



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

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

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

PROJECT: Barton Ranch (PLN14-00186)

PROJECT DESCRIPTION: The project proposes a Rezone and a Planned Residential Development to create ten residential parcels ranging in size from 21,849 square feet to 34,000 square feet and would include two open space areas consisting of 79,981 square feet (Lot A) and 24,200 square feet (Lot B). Lot A would be located on the northwest portion of the property and Lot B would be located on the southeast corner of the property.

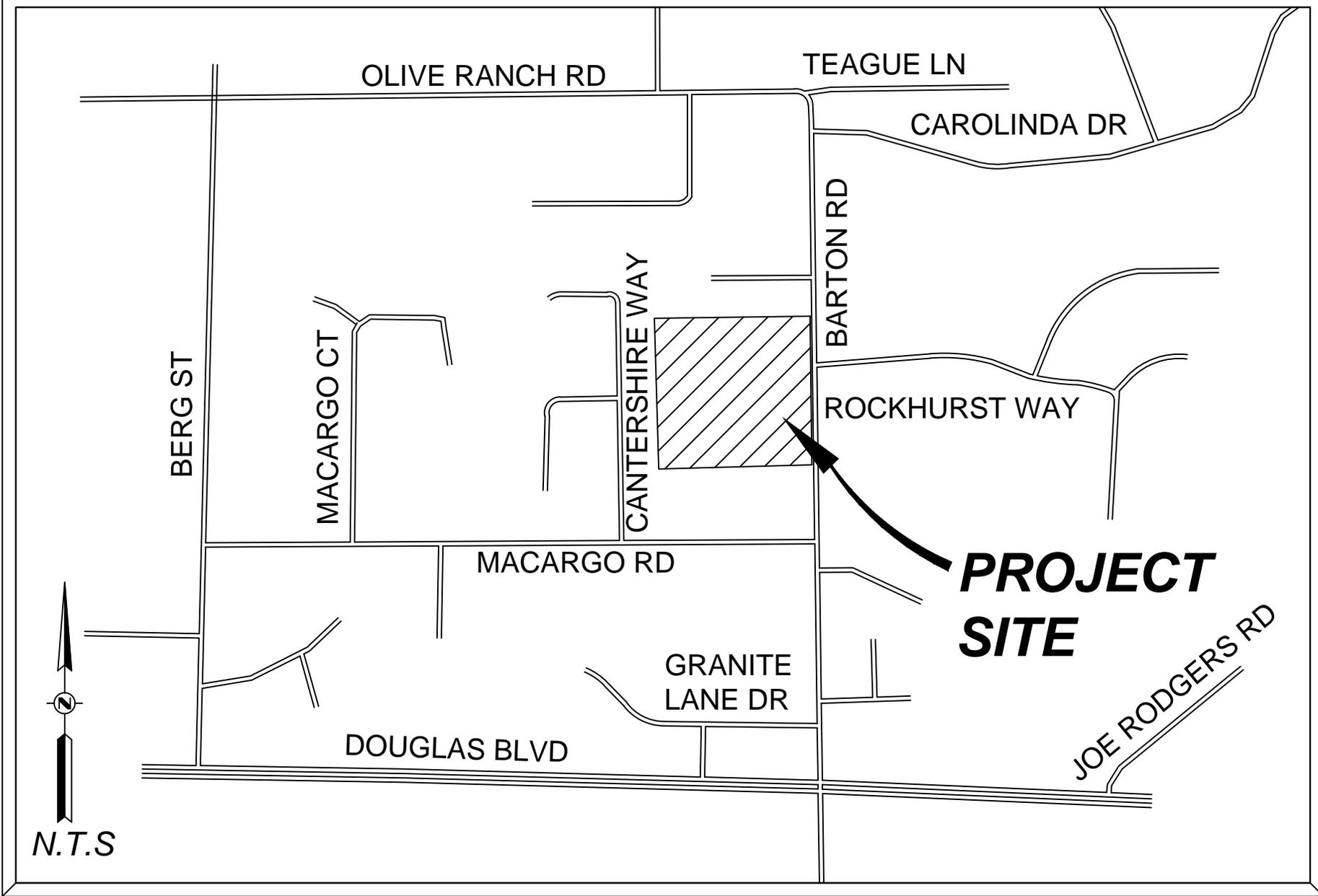
PROJECT LOCATION: 8190 Barton Road in Granite Bay, approximately five miles from the intersection of Brace Road and Barton Ranch Road, directly across from Rockhurst Way, Placer County

APPLICANT: RFE Engineering, Inc. / Ron Wood

The comment period for this document closes on November 21, 2016. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, October 22, 2016

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BARTON RANCH
 10-LOT SINGLE-FAMILY
 RESIDENTIAL SUBDIVISION
 APN: 048-082-083
 8190 BARTON ROAD
 GRANITE BAY, CA 95746

VICINITY MAP
 JUNE 19, 2015



RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
 2260 Douglas Blvd, Suite 160, Roseville, CA 95661
 Ph: 916-772-7800 Fax: 916-772-7804
 www.RFEengineering.com



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

MITIGATED NEGATIVE DECLARATION

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

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

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

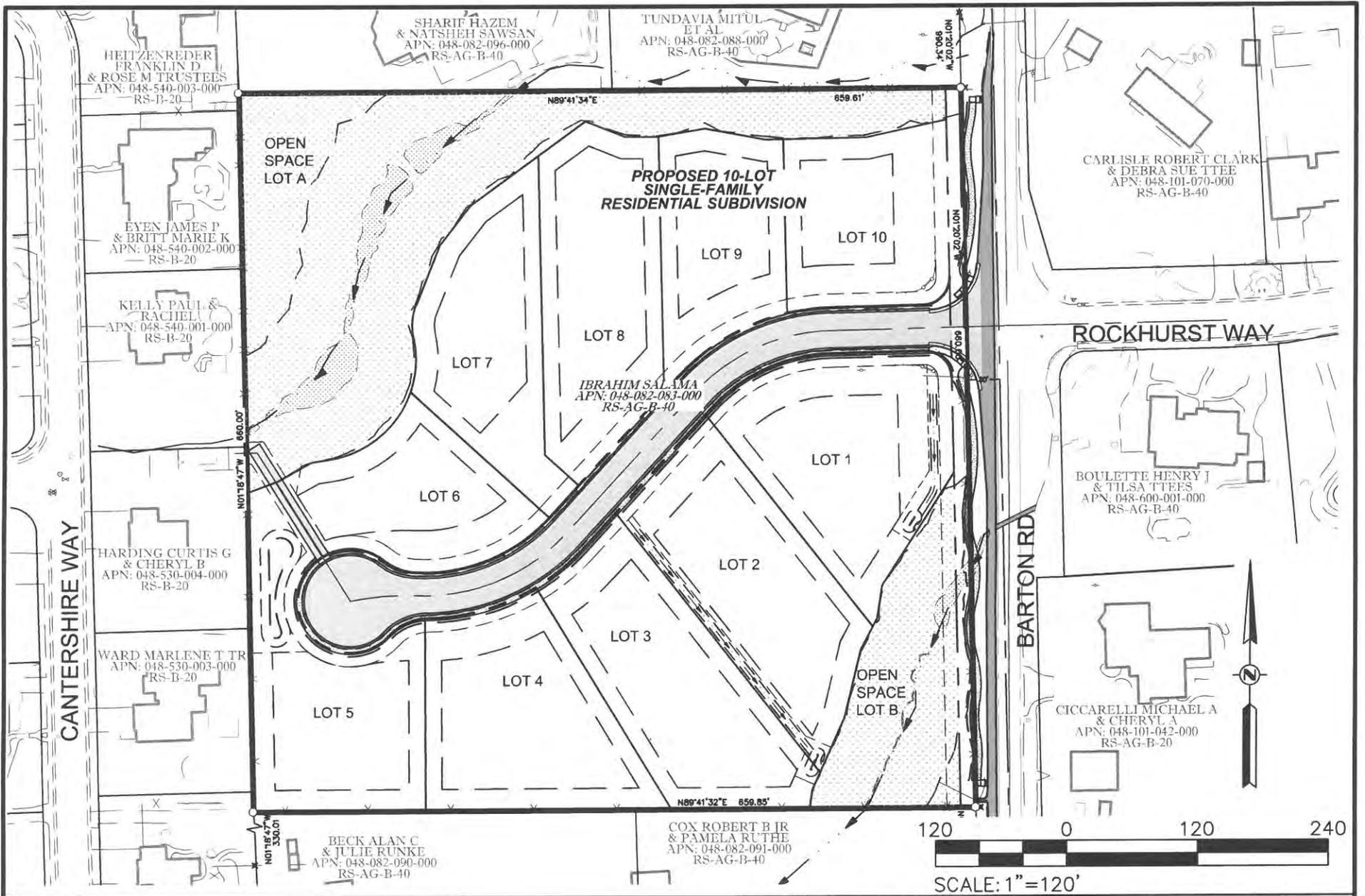
PROJECT INFORMATION

Title: Barton Ranch Planned Residential Development	Project # PLN14-00186
Description: The project proposes a Rezone and a Planned Residential Development to create ten residential parcels ranging in size from 21,849 square feet to 34,000 square feet and would include two open space areas consisting of 79,981 square feet (Lot A) and 24,200 square feet (Lot B). Lot A would be located on the northwest portion of the property and Lot B would be located on the southeast corner of the property.	
Location: 8190 Barton Road in Granite Bay, approximately five miles from the intersection of Brace Road and Barton Ranch Road, directly across from Rockhurst Way, Placer County.	
Project Owner: Ibrahim Salama	
Project Applicant: RFE Engineering, Inc. / Ron Wood	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **November 21, 2016**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the **Planning Commission and Board of Supervisors**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



BARTON RANCH
10-LOT SINGLE-FAMILY
RESIDENTIAL SUBDIVISION
APN: 048-082-083
8190 BARTON ROAD
GRANITE BAY, CA 95746

SITE LAYOUT PLAN
JUNE 24, 2015


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**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
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INITIAL STUDY & CHECKLIST

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

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

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (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: Barton Ranch Planned Residential Development	Project # PLN14-00186
Entitlement(s): Rezone, Major Subdivision, Conditional Use Permit	
Site Area: 10 acres	APN: 048-082-083-000
Location: 8190 Barton Road in Granite Bay, located approximately five miles from the intersection of Brace Road and Barton Ranch Road, directly across from Rockhurst Way, Placer County.	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Rezone and a Planned Residential Development (Tentative Subdivision Map and Conditional Use Permit). The Rezone would modify the existing zoning of RS-AG-B-40 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet) to include a combining district designation of PD=1 (Planned Residential Development, 1 unit per acre). The Rezone would allow a 10-unit Planned Residential Development (PD) on the project site. The PD would create ten residential parcels ranging in size from 21,849 square feet to 34,000 square feet and would include two open space areas consisting of 79,981 square feet (Lot A) and 24,200 square feet (Lot B). Lot A would be located on the northwest portion of the property and Lot B would be located on the southeast corner of the property.

The applicant is requesting a Rezone of the property to allow for a PD designation in order to cluster development on the project site. The project is designed such that the ten proposed residential lots would be clustered towards the center of the property and open space areas in the northwest and southeast corners would be set aside to protect the onsite wetlands. The subdivision would involve the construction of onsite ingress and egress and improvements to Barton Road. Each parcel would have the potential to be developed with single-family and secondary residences, which would include the construction of driveways and potentially grading and tree removal.

Project Site (Background/Existing Setting):

The subject property was previously developed with a single-family residence and accessory structures. These structures have been removed and the property is presently undeveloped. The property contains moderate tree coverage, wetlands, remnant orchards and large grassy areas. The project site is relatively level and approximately 50 percent is disturbed while the other 50 percent remains in its natural state. The site is approximately ten acres in size and is located on the northwest corner of the intersection of Barton and Macargo roads.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet)	Rural Low Density Residential 0.9-2.3 Acre Minimum	The site is developed with a single-family residence and appurtenances, accessory structures and remnant orchards. Barton Road borders the east property line.
North	RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet)	Rural Low Density Residential 0.9-2.3 Acre Minimum	Developed with a single-family residence.
South	RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet)	Rural Low Density Residential 0.9-2.3 Acre Minimum	Developed with a single-family residence.
East	RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet); RS-AG-B-20 ((Residential Single-Family, combining Agriculture, combining minimum Building Site designation of 20,000 square feet)	Rural Low Density Residential 0.9-2.3 Acre Minimum; Low Density Residential 0.4-0.9 Acre Minimum	Developed with a single-family residence.
West	RS-B-20 (Residential Single-Family, combining Agriculture, combining minimum Building Site designation of 20,000 square feet)	Low Density Residential 0.4-0.9 Acre Minimum	Cantershire Tract residential subdivision.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional

environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

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

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – Would the project:

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

Discussion Item I-1, 2:

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

Discussion Item I-3:

The project site is undeveloped. The proposed project would involve the subdivision of the approximately ten acre property to create a ten-unit Planned Residential Development. Each of the new lots would have the potential to be development with single-family and secondary residences. The construction of residences on the project site has the potential to degrade the visual character and quality of the site because the property would be graded, the natural state of the property would be modified and trees would be removed.

However, the property is located within a suburban area of the County. The properties adjacent to and in the immediate vicinity of the project site are developed with single-family residences and previously disturbed. While areas of the property would be developed with residences, the development would be consistent with the neighboring properties and as such would not result in a significant visual change in the character of this area of the County. Further, the majority of the areas identified as the location of the proposed lots are mostly located on the bare portions of the property, while the vegetated areas would be preserved as open space. This open space area contains heavy tree coverage and is located on the northwest and southeast sides of the property. Due to its location, a portion of the residences would be shielded from view of neighboring properties and abutting country roads. As such, the proposed development would have a minimal effect on the visual character of the property. Therefore, there is no impact.

Discussion Item I-4:

The potential construction of such residential improvements may result in an incremental increase in the amount of nighttime light or glare in the project vicinity associated with residential lighting applications. However, impacts from new sources of light or glare would be less than significant because the subject property is located within an area largely developed with single-family residences. No mitigation measures required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X

2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion Item II-1, 2, 3, 4, 5:

The property is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the Farmland Mapping and Monitoring Program Maps. There are no agricultural operations within the immediate vicinity of the site and as such, no agriculture buffers are required. The property is not within a Williamson Act contract and will not conflict with a Right-to-Farm policy. There are no forest lands within the vicinity of the project site. Therefore, there is no impact.

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 (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). The proposed project requests approval of a planned development and zone change from RS-AG-B-40 to RS-AG-B-40 PD=1.33 in order to construct 10 single-family residences and two open space areas on a 10-acre site. A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD project-level thresholds of significance. Although the project does propose to increase density beyond the development anticipated to occur within the SIP, the emissions from the additional housing units and associated mobile emissions would be minimal given the project size, and would not exceed the PCAPCD's Project-level thresholds of significance. An air quality analysis was prepared by County staff using CalEEMod (2013.2.2) which indicated that the mitigated maximum daily emissions from the project would be 0.47 lbs per day of Reactive Organic Gasses (ROG), 7.72 lbs/day of

Nitrogen Oxides (NO_x) and 0.59 lbs/day of Particulate Matter with a particulate matter size of 10 microns (PM₁₀). The project does include a request for rezone, but would remain to be consistent with the land use designations and zoning for the site anticipated within the SIP and therefore would be consistent and would not result in a significant obstruction to the SIP. No mitigation measures required.

Discussion Item III-2, 3:

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀).

The project related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. The air quality analysis indicates the project will result in an increase in regional and local emissions from construction of the project. In order to reduce construction related emissions, associated grading/improvement plans shall list the District's Rules and Regulations, as well as submittal of a Dust Control Plan (DCP). The DCP shall be submitted to the PCAPCD prior to the commencement of earth disturbing activities and shall demonstrate all feasible measures to reduce emissions. Although impacts related to construction activities have been determined to be less than significant, implementation of the following conditions of approval and mitigation measures will further reduce any impacts.

The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. The air quality analysis indicates the project will result in an increase in regional and local emissions from operation of the project and would exceed the PCAPCD's cumulative threshold of 10 lbs per day for ROG emissions only, if left unmitigated. With the implementation of the MM III.3, the project emissions would be reduced below the cumulative level threshold and would therefore not result in a significant cumulative contribution of incremental emissions of ROG and NO_x within the SVAB.

Mitigation Measures Item III-2, 3:

MM III.1 Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. The applicant shall not break ground prior to receiving PCAPCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.

MM III.2 Include the following standard notes on the Grading Plans or Improvement Plans:

1. The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment.
2. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
3. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on APCD Rule 228 / section 401.5)*
4. 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. *(Based on APCD Rule 228 / section 401.1, 401.4)*
5. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)*
6. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)*
7. 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). *(Based on APCD Rule 228 / section 402)*
8. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on*

APCD Rule 228)

9. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202)*
10. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217).*
11. 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.
12. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
13. 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. *(Based on APCD Rule 310)*
14. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

MM III.3 Include the following requirement in the CC&Rs associated with this project: Wood burning or Pellet appliances are not permitted. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application.

Discussion Item III-4:

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. Additionally, DPM would result from occasional delivery equipment during the operations of the residential subdivision.

Localized concentrations of Carbon Monoxide (CO) can be a Toxic Air Contaminant and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed ten single-family residences would not impact the nearby intersections ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, provided that the project would not result in substantial CO emissions at intersections, short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures required.

Discussion Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from residents' vehicle exhaust that could create odors. However, residential uses are not typically associated with the creation of objectionable odors. Therefore, potential impacts from odors will be less than significant. No mitigation measures required.

IV. BIOLOGICAL RESOURCES – Would the project:

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

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

Discussion Item IV-1, 2:

A Biological Resource Assessment was prepared by Bargas Environmental Consulting (Bargas Consulting) in August of 2014. This assessment included a reconnaissance-level field survey that was conducted on August 13th and 15th of 2014 on the subject property. The survey was performed to identify and map existing vegetative communities, potential wetlands and waterways and assess the potential for special-status species and/or their respective habitats to be present within the study area.

The biological assessment determined that one special status plant species, Big-scale balsamroot, has the potential to occur on the property. The assessment further determined that four special status wildlife species also have the potential to occur on the property, including Western spadefoot toad, white-tailed kite, purple martin and Swainson's hawk. These identified species have the potential to be impacted by the implementation of the proposed project. However, with the inclusion of the following mitigation measures, impacts to these species would be less than significant.

Mitigation Measures Item IV-1, 2:**MM IV.1 Big-scale balsamroot**

- A. A qualified biologist shall conduct a focused special-status plant survey during the identification (bloom) period in order to determine the presence or absence of Big-scale balsamroot onsite. Upon completion of the survey a technical memorandum shall be completed and submitted to the client within 30 days following the survey.
- B. If no species are identified during the focused survey then no other mitigation measures are required.
- C. If Big-scale balsamroot is located within the study area, then a mitigation plan conceived from consultation with the appropriate agencies should be prepared. The plan should detail the various mitigation approaches to ensure no net loss of rare plants. Mitigation may include avoidance of the resource, salvage

of plant materials where possible, acquisition of credits at an approved mitigation bank, or acquisition and preservation of property that supports these species.

MM IV.2 Western Spadefoot toad

- A. A preconstruction survey for western spadefoot toad shall be conducted within 100 feet of the inundated seasonal wetlands during a peak rain event occurring during the winter months by a qualified biologist. A second survey shall occur 30 days prior to commencement of construction activities on site. Upon completion of the surveys, a technical memorandum for each survey shall be compiled and submitted to the Planning Services Division. A note to this effect shall be included on the improvement plans for the project.
- B. If it is determined that western spadefoot toad is located within the study area, a mitigation plan shall be prepared in accordance with the USFWS. Permits shall be obtained where required.
- C. If no species are identified during the pre-construction survey then prior to the commencement of construction activities a qualified biologist should conduct an environmental awareness training for crew members. The training would discuss basic species identification, overview of biology, species habitat requirements and the protocol to follow should a western spadefoot toad be present within the construction footprint.
- D. If a western spadefoot toad should be observed within the designated construction area, all construction activities shall immediately cease in order for the species to leave on its own accord without the occurrence of harassment. The construction crew lead should notify the applicant immediately after an occurrence of the species is observed.

MM IV.3 White-tailed Kite

- A. If any vegetation (e.g. trees) is anticipated to be removed from the site, then vegetation removal activities should be conducted outside of the typical avian nesting period from February 1st to August 31st.
- B. A pre-construction survey shall be conducted to determine whether active nests are present on the site and shall be conducted no more than two weeks prior to the vegetation removal activities by a qualified biologist.
- C. If active nests are located on or within 500 feet of the site, then the applicant shall:
 1. Flag the site with construction tape and pin flags;
 2. Establish a 500-foot buffer; and
 3. Monitor the nest until a biologist determines that the young have fledged and the nest is no longer active.
 4. This mitigation measure shall be included on the notes page of the improvement plans.
- D. If no active nests are observed on site, then the biologist shall document the results of the pre-construction survey in a technical memorandum and be sent to the client within 30 days following the last day of the survey.
- E. If construction activities are proposed to occur during the non-breeding season (September 1 – January 31), a pre-construction survey is not required.

MM IV.4 Purple Martin

- A. If any vegetation (e.g. trees) is anticipated to be removed from the site, then vegetation removal activities should be conducted outside of the typical avian nesting period from February 1st to August 31st.
- B. A pre-construction survey shall be conducted to determine whether active nests are present on the site and shall be conducted no more than two weeks prior to the vegetation removal activities by a qualified biologist.
- C. If active Swainson's Hawk nests are located on or within 500 feet of the site, then the applicant shall:
 - a. Flag the site with construction tape and pin flags;
 - b. Establish a 500-foot buffer; and
 - c. Monitor the nest until a biologist determines that the young have fledged and the nest is no longer active.
 - d. This mitigation measure shall be include on the notes page of the improvement plans.
- D. If no active nests are observed on site, then the biologist shall document the results of the pre-construction survey in a technical memorandum and be sent to the client within 30 days following the last day of the survey.
- E. If construction activities are proposed to occur during the non-breeding season (September 1 – January 31), a pre-construction survey is not required.

MM IV.5 Swainson's Hawk

- A. If any vegetation (e.g. trees) is anticipated to be removed from the site, then vegetation removal activities should be conducted outside of the typical avian nesting period from March 1st to September 15th.
- B. A pre-construction survey is recommended in order to determine whether active nests are present on the site and should be conducted no more than two weeks prior to the vegetation removal activities by a qualified biologist.
- C. If active Swainson's Hawk nests are located on or within 500 feet of the site, then protocol level surveys should be conducted in order to ensure that this species is not disturbed while nesting. This shall include:
 - a. Nesting monitoring surveys as designed by the *Swainson's Hawk Technical Advisory Committee* (2000) in order to meet standards as set forth by CDRW.
 - b. Establish a ¼ mile buffer between March 1 and September 15; and
 - c. Mitigate for loss of foraging habitat based upon the project distance from the active nesting site.
 - d. This mitigation measure shall be included on the notes page of the improvement plans.
- D. If no active nests are observed on site, the biologist shall document the results of the pre-construction survey in a technical memorandum and shall be received by Placer County Planning Services Division within 30 days following the last day of the survey.
- E. If construction activities are proposed to occur during the non-breeding season (September 16 – February 28), a pre-construction survey is not required and no further mitigation is necessary.

Discussion Item IV-3, 7:

Each of the new proposed parcels has the potential to be developed with single-family and secondary residences and their appurtenances. Development of the proposed parcels may result in removal of oak woodland habitat. However, impacts resulting from oak tree disturbance will be considered less than significant with the implementation of the following mitigation measures:

Mitigation Measures Item IV-3, 7:

MM IV.6 Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated through the payment of in-lieu fees, as follows:

A tree replacement mitigation fee of \$100.00 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 Mitigation Fund.

Discussion Item IV-4, 5:

A Delineation of Waters of the United States was prepared for the project site by Bargas Consulting in August of 2014. The delineation determined that potential jurisdictional wetland features are located on the project site, including seasonal wetlands and an ephemeral drainage swale. The total acreage of the wetland features amounted to 0.18 acres.

Further information regarding the wetlands on site was submitted by Bargas Consulting in July of 2015. This correspondence provided information on the amount of acreage that would be impacted as a result of the project. This area of disturbance amount to 844 square feet. These impacts would be significant and unavoidable. However, with the implementation of the following mitigation measures, the impacts would be reduced to a less than significant level:

Mitigation Measures Item IV-4:

MM IV.7 The applicant shall contact the United States Army Corps of Engineers and, if necessary, the Regional Water Quality Control Board and obtain the appropriate permits for all disturbance to the wetlands on site prior to approval of improvement plans.

MM IV.8 The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four foot tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- A. Adjacent to any and all wetland preservation easements that are within 50 feet of any proposed construction activity (10 feet from the main roadway);
- B. At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road

improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map(s);

C. Around any and all "special protection" areas such as open space parcels

No development of this site, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

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 has been notified by certified letter regarding the existence of wetlands and streams on the property. Any permits required shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

MM IV.10 With a 404 permit, provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The purchase credits shall be equal to the amount necessary to replace wetland habitat acreage and resource values including compensation for temporal loss in accordance with an approved 404 permit. The total amount of habitat to be replaced will be determined in accordance with the total amount of impacted acreage as determined by the U. S. Army Corps of Engineers. Evidence of payment, which describes the amount and type of habitat purchased, shall be provided to the County prior to issuance of Improvement Plans.

MM IV.11 The project applicant shall ensure that there is no loss of acreage or function of wetlands and other waters through implementation of the following measures:

- A. Work within waters of the United States shall be minimized to the extent possible.
- B. No deposition of rock or other fill material shall occur.
- C. When work within waters of the U.S. must occur, all activities shall be conducted to avoid the discharge of dredge or fill material into waters of the U.S. Further, all areas of disturbance shall be restored to pre-construction conditions and the applicant shall immediately stabilize disturbed soils with non-fill restoration methods to reduce erosion and sediment discharge. Where changes in grade occur, the applicant shall ensure that no loss of functional habitat by comparing pre and post grading hydrology and vegetation. If loss of functional acreage is observed, the applicant shall conduct further onsite restoration activities or create additional habitat to ensure there is no net loss of functional habitat.
- D. Material removed from the wetlands or other waters shall not be placed within wetland or other waters, and BMPs shall be placed to prevent the discharge of sediments to wetlands or other waters.

MM IV.12 The Improvement Plans and Final Subdivision Map shall show wetland preservation easements. Areas located on Lots A and B, as depicted on the Tentative Map, shall be defined and monumented as "Open Space/Conservation Easement". The purpose of said easements is for the protection and preservation of on-site wetland/stream corridor habitats. A note shall be provided on the Final Subdivision Map information sheet prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, and fencing (excepting that specifically required by project conditions of approval). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee.

MM IV.13 The applicant shall provide permanent protective fencing along the perimeter of the open space lots. Such fencing shall provide a physical demarcation to future homeowners of the location of the open space lots and shall be open-style (i.e. open-iron fencing, posts with split rails, etc.) as approved by the County.

Discussion Item IV-6:

The project site does not directly connect two significant habitats and therefore is not part of any major or local wildlife corridor. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
4. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
5. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X
6. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code, Section 21074? (PLN)			X	

Discussion Item V-1, 2, 6:

A Cultural Resources Literature Review was prepared for the project site on September 23, 2014. The purpose of the review was to identify cultural resources on the subject and assess possible impacts that could result from the development of the proposed project. The review determined that the property has a low sensitivity for the presence of significant prehistoric or historic resources. However, to ensure that impacts to any cultural resources discovered during site development remain less than significant, the following condition of approval will be included as part of the project permit and will be included on the project improvement or grading plans:

“If cultural resources are encountered during project construction, altering the materials and their context should be avoided until a cultural resource consultant has evaluated the situation. These materials include, but are not limited to, the following:

- *Prehistoric Resources – chert or obsidian flakes, projectile points and other flaked-stone artifacts; mortars, grinding slicks, pestles and other ground stone tools; and, dark friable soil containing shell and bone dietary debris, heat-affected rock, or hum burials.*
- *Historic Resources – stone or adobe foundations or walls; structures and remains with square nails; mine shafts, tailings, or ditches; and, refuse deposits or bottle dumps.*

Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms, available at www.ohp.parks.ca.gov.”

No mitigation measures required.

Discussion Item V-3, 4, 5:

The Cultural Resources Literature Review that was prepared for this project determined that no known paleontological resources were located on or in the vicinity of the subject property. In addition, no religious or sacred uses exist on the subject property or the properties within its immediate vicinity. As a result, the creation of two additional single-family parcels will not result in significant impacts to any of these resources. Therefore, 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 Item VI-1, 4, 9:

A preliminary Geotechnical Report was prepared for the project. The site is located within the western foothills region of the Sierra Nevada Mountain Range. According to the Geologic Map of the Sacramento Quadrangle prepared by the California Division of Mines and Geology, this portion of the foothills and the project area are underlain by dioritic rocks of the Mesozoic age. The terrain at the site is moderately vegetated with grasses and occasional collections of trees and generally slopes toward the northeast at gentle gradients. Occasional depressions and mounds exist throughout the site. An outcrop of large boulders exists on the southeast portion of the site. Natural drainage channels were observed on the northwest and southeast corners of the site. Subsurface soil conditions are relatively consistent over the project site and included sands and decomposed granite (DG). The upper soil layers were generally observed to be loose to depths up to 1.5 feet throughout the site. Decomposed granite was generally encountered at two to 3.5 feet below the ground surface across the site. The bedrock at the site was generally encountered at 11 to 11.5 feet below the ground surface on the north side of the site and 4.5 to six feet below the ground surface on the south side of the project site. The materials encountered were generally non-plastic (rock, sand, and non-plastic silt). The non-plastic materials are generally considered to be non-expansive. The Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified. The Report does not identify the site as located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated circulation improvements will not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item VI-2, 3:

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the residential lots and circulation improvements, foundations, and various utilities.

Approximately 1.53 acres of the site will be disturbed by grading activities for the subdivision improvements. The earthwork is proposed to include approximately 3,060 cubic yards of cut and approximately 585 cubic yards of fill. There is approximately 2,475 cubic yards of export of soil and no soil is proposed to be imported. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts/fills of up to approximately 6 feet as shown on the preliminary grading plan and project description. Maximum slopes of 2:1 (horizontal/vertical) are proposed on the site. Unexcavatable rock may be encountered during earthwork and blasting may be necessary to excavate. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VI-2, 3:

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, if applicable, Placer County Fire Department improvement plan review and inspection fees, 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.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

The applicant shall provide five (5) copies of the approved Tentative Subdivision Map(s) and two copies of the approved conditions with the plan check application. The Final Subdivision 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 Subdivision 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. **(ESD)**

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.

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. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, 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. **(ESD)**

MM VI.3 The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This requirement shall be so noted on the Improvement Plans, in the CC&Rs, in the Development Notebook, and on the Informational Sheet filed with the Final Subdivision Map(s). **(ESD)**

MM VI.4 The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

MM VI.5 Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work. **(ESD)**

Discussion Item 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 shaping of building pads, 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 Item VI-5, 6:

MM VI.1, MM VI.2, MM VI.3

MM VI.6 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

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

MM VI.7 Prior to construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board’s Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit. **(ESD)**

MM VI.8 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. **(ESD)**

Discussion Item VI-7, 8:

According to the Fault Activity Map of California and Adjacent Areas and the Peak Acceleration from Maximum Credible Earthquakes in California, no active faults or Earthquake Fault Zones are located on the project site and no evidence of recent or active faulting is present on the site. Due to the absence of permanently elevated groundwater table, the relatively low seismicity of the area and the relatively shallow depth to rock, the potential for seismically induced damage due to liquefaction, surface ruptures, and settlement is considered low. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic design standards. Therefore, these impacts are less than significant. No mitigation measures 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 Item VII-1, 2:

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 residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The project would result in grading, subsequent paving and the construction of 10 single-family residences, along with the installation of associated streets.

To date, the Placer County Air Pollution Control District (PCAPCD) has not established significance thresholds for GHG emissions under CEQA. Until a threshold is adopted by PCAPCD, Placer County utilizes the Sacramento Metropolitan Air Quality Management District's (SMAQMD) adopted "bright line" threshold of 1,100 metric tons per year (MT CO₂e/yr). The 1,100 MT CO₂e/yr threshold, as stated in the Justification for Greenhouse Gas Emissions Thresholds of Significance prepared by SMAQMD, is roughly equivalent to the emissions that result from 54 residential dwelling units. Projects which generate emissions beyond this threshold are considered to result in a significant cumulative impact to climate change. PCAPCD has identified the 1,100 MT CO₂e/yr as an appropriate interim threshold for determining the significance of a project's impacts to global climate change.

The CalEEMod analysis prepared for this project also included a quantification of project emissions of Greenhouse Gases. The GHG emissions resulting from the project were found to be approximately 373.58 MT CO₂e/yr during the first year of construction, and 163.66 MT CO₂e/yr during the operational phase. These levels do not exceed the PCAPCD accepted threshold of 1,100 MT CO₂e/yr, and therefore 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). 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 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)				
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 Item 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 required.

Discussion Item VIII-4, 9:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase I Environmental Site Assessment (ESA) and limited Phase II ESA found elevated levels of arsenic and lead exceeding the California Human Health Screening Level for arsenic and lead (for residential soil) around the former barn area. Subsequently a targeted soil removal workplan was developed by Geocon Consultants and this workplan was approved by Placer County Environmental Health. The soil was removed and confirmation soil sampling indicated that the removal of the contaminated soil was successful. No mitigation measures required.

Discussion Item VIII-5, 6:

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or a private airstrip and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Discussion Item VIII-7:

Based on the project analysis, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because there are no wildlands adjacent to or within the vicinity of the project site. In addition, standard fire regulations and conditions shall apply to the proposed project, including fire sprinklers in the single-family residences and standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires are considered less than significant. No mitigation measures required.

Discussion Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping and residential irrigation have the potential to breed mosquitoes. The project also includes two detention basins and a water quality drainage swale. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas and the project shall adhere to the recommendations of the Placer Mosquito and Vector Control District as detailed in their letter dated May 22, 2015 to Mr. Ron Wood of RFE Engineering, Inc. No mitigation measures required.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	

4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		X		
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion Item IX-1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from San Juan Water District. The project will not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item IX-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. The project will not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item IX-3:

A preliminary drainage report was prepared by the applicant's engineer. The existing approximate ten acre site is undeveloped with fair tree cover, small shrubbery, and grassy land cover. There is no existing paving or any other impervious cover within the limits of the site. The site is located in the Strap Ravine sub shed of the Dry Creek Watershed. Two main hydrological features are located within the project site. One drainageway is located in the northwest corner of the site and drains generally in a southwest direction. The second drainageway is located in the southeast corner of the site and drains generally in a southwest direction. The existing watershed area that the project is located within reaches from just south of Carolinda Drive, east of Barton Road. The total watershed area through the project site is approximately 41 acres with the northwestern drainageway conveying approximately 16 acres and the southeastern drainageway conveying approximately 25 acres. The two drainageways ultimately discharge into Strap Ravine southwest of the project site.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall onsite watershed runoff continues to be conveyed to both the existing onsite drainageways and ultimately into Strap Ravine. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item IX-4:

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The existing approximate ten acre site is undeveloped with fair tree cover, small

shrubbery, and grassy land cover. There is no existing paving or any other impervious cover within the limits of the site. The 100 year post development peak flows downstream of the site were shown to increase from approximately 41.89 cfs to 42.46 cfs for the northwestern drainageway and approximately 62.44 cfs to 62.49 cfs for the southeastern drainageway. The project site is not located in an area identified in the Granite Bay Community Plan / Dry Creek Watershed Flood Control Plan as recommended for local stormwater detention. However, in order to mitigate the increase in peak stormwater flows, the project proposes onsite stormwater detention to reduce the post development runoff to pre development levels or less.

The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries is well documented. This property is in the Strap Ravine tributary to Dry Creek. 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.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-4:

MM VI.1, MM VI.2

MM IX.1 As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of improvement plan submittal. **(ESD)**

MM IX.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$3,280 (\$328 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. **(ESD)**

MM IX.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$430 (\$43 per single family residential unit). **(ESD)**

Discussion Item IX-5, 6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet

weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-5, 6:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.6, MM VI.7, MM VI.8, and MM IX.1

MM IX.4 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Bioretention (TC-32), Storm Drain Signage (SD-13), etc. 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 ensure 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. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Subdivision 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. **(ESD)**

MM IX.5 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

MM IX.6 Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.

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 required.

Discussion Item 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). However, there are local 100-year flood hazard areas that have been identified on the site. The preliminary drainage report identified two watersheds of approximately 16 and 25 acres that drain through the site as shown on the predevelopment shed map. The proposed site improvements will not be located within the local 100 year floodplain. The proposed storm drain system will not significantly alter the upstream or downstream 100 year floodplain limits and no flood flows would be significantly redirected after

construction of the improvements. The project development area is not located within any significant levee or dam failure inundation area.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results and to confirm the 100-year floodplain limits. The proposed project's impacts associated with impacts to the existing local 100-year floodplains can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-8, 9, 10:

MM VI.1, MM VI.2, and MM IX.1

MM IX.7 On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s); show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing drainageways located in the northwest and south east corners of the project site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(ESD)**

MM IX.8 On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s); show that the finished building pad elevations shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line) for all Lots adjacent to both existing drainageways. The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee. **(ESD)**

MM IX.9 In order to protect site resources, no grading activities of any kind may take place within the offsite 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans. **(ESD)**

Discussion Item IX-11:

The project will not alter the direction or rate of flow of groundwater as it does not propose the use of a groundwater source. Therefore, there is no impact.

Discussion Item IX-12:

The project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the Strap Ravine tributary to the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-12:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.6, MM VI.7, MM VI.8, MM IX.1, MM IX.4, MM IX.5, and MM IX.6.

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,				X

plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				
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 Item X-1, 4, 5, 8:

The proposed project involves the development of a single-family residential subdivision and associated infrastructure. Because the surrounding properties are also developed with single-family residences, the development of the proposed subdivision will not divide an established community. Therefore, there is no impact.

Discussion Item X-2:

The project will not conflict with the Placer County General Plan or the Granite Bay Community Plan. The project site is currently zoned RS-AG-B-40 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet) and is designated Rural Low Density Residential, 0.9-2.3 acre minimum. The applicant is requesting approval of a rezone to modify the parcel's zoning to RS-AG-B-40 PD = 1 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet, combining Planned Residential Development of one unit per acre). The applicant would like to rezone the property to include the Planned Residential Development combining district in order to allow for a subdivision designed in conformance with that zoning. The combining district would allow for clustered development, which in turn allows for preservation of open space areas. While approval of the application would allow for a change in zoning of the property, the proposed Planned Residential Development and the density of one unit per acre is consistent with the Granite Bay Community Plan because the plan allows for a density of 1.33 units per acre and favors planned developments over standard subdivisions. In addition, the proposed project would be consistent with the Granite Bay Community Plan's language regarding encouraging the use of Planned Residential Developments PD to protect significant natural features where allowed. Therefore, impacts resulting from a rezone of the property to allow for a Planned Residential Development combining district would be less than significant. No mitigation measures required.

Discussion Item X-3:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, there is no impact.

Discussion Item X-6:

The proposed project involves the development of a single-family residential subdivision and associated infrastructure. Because the surrounding properties are also developed with single-family residences, the development of the proposed subdivision will not not disrupt or divide the physical arrangement of an established community. Therefore, there is no impact.

Discussion Item X-7:

. As discussed above, the proposed project is consistent with all properties adjacent to the subject parcel and is consistent with the planned use of the property. While the project as proposed involves a rezone of the property, the rezone is beneficial to both the project design and the surrounding neighborhood because it would allow for clustering of development and in turn would allow for preservation of sensitive open space areas. Therefore, the proposed project would not result in a substantial alteration of the present or planned land use of the area. Therefore, there is no impact.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion Item XI-1, 2:

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. This classification describes areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.

While the creation of ten new residential lots could, under certain circumstances, have an adverse effect on mineral resources on the project site, there are no known minerals known to be accessible from the project site. There is no evidence of previous mining activities on the project site and no locally-important mineral resources recovery site on the subject parcel is delineated on a local general plan, land use plan or specific plan. In addition, the use of the property for residential or agricultural purpose would not inhibit the physical ability to retrieve mineral resources in the future. Therefore, there is no impact.

XII. NOISE – Would the project result in:

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

public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion Item XII-1, 3:

The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, Granite Bay Community Plan, or the Placer County Noise Ordinance. Construction associated with the proposed project will create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, with the incorporation of the following mitigation measure, these impacts will be reduced to less than significant levels.

Mitigation Measures Item XII-1, 3:

MM XII.1 Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:

- a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b. Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c. Saturdays, 8:00 am to 6:00 pm

Discussion Item XII-2:

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

Discussion Item XII-4:

The project is not located within an airport land use plan or within two miles of a public airport and would not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

Discussion Item XII-5:

The project is not located within the vicinity of a private air strip. Therefore, there is no impact.

XIII. PALEONTOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X

Discussion Item XIII-1:

No paleontological resources, site or unique geologic features have been discovered on site. As such, it is unlikely that any such resources will be impacted as a result of the proposed project. Therefore, there is no impact.

XIV. 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
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Discussion Item XIII-1:

Because the project includes the development of ten single-family residential lots, it will result in an increase of population growth. However, this increase is relatively minor compared to the surrounding neighborhood and it is consistent with what was anticipated for this area in the Placer County General Plan and the Granite Bay Community Plan. Therefore, this impact is considered less than significant. No mitigation measures required.

Discussion Item XIII-2:

The proposed project will not displace existing housing. The property is currently undeveloped and there are no residents on site. Therefore, there is no impact.

XV. 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 XV-1:

The project could result in an incremental increase in the need for fire protection services with the creation of ten new single-family residences. However, any newly constructed dwelling unit would be required to comply with California Building Code Chapter 7A which, among other more specific requirements, requires new residences to be constructed with fire resistive exterior materials and prohibits unprotected exterior wall openings. Therefore, the project will not require the provisions of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures required.

Discussion Item XVI-2:

The project could result in an incremental increase in the need for sheriff protection services. The addition of ten new single-family residences would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures required.

Discussion Item XVI-3, 4, 5:

The project could result in an incremental increase in the need for schools, roads, parks and other governmental services. This increase would not result in a substantial adverse physical impact associated with the provision of new or expanded facilities or services. The provision of these services would be offset by existing fee programs regulated by ordinance (such as the countywide traffic fee program, park fee program, school fees, etc.) that are integrated into the residential Building Permit process. No mitigation measures required.

XVI. RECREATION – Would the project result in:

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

Discussion Item XVI-1:

The project could result in the use of and need for neighborhood and regional parks or other recreational facilities. This increase would not result in a substantial physical deterioration of these facilities. This would result in a less than significant impact to the provision of recreational facilities because provision of these services would be offset by a collection of Park Preservation Fund fees regulated by County ordinance Sections 15.34.010, 16.08.100 and 17.54.11.D. No mitigation measures required.

Discussion Item XVI-2:

This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

XVII. 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
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Discussion Item XVII-1, 2:

The proposed project will result in the construction of approximately ten single family residential units. A traffic impact analysis was prepared for the project. The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project will generate approximately 95 daily vehicle trips. Approximately ten trips will be generated during the PM peak hour.

The proposed project's traffic was superimposed onto existing traffic volumes and potential impacts were studied at the following intersections: Douglas Blvd./Barton Road and Barton Road/Rockhurst Way.

Existing Plus Project: The addition of project traffic will incrementally increase the length of delays occurring at study intersections. However, the addition of project traffic does not result in any analyzed intersection operating at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E).

Cumulative: The traffic study analyzed the peak hour Levels of Service under the cumulative conditions. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. The addition of project traffic to the cumulative traffic at the study intersections does not result in the operation of an intersection at a Level of Service that exceeds the minimum established standards except for the Douglas Blvd./Barton Road intersection.

The Douglas Blvd./Barton Road intersection will operate at a LOS F with and without the project. The LOS F exceeds the minimum requirements of the Granite Bay Community Plan (LOS E). In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project and the satisfaction of signal warrants. The average delay per vehicle is projected to increase by 0.3 seconds in the PM peak hour. The Placer County methodology of assessment accepts an increment of 4.0 seconds at signalized intersections before making a finding of significance, therefore the project's impact to this intersection is less than significant.

For potential cumulative traffic impacts within the Granite Bay Community Plan area, the Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would 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 Item XVII-1, 2:

MM XVII.1 Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is \$67,140 (based on \$6,714 per single family residential dwelling unit). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs. **(ESD)**

Discussion Item XVII-3:

The proposed encroachment onto Barton Road was analyzed for sight distance and the need for a left turn lane. Barton Road has a 45 mph design speed. The sight distance needed for this design speed is 495 feet in both directions and 495 feet or more of sight distance is available in both directions.

The traffic study quantitatively determined whether a left turn lane is justified for this project. The need for a left turn lane is based on the volume of traffic on the mainline road and the relative percentage of that traffic that turns. Based on the total cumulative volume of southbound traffic, the project would need to generate approximately 15 to 20 left turns into the site to justify a left turn lane. However, the project generates only approximately five left turns into the site during the PM peak hour. Therefore, a left turn lane is not needed.

The project includes the construction of the frontage improvement requirements along Barton Road that will include lane widening and a six foot wide decomposed granite path. The frontage improvements will be constructed to

Placer County standards. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVII-4:

The proposed project is accessed off of a County maintained road, Barton Road. The servicing fire district has reviewed the proposed project and has not identified any significant emergency access impacts or access impacts to nearby uses that would result in any physical change to the environment. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVI-5:

The proposed project would create ten single-family residential lots, each of which would be required to provide off-street parking for two vehicles per dwelling unit in conformance with Section 17.54.060 of the Placer County Zoning Ordinance (Parking Standards). Due to the size of the parcels (21,849 square feet to 34,000 square feet), each lot would have the capacity to provide sufficient on-site parking. Therefore, there is no impact.

Discussion Item XVII-6:

The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. The Barton Road frontage improvements are proposed to include a paved shoulder and a six foot wide separated decomposed granite pathway. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVII-7:

The project will be constructing frontage improvements that will include a pedestrian facilities. Public transit is not currently provided along Barton Road at the project site. The proposed design does not preclude the installation of bus turnouts or bicycle racks. The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVI-8:

The proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

XVIII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XVIII-1, 2, 6:

The proposed project is located within the Placer County Sewer Maintenance District 2 (SMD-2). The project proposes the extension of an existing six inch sewer stub on the west side of the site from Cantershire Way. The new sewer line will be constructed through the site and extended north along Barton Road to the northern property boundary. The proposed project will contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works and Facilities has provided comments that the proposed project is eligible for sewer service and will have to construct the sewer improvements to County standards (see Will Serve Requirements letter dated June 1, 2015). The project is tributary to the Dry Creek Wastewater Treatment Plant. The project will increase wastewater flows to the treatment plant. However, the increase will not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist. Therefore, these impacts are less than significant. No mitigation measures required.

Discussion Item XVIII-3:

The project will be served by public sewer, and will not require or result in the construction of new on-site sewage systems. Therefore, there is no impact.

Discussion Item XVIII-4:

The storm water will be collected in the onsite drainage facilities and conveyed downstream into, ultimately, Strap Ravine and the Dry Creek Watershed. The existing drainage system on and off site is not significantly impacted by the proposed project and has the capacity to accept flows from the proposed project. This project proposes the construction a drainage system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVIII-5:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project will not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of “will-serve” letters from each agency. No mitigation measures required.

Discussion Item XVIII-7:

The project will be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs. Therefore, there is no impact.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		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:

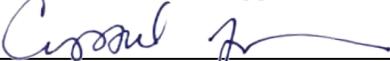
<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California 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:

<input checked="" type="checkbox"/>	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.
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H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Melanie Jackson, Chairperson
 Planning Services Division, Air Quality, Angel Green
 Engineering and Surveying Division, Phillip A. Frantz
 Environmental Engineering Division, Huey Nham
 Department of Public Works, Transportation, Stephanie Holloway
 Environmental Health Services, Mohan Ganapathy
 Flood Control Districts, Brad Brewer
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Mike DiMaggio

Signature  Date October 20, 2016
 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 checked="" 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 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"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Preliminary Title Report
		<input checked="" type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input checked="" type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input checked="" type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
<input checked="" 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"/> _____	