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EFFECTS NOT FOUND TO BE SIGNIFICANT

16.1 INTRODUCTION

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines requires that an EIR briefly describe why various environmental effects were determined not to be significant and therefore were not discussed in detail in the EIR. The Effects Not Found to Be Significant chapter of this EIR summarizes environmental issues that were determined not to be significant with implementation of the proposed projects. The reasons for the conclusion of non-significance are provided for each issue area.

16.2 AESTHETICS

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the proposed projects were determined to have no impact with regard to the following issue areas:

- Have a substantial adverse effect on a scenic vista; or
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

A scenic vista, as defined in this EIR, is an area that is designated, signed, and accessible to the public for the express purposes of viewing and sightseeing. A scenic vista includes any such areas designated by a federal, State, or local agency. Federal and State agencies have not designated any such locations within Placer County for viewing and sightseeing. Similarly, Placer County, according to the Placer County General Plan, has determined that the Planning Area of the General Plan does not contain officially designated scenic highways, corridors, vistas, or viewing areas. Given that established scenic vistas are not located on or adjacent to the proposed project sites, the proposed projects would not have a substantial adverse effect on a scenic vista. Furthermore, officially designated State Scenic Highways are not located in Placer County. Therefore, the proposed projects, including all off-site improvements, would not substantially damage any scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a State scenic highway.

16.3 AGRICULTURAL AND FOREST RESOURCES

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the proposed projects were determined to have no impact with regard to the following issue areas:

- 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;

- Conflict with General Plan or other policies regarding land use buffers for agricultural operations;
- Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy;
- 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)); and
- 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.

According to the Placer County Important Farmland Map (2012), both project sites are shown as Grazing, which is defined as lands on which the existing vegetation is suited to the grazing of livestock. The project sites are made up predominantly of woodland areas and do not support grazing, nor any type of agricultural production, and they are not under a Williamson Act contract. Therefore, the proposed projects would not result in the conversion of designated prime farmlands to non-agricultural use, nor would the projects conflict with the General Plan or the County's agricultural buffering standards.

Currently, the Placer County zoning designation for the WHI site is Residential Agricultural, minimum Building Site of 100,000 square feet [sf], combining Planned Residential Development of 0.5 units per acre (RA-B-100 PD=0.5). The zoning designation for the WHII site is Residential Agricultural, minimum Building Site of 100,000 sf (RA-B-100). Although both project sites are zoned Residential Agricultural, as stated in Section 17.44.010A of the Placer County Code, the purpose of the Residential Agricultural designation is to stabilize and protect the rural residential characteristics of portions of the County. Thus, while agricultural activities are allowed in areas zoned Residential Agricultural, the focus of such areas is rural residential uses. Consequently, the sites are not zoned exclusively for agricultural uses, such as crop production, livestock, or other commercial agricultural uses.

In addition, neither the project sites nor adjacent properties are zoned for timberland, forest land, or timberland production zones. Given that neither project site consists of timberland, development of the projects would not conflict with zoning for forest land or timber production, or convert forest land to non-forest use.

16.4 HAZARDS AND HAZARDOUS MATERIALS

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the proposed projects were determined to have no impact with regard to the following issue areas:

- 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; and

- 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.

The closest public use airport to the project sites is the Lincoln Regional Airport, which is located approximately 13 miles to the northwest. The Placer County Airport Land Use Compatibility Plan (ALUCP) determines land use compatibility depending on type of use and proximity to the airport.¹ The project sites are not located within the Lincoln Regional Airport Land Use Compatibility Plan, nor are the project sites located in the vicinity of any private airstrips. Considering that the project sites are not located within an airport land use plan or in the vicinity of a private airstrip the proposed projects would result in no impacts related to airport land use plans or private airstrips and the safety of residents.

16.5 HYDROLOGY AND WATER QUALITY

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the proposed projects were determined to have no impact with regard to the following issue areas:

- 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.

The project sites are located adjacent to Strap Ravine, which is a tributary to Linda Creek within the Dry Creek Watershed. Thus, the proposed project sites are not located within watersheds that affect Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake or any other important surface water resources, and the proposed projects would have no impact on such surface water resources. Chapter 10 of this EIR includes a detailed discussion regarding the proposed projects' potential to result in water quality impacts, including surface water quality, during project construction and operations.

16.6 NOISE

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the proposed projects were determined to have no impact with regard to the following issue areas:

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; and
- 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.

¹ Placer County Airport Land Use Commission. *Placer County Airport Land Use Compatibility Plan*. Adopted February 26, 2014.

The WHI and WHII sites are not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels related to air traffic.

16.7 UTILITIES AND SERVICE SYSTEMS

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the proposed projects were determined to have a less-than-significant impact or no impact with regard to the following issue area:

- Require or result in the construction of new on-site sewage systems.

Wastewater generated at the proposed project sites would be treated at the Dry Creek Wastewater Treatment Plant. Consequently, the proposed projects would not include the construction of any on-site sewage treatment systems, such as septic tanks. Although the proposed projects would require the construction of on-site and off-site sewer conveyance infrastructure, such infrastructure would not include the construction or operation of any on-site sewer treatment infrastructure. Therefore, the proposed projects would not result in the construction of new on-site sewage treatment systems and no impact would result.