be removed as a part of the project. The fencing shall be placed a minimum of one-foot around the perimeter of the tree's dripline. The fencing shall be four feet tall and shall be of a highly visible materials or chain link. Signs shall be placed along the protective fencing at 50 foot intervals. Each sign shall be a minimum of 2x2 feet and shall include the following language: "TREE PROTECTION ZONE; DO NOT MOVE FENCE WITHOUT PERMISSION FROM PROJECT ARBORIST".

Whenever possible, multiple trees shall be fenced together. No fence shall be removed without approval from the project arborist.

No parking, portable toilets, dumping or storage of any construction materials, grading, excavation (unless deemed necessary by the project archeologist for cultural resource purposes) trenching or other infringement by workers or domesticated animals is allowed within the fenced areas. No signs, ropes, cables or any other items shall be attached to a protected tree, unless recommended by an ISA-Certified Arborist. Placement of underground utilities within the protected areas shall be avoided to the maximum extent possible. However, if placement of utilities cannot be avoided, placement shall be installed by boring, drilling or, if absolutely necessary, trenching by hand.

- Pruning of living limbs or roots over one inch in diameter shall be done under the supervision of an ISA-Certified Arborist and shall conform with ISA standards using tree maintenance best practices. Limbs should be removed with clean cuts just outside the crown collar. Climbing speaks should not be used on living trees.
- If the ground surface under a preserved tree is disturbed or removed it shall be replaced within 48 hours.
- All wood plant material smaller than six inches in diameter shall be mulched on site. Resulting mulch shall be spread in a layer four to six inches deep in the protected area of preserved trees. Mulch shall not be placed touching the trunk of preserved trees.
- At the discretion of project owner and arborist indirectly impacted significant trees should be deep watered once per month in July, August, September and October to a soil saturation depth of 16-18 inches.
- Appropriate fire prevention techniques shall be employed around all significant trees to be preserved. This includes cutting tall grass removing flammable debris within the protected area and prohibiting the use of tools that may cause sparks, such as metal bladed trimmers or mowers. No irrigation shall be allowed within the dripline of any native oak tree.

Discussion- Item IV-5:

A Wetland Delineation Report was prepared in May of 2013 for the subject property by Site Consulting, Inc. Biological Services. The report included a field survey to delineate the boundaries of wetlands and waters on the project site that occurred on May 1, 5 and 13 of 2013, in accordance with the U.S. Army Corps of Engineers. The survey's found that the site contains several wetlands, including a canal-like pond. The pond is located within the boundaries of Proposed Parcel 1 and is approximately three feet deep covering an area of approximately 0.135 acres. In addition to the pond, six wetlands were found on the project site. The wetlands are not directly connected with a waterway, but are located within drainage swales. All wetlands are classified as Palustrine wetlands. In total, the project site contains 2.338 acres of potential Waters of the United States.

The report states that road construction for the project is proposed within ten feet of the edge of one of the wetlands, which could result in indirect impacts, such as road fill and automobile contaminants eroding/draining into the wetland. The surface flow of water into the wetland would probably be altered by the placement of the road. As such, the proposed project has the potential to cause significant impacts to wetlands on the project site. With the application of appropriate mitigation measures included below, these impacts are considered less than significant.

Mitigation Measures- Item IV-5:

MM IV.9 Prior to approval of Improvement Plans, the applicant shall furnish to the DRC, evidence that the U.S. Army Corps of Engineers have been notified by certified letter regarding the existence of wetlands on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

MM IV.10 The applicant shall provide to the DRC evidence of an agency-approved form of mitigation for any fill of Federal Waters of the United States. Mitigation for wetland impacts may be provided through purchase of wetland credits at an agency-approved offsite mitigation bank or other agency-approved in lieu fund, including payment into the Placer County Wetland Trust Fund. Impacts to Waters of the United States will be mitigated at a 2:1 ratio or as approved by the US Army Corps of Engineers to attain a "no net loss" of wetland function.

Discussion Item IV-8:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan. As such, there would be 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-1,2,6:

A Determination of Eligibility and Effect report was completed in February 2007 by Peak and Associates, Inc., for the subject property. The report involved a record search through the North Central Information Center of the California Historical Resources Information System, compilation of background information and a field inspection of the project area. The purpose of the resource investigation was to identify any potential impacts to any cultural resources that might be located on the property and to determine appropriate mitigation measures, if necessary.

The report detailed the discovery of five culturally sensitive sites on the property. While three of these sites were determined not eligible for the California Register of Historical Properties or the National Register of Historic Places (NRHP), two of the sites have yielded, and have the potential to yield, important historical and prehistoric information. These two areas are eligible historic properties under the National Register of Historic Places.

The report provides that, where there are identified historical resources on a property, the lead agency can make a finding that the proposed project shall have no adverse effect on these resources. In order to make this finding, the agency must implement mitigation measures that will protect the historical resources and ensure that any impacts to the resources are less than significant. Therefore, the following mitigation measures are required:

Mitigation Measures- V-1,2,6:

MM V.1 Data recovery excavation shall occur on the subject property prior to approval of improvement plans. Data recovery excavation shall include recovery of a statistically-significant sample of the archeological deposit located on site. During the excavation, any features identified must be drawn and photographed. Recovered cultural material (artifacts) must be cleaned, catalogued, and a professional analytical report must be prepared on the findings. The report must be filed with the appropriate agencies and the North Central Information Center of the California Historical Resources Information System.

MM V.2 The recovered artifact collection and catalogue must be placed in a permanent curation facility for use by future researchers.

Discussion- Items V-3,4,5:

There are no paleontological or geologic features known to be located on the project site, and the construction of the caretaker's residence on the project site will not affect ethnic cultural values or religious or sacred uses. There is no impact.

VI. GEOLOGY & SOILS – Would the project:

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

Discussion- Items VI-1,4,9:

The Geologic Map of the Sacramento Quadrangle, dated 1981, prepared by the California Division of Mines and Geology, reveals the project site to be underlain by Mesozoic granodiorite rocks, commonly referred to as the Penryn and Rocklin Plutons. This rock is typified as a light gray, coarse-grained igneous rock composed of minerals such as quartz, feldspar, hornblende, biotite and may contain occasional xenoliths of various sizes and shapes, as well as quartz veins. 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 a majority of two different soils classified as: Andregg coarse sandy loam and Andregg coarse sandy loam, rocky. Andregg coarse sandy loam is a moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. The surface layer is grayish brown coarse sandy loam underlain by pale brown to very pale brown coarse sandy loam. Below two feet is highly weathered granodiorite. Andregg coarse sandy loam, rocky is similar to the previously described Andregg sandy loam. The identified soil constraint is slopes of greater than 15 percent. The Soil Survey does not identify any unique geologic or physical features for the existing soil types and does not identify any expansive soil potential. No known unique geologic or physical features exist on the site that will be destroyed or modified. Construction of two additional houses and associated improvements will not create any unstable earth conditions or change any geologic substructure. The project will be constructed in compliance with the California Building Code to address any building related soil issues and will obtain grading permits as necessary to address grading issues. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Items VI-2,3:

The project proposal will result in the construction of two additional single-family residences with associated infrastructure including roadways and driveways. To construct the improvements proposed, disruption of soils on-site will occur, including excavation/compaction for roadway widening and various utilities. The area of disturbance

for these improvements (homes and road) is approximately 4.25 acres which is approximately 14 percent of the 31.4 acre site. Approximately 5,000 cubic yards of cut and fill will be moved on site and not import or export of soil is anticipated. The maximum height of cut or fill is proposed at ten feet; however, any required slopes will meet the County maximum slopes. The project will be constructed in compliance with the Placer County Grading Ordinance and will obtain grading permits as necessary to address grading issues. Therefore, the impacts to soil disruptions and topography are less than significant. No mitigation measures are required.

Discussion- Items VI-5,6:

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

Mitigation Measures- Items VI-5,6:

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

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

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

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

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

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

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

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

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

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

MM VI.4 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Division evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

Discussion- Items VI-7,8:

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

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips

generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project’s electricity and water demands.

The project would result in site grading for two additional residential lots. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State’s ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020), as the levels of GHG emissions would be well below the APCD’s recognized threshold of 1,100 Metric Tons per year Carbon Dioxide equivalent (MTCO₂e). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion- Items VIII-1,2:

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

Discussion- Item VIII-3:

There are no known existing or proposed school sites located within a quarter mile of the project location. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have no impact.

Discussion- Items VIII-4,8,9:

A Phase I and II Environmental Site Assessment was completed by Ramcon, dated September 9, 2004, for an 81 acre parcel that was previously known as the proposed major subdivision English Colony Estates. (This Minor Land Division is a 31.4 acre portion of the original 81 acre parcel) The Phase I and II report were completed in order to evaluate potential contamination related to past land uses of the property as an orchard. In 2007 Ramcon completed additional soils sampling in order to define potential areas of contamination on the 81 acre piece. Due to the elevated levels of arsenic and lead the proposed subdivision was referred to California Department of Toxic Substance Control (DTSC) [Envirostor ID#60000829} and the property owner entered into a voluntary clean up agreement in 2008. Between 2008 and 2012, the property lines between the three parcels that comprised the 81 acre parcel were reconfigured, APN 032-051-031 is one of the resultant reconfigured parcels.

A portion of the subject parcel (APN 032-051-031) contained lead impacted soil from past orchard use of the property. An "Updated Workplan for Soil Excavation (Workplan) dated January 8, 2015 by ENGEO was submitted to Placer County Environmental Health Services for review and was approved January 14, 2015. This workplan and subsequent field work resulted in the excavation and offsite disposal of 953.18 tons of Class II soil from the site and an additional 75.9 tons of Class 1 soil. Excavation limits were determined by confirmation soil sample concentrations less than the proposed remedial action objective and were reported in the Removal Action Completion Report from ENGEO dated April 28, 2015. Placer County Environmental Health Services issued a no further action letter for the subject parcel after review of the removal action completion report. Since soil remediation was completed onsite and a no further action letter was issued no additional testing will be required and the impact to expose people to existing sources of potential health hazards or create potential health hazards is considered to be less than significant. No mitigation measures are required.

Discussion- Items VIII-5,6,7:

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or a private airstrip and would not result in a safety hazard for people residing or working in the project area. The project site is not located in an area that would expose people or structures to risk of loss or injury involving wildland fires because the property is not located in an area where there are wildlands. There is no impact.

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, 2 and 3. Each well was tested for primary and secondary drinking water standards and total and fecal coliform. Test results were below the maximum contaminate level for all constituents tested. There is no impact.

Discussion- Item IX-2:

This Minor Land Division will result in the creation of two additional parcels 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. There is no impact.

Discussion- Item IX-3:

The proposed project will ultimately include the construction of improvements for two additional single-family residential homes/driveways and include and on site roadway. The home, driveway, and roadway improvements will modify the existing runoff patterns on the site; however, the overall drainage patterns from the proposed ultimate construction will not be significantly changed from the current drainage patterns. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-4:

The proposed project will ultimately include the construction of improvements for two additional single-family residential homes, driveways, and an on-site roadway. These improvements will increase the amount of impervious surfaces (approximately 1.6 acres) as compared to the entire project area, approximately 31.4 acres (approximately 5%) and even larger drainage shed. No downstream drainage facility or property owner will be significantly impacted.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Antelope Creek tributaries) is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

Mitigation Measures- Item IX-4:

MM IX.1 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 \$417 per single family residential unit, payable to the Engineering and Surveying Department 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 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 \$53 per single family residential unit.

Discussion- Items IX-5,6:

The area of disturbance for the ultimate project improvements is relatively small for the construction of a total of three single- family dwellings, driveways, and roadway (approximately 1.6 acres) as compared to the entire project area, approximately 31.4 acres. Water quality BMPs will be required during construction of the improvements and are shown on the Tentative Parcel Map and Preliminary Grading Plan. The proposed improvements will not create runoff water that will substantially increase pollutants or degrade long term surface water quality beyond the existing conditions. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Item IX-7:

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

Discussion- Items IX-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows will be redirected after construction of any improvements. The project site is not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion- Item IX-11:

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

Discussion- Item IX-12:

The ultimate proposed improvements of a total of three single-family dwellings, driveways, and an on-site roadway will not create runoff water that will substantially increase pollutants or degrade long term surface water quality beyond the existing conditions of any watershed of important water resources. Water quality BMPs will be required during the construction of the improvements. Therefore, this impact is less than significant. No mitigation measures are required.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X

4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- All Items:

The applicant is requesting approval of a Minor Land Division to divide a 31.4 acre parcel into three parcels consisting 10.6 acres, 10.7 acres and 10.1 acres. The subject property is located in Penryn area and is zoned RA-B-X 10 ac. min. (Residential Agriculture, combining Building site of 10 acre minimum parcel size). The property is within the Horseshoe Bar/Penryn Community Plan and is designated Rural Estate 4.6-20 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. The proposed project is consistent with 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. There is no impact.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

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

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

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

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

XII. NOISE – Would the project result in:

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

Discussion- Items XII-1,4,5:

The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, 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. There is no impact.

Discussion- Item XII-2:

The proposed project involves the creation of three residential parcels. Vehicle trips generated from the subdivision would be periodic in nature and would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures are required.

Discussion- Item XII-3:

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

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- Item XIII-1:

Because the project includes the development of three 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 three residential parcels. There is no impact.

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

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

Discussion- Item XIV-1:

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

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

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

XV. RECREATION – Would the project result in:

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

Discussion- Item XV-1:

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

Discussion- Item XV-2:

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

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

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

Discussion- Items XVI-1,2:

This project proposal will ultimately result in the construction of three residential single-family parcels. The proposed project will generate approximately three additional PM peak hour trip and approximately 30 average daily trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and does not result in the operation of a roadway or intersection at a Level of Service that exceeds the minimum established by the Community Plan. However, the cumulative effect of an increase in traffic has the potential to create significant

impacts to the area’s transportation system. The project traffic added to the cumulative traffic volumes does not result in a large enough incremental increase (greater than five percent) to make a finding of significance. Furthermore, for potential cumulative traffic impacts, the Placer County General Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements will help reduce the cumulative traffic impacts to less than significant levels. The proposed project’s impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:

MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar/Penryn), 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 \$6,204 per single family residential unit. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-3:

The project includes the access of three parcels onto the existing English Colony Way from a private road. The project includes the construction of the Placer County standard encroachment from the on-site private road onto English Colony Way. The on-site roadway improvements would meet the current minimum pavement width requirements of the Placer County Land Development Manual for the amount of development. The project proposes a shared driveway accessing Parcels 2 and 3 that will be construct to a 20 foot paved width until the driveway seperates. In addition, the dedication for the proposed roadway will include an easement that will allow an existing parcel to have access to the proposed project roadway. All driveway and roadway improvements would meet Placer County standards. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any impacts to emergency access. The proposed project does not impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion- Item XVI-5:

Sufficient parking capacity will be provided on-site with the development of each single-family residential parcel. Therefore, there is no impact.

Discussion- Item XVI-6:

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

Discussion- Item XVI-7:

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

Discussion- Item XVI-8:

The residential subdivision project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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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:

This project will be served by individual water wells and onsite sewage disposal systems. Therefore, the project will not require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities. Therefore, there is no impact.

Discussion- Item XVII-3:

A minimum usable sewage disposal area (MUSDA) has been defined for Parcels 1, 2, and 3. 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 mitigation measures are required.

Discussion- Item XVII-4:

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

Discussion- 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. No mitigation measures are required.

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. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

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

Planning Services Division, Melanie Jackson, Chairperson
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Division, Phillip Frantz
 Environmental Engineering Division, Heather Knutson
 Department of Public Works, Transportation
 Environmental Health Services, Laura Rath
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher



Signature _____ Date October 8, 2015
 Crystal Jacobsen, Environmental Coordinator

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

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

	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____