COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

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: Wilson Minor Land Division (PLN19-00123)

PROJECT DESCRIPTION: Subdivision of a 3.31-acre parcel into three parcels consisting of 1.15 acres (Parcel 1), 1.07 acres (Parcel 2), and 1.07 acres (Parcel 3)

PROJECT LOCATION: 7420 Vogel Valley Road, Granite Bay, Placer County

APPLICANT: Swift Engineering, Don Swift

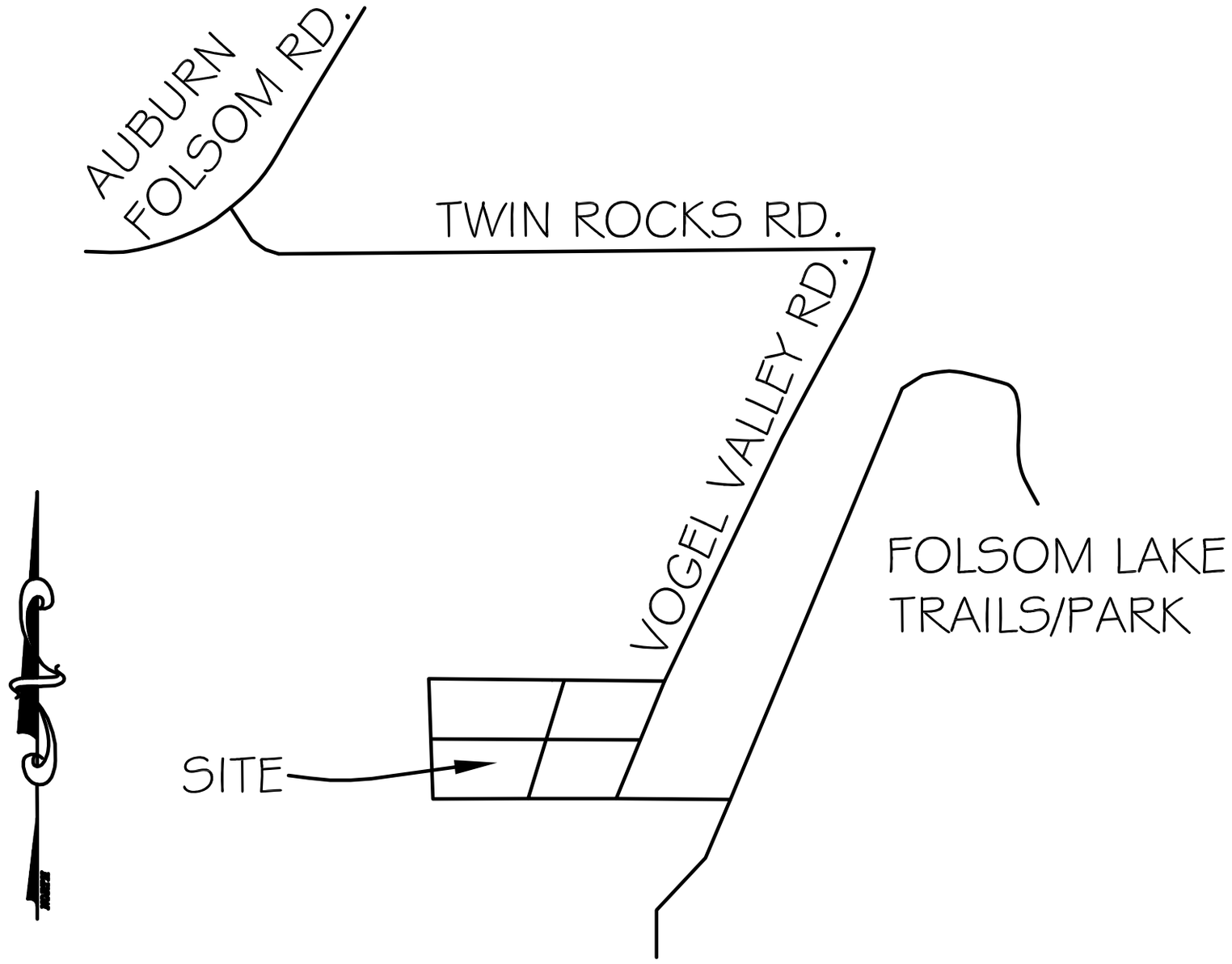
The comment period for this document closes on April 3, 2020. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

https://www.placer.ca.gov/2826/Negative-Declarations

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 Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on March 4, 2020

VICINITY MAP



NOT TO SCALE

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: Wilson Minor Land Division	**Project #** PLN19-00123
Description: Subdivision of a 3.31-acre parcel into three parcels consisting of 1.15 acres (Parcel 1), 1.07 acres (Parcel 2), and 1.07 acres (Parcel 3)	
Location: 7420 Vogel Valley Road, Granite Bay**, Placer County**	
Project Owner: Jeanne Wilson	
Project Applicant: Swift Engineering, Don Swift	
County Contact Person: Shirlee I. Herrington	530-745-3132

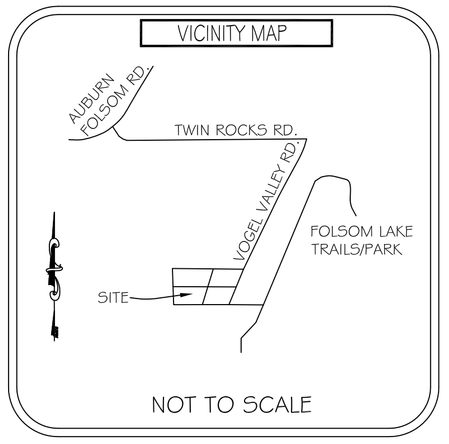
PUBLIC NOTICE

The comment period for this document closes on **April 3, 2020**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (https://www.placer.ca.gov/2826/Negative-Declarations), 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 meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

TENTATIVE PARCEL MAP PLN19-00123

OWNER: Jeanne Wilson (PURCHASED 2002)
7420 VOGEL VALLEY RD., GRANITE BAY, CA 95746
APN: 035-151-011-000
A SUBDIVISION OF: PARCEL "C"
BOOK 5 OF PARCEL MAP PAGE 27, O.R.P.C.



PARCELS INFO

APN: 035-151-011
UNDERLYING PARCEL C: 3.31 acres/144,214 sq. ft.
LOT 1: 50,247 sf
LOT 2: 46,959 sf.
LOT 3: 46,958 sf.

UTILITY INFO:

WATER & IRRIGATION:
San Juan Water District,
9935 Auburn Folsom Rd., Granite Bay,
Main #: 916-791-0115 contact: Alicia
Engineering Contact: Rob Watson,
916-791-0153
SEWER/SANITATION:
Placer County SMD2,
3091 County Center Drive, Auburn
Environmental Engineering Dept. Main
#530-886-4913 contact Christie Ames #:
530-889-6856
GAS & ELECTRIC:
PACIFIC GAS & ELECTRIC COMPANY
800-743-5000
FIRE: SO.PLACER FIRE DISTRICT-STATION 19
916-791-7059
Elementay School:LOOMIS UNION SD
High School: PLACER UNION SD

NOTES:

ACCESS: ACCESS TO PARCEL IS FROM TWIN ROCKS COUNTY RD. #E1090

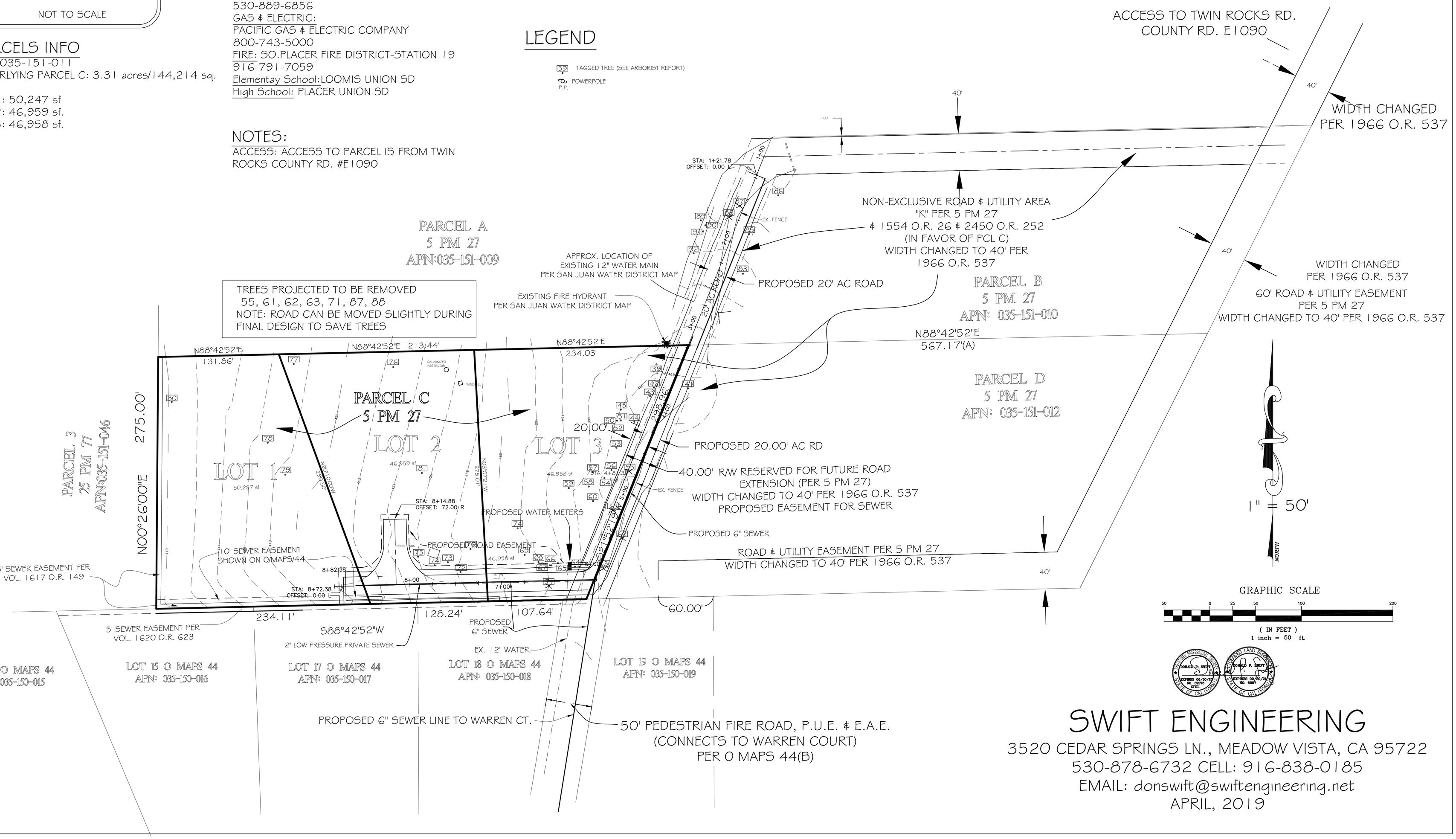
TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE CO., ORDER NO. P-324533 DATED MARCH 29, 2019. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

SIGNATURE — JAN. 28, 2020 DATE

LEGEND

TAGGED TREE (SEE ARBORIST REPORT)
POWERPOLE
P.P.



SWIFT ENGINEERING
3520 CEDAR SPRINGS LN., MEADOW VISTA, CA 95722
530-878-6732 CELL: 916-838-0185
EMAIL: donswift@swiftengineering.net

APRIL, 2019

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

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 D) and site-specific studies (see Section J) 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.

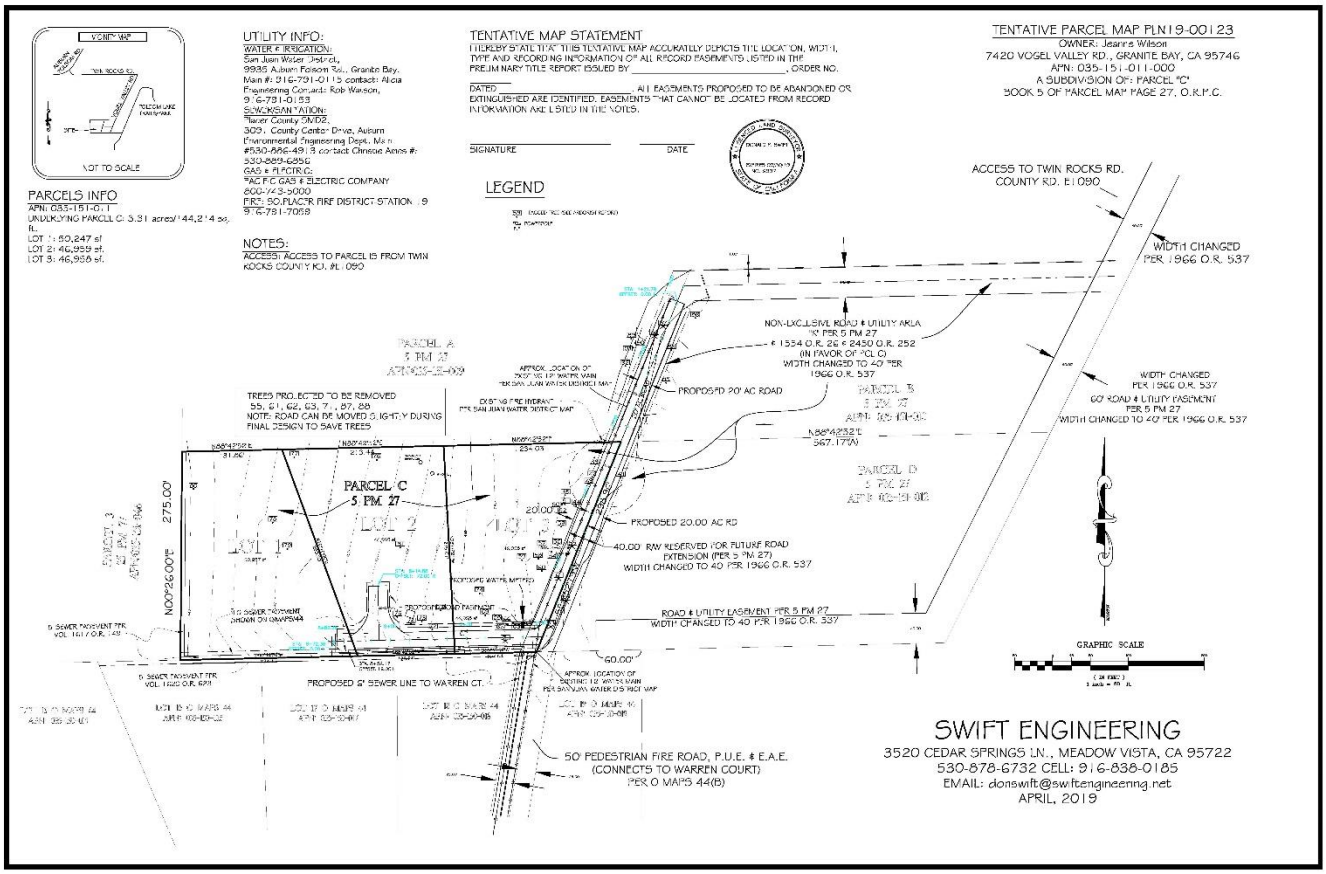
Project Title: Wilson Minor Land Division	Project # PLN19-00123
Entitlement(s): Minor Land Division	
Site Area: 3.31 acres / 144,214 square feet	APN: 035-151-011-000
Location: 7420 Vogel Valley Road Granite Bay, CA 95746	

A. BACKGROUND:

Project Description:
The proposed project is a Minor Land Division to subdivide a 3.31-acre parcel into three parcels consisting of 1.15 acres (Parcel 1), 1.07 acres (Parcel 2), and 1.07 acres (Parcel 3). The property is located in Granite Bay area, approximately 1.2 miles southeast of the intersection of Auburn Folsom Road and Twin Rocks Road and 0.61 mile south of the intersection of Twin Rocks Road and Vogel Valley Road. On site improvements include extending Vogel Valley Road (private roadway) along the southern boundary to provide access to all three parcels ending with a hammerhead turn around. The proposed project site would connect to the Placer County Sewer Maintenance District 2 for sewer service and connect to San Juan Water District for treated water service. These utilities would also be extended to each parcel within the roadway improvements.

Project Site (Background/Existing Setting):
The proposed project site is 3.31 acres and is zoned RS-AG-B-40 PD=1 (Residential Single-family, combining Agriculture, combining minimum build site of 40,000 square feet combining Planned Residential Development of one dwelling unit per acre). The site occurs just west of the Folsom Lake Recreation Area. The topography of the site is relatively flat, with a gentle downward slope to the west. The elevation ranges from approximately 421 feet to 480 feet above mean sea level. Two major terrestrial vegetative communities including mixed-oak/conifer woodland and annual grassland occur on the proposed project site. The site is located within the American River watershed. The surrounding land uses are residential, equestrian, and lake recreation. One site to the north is undeveloped while all other adjacent parcels are developed with single-family residences.

Figure 1 – Proposed Tentative Parcel Map



B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-AG-B-40 PD=1	Rural Low Density Residential 0.9 - 2.3 Ac. Min. / Granite Bay Community Plan	Undeveloped
North	RS-AG-B-40 PD=1	Rural Low Density Residential 0.9 - 2.3 Ac. Min. / Granite Bay Community Plan	Undeveloped
South	RS-AG-B-40 PD=1	Rural Low Density Residential 0.9 - 2.3 Ac. Min. / Granite Bay Community Plan	Single-family Residential
East	RS-AG-B-40 PD=1	Rural Low Density Residential 0.9 - 2.3 Ac. Min. / Granite Bay Community Plan	Single-family Residential
West	RS-AG-B-100	Rural Low Density Residential 0.9 - 2.3 Ac. Min. / Granite Bay Community Plan	Single-family Residential

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52 (Chapter 532, Statues of 2014), consultation requests were sent on June 13, 2019 to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested to consult and to receive copies of searches or reports prepared for the proposed project site. No additional requests for consultation was received within the 30-day timeframe required by Assembly Bill 52. Consultation between Placer County and the United Auburn Indian Community (UAIC) was closed on October 17, 2019.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable 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

E. 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 – Except as provided in Public Resources Code Section 21099, 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (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:
Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. Lighting issues addresses the effects of nighttime illumination and daytime glare on adjacent land uses.

Scenic views are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not considered under CEQA. Therefore, impairment of private views is not considered to be a significant impact.

The Granite Bay Community Plan Section 4.2.10 provides policies for guidance on views and vistas. Policies focus on neighborhood design and community design, but do not specify any locations as being significant. Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes (see General Plan Policy 1.K.1). The proposed parcel split will not affect any public vantage points for reviewing Folsom Lake and is void of other features. Furthermore, the site is not located within a state scenic highway. Therefore, there is no impact.

Discussion Item I-3, 4:
The proposed project would result in the creation of three parcels with the right to develop single family residences and the right to develop a secondary residence and agricultural uses permitted in the Residential Single-family combined Agriculture zoning district. The site is currently undeveloped and the construction of three new residences, driveways, and supporting infrastructure would be a change from the existing condition. However, this change in visual character is minor, and the proposed project would be developed with rural residential uses consistent with the existing character of the surrounding area. Construction of new single-family homes would have the potential to create a new source of light or glare. However, the subject property is located in a rural area that consists of parcels already developed with single-family residences consistent with the anticipated use on the three resultant parcels. Because of this, additional light or glare created by the new residences would be considered negligible. Therefore, impact is less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide 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 existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. 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
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

Discussion Item II-1, 2 3, 4, 5, 6:
The proposed project site is designated as “Other Land” according to the California Department of Conservation’s California Important Farmland Finder Map. The property is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide and Local Importance and is not subject to a Williamson Act contract. The parcel is zoned Residential Single-family combining Agriculture which allows for agricultural uses. Agricultural uses are subject to Placer County’s “Right-to-Farm” ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The proposed project would not conflict with existing forest land or land zoned as such because the subject property is not located in an area that contains timberlands. The proposed project would not involve other changes in the existing environment that could result in the loss or conversion of Farmland or Forestland to a nonagricultural use. 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? (AQ)			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			X	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			X	

4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ)			**X**	

Discussion Item III-1, 2:
The proposed 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 NO_x), and nonattainment for the state particulate matter standard (PM_{10}). The proposed project requests approval of Tentative Parcel Map to subdivide a 3.28-acre parcel into three 1.10-acre residential parcels. The parcel currently contains a well house, cistern, windmill, and galvanized water tank. Construction would include road improvements, grading, and paving. No demolition, vegetation removal, or burning is proposed.

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 CEQA thresholds adopted October 13, 2016, as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM_{10});
2) Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM_{10}; and
3) Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM_{10}.

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square feet commercial building.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM_{10}.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations on associated grading/improvement plans.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
    - Visible emissions are not allowed beyond the project boundary line.
    - Visible emissions may not have opacity of greater than 40 percent at any time.
    - Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:
Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed two additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following idling restriction (five minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf

- Placer County, Code Section 10.14. Available via the web: http://qcode.us/codes/placercounty/

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. With compliance of State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

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, 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 are required.

Discussion Item III-4:
Residential uses are not typically associated with the creation of objectionable odors. During construction of the proposed project, air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust could create odors. During construction, odors will be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, causes damage to property, or endangers the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		

2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		X		
3. Have a substantial adverse effect on federal or state protected wetlands (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	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
6. 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	
7. 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	
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

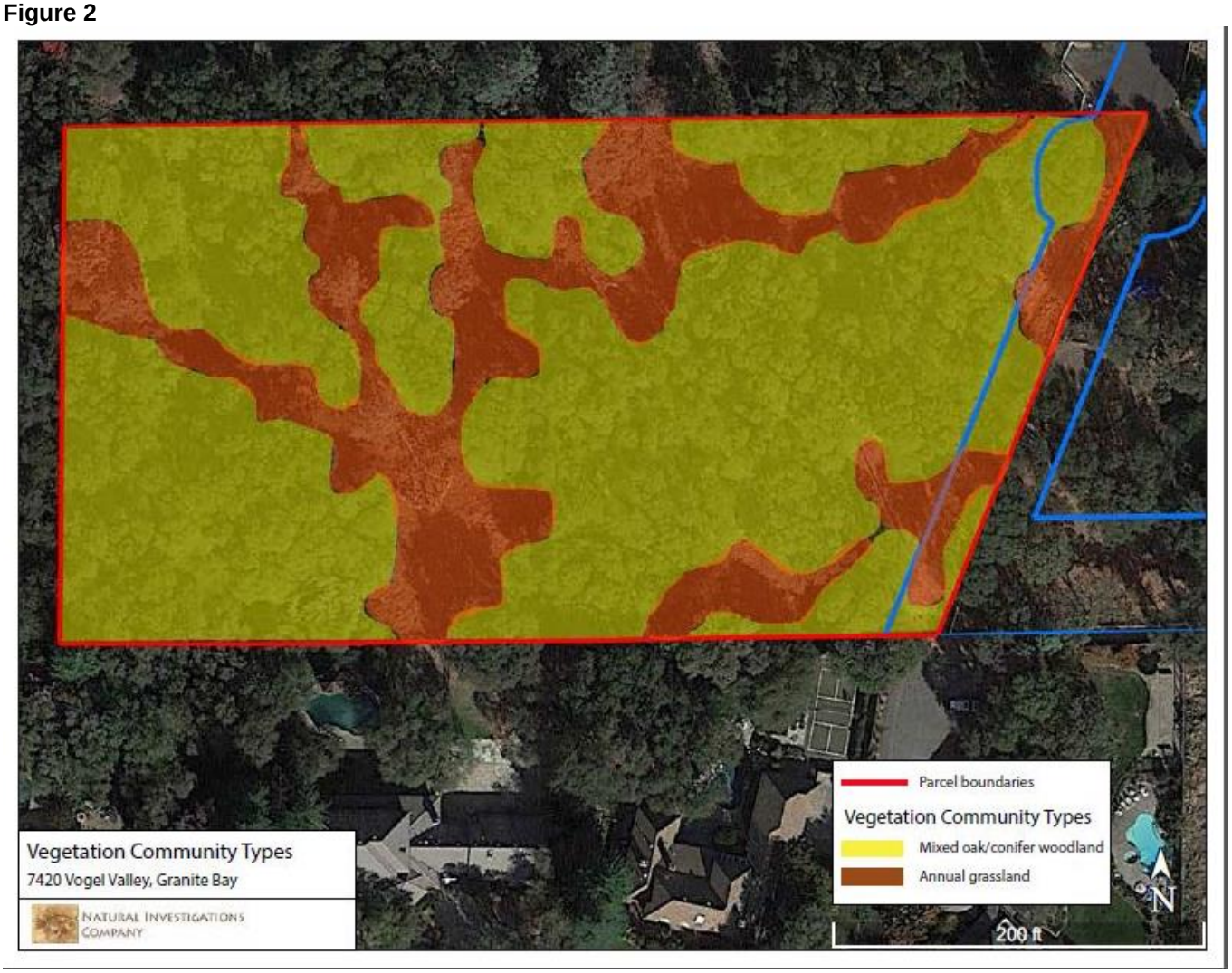
Discussion Item IV-1, 2:
A Biological Resources Assessment was prepared for the 3.31 acre site by Natural Investigations Company Inc. dated July 12, 2019. The Assessment was prepared based on literature review, special-status species reports, and a field survey conducted on July 1 and 3, 2019. The field survey was conducted to characterize existing conditions, to assess the potential for sensitive plant and wildlife resources to occur, and to determine if waters of the U.S. are present onsite. The site contains the following terrestrial vegetation communities: ruderal/developed; annual grassland; and mixed oak woodland. These vegetation communities are discussed here and are delineated in Figure 2. No sensitive habitats and/or aquatic resources were identified onsite.

Ruderal/Developed. These areas consist of disturbed or converted natural habitat that is now either in ruderal state, graded, or urbanized with gravel roads, or structure and utility placement. Vegetation within this habitat type consists primarily of nonnative weedy or invasive species or ornamental plants lacking a consistent community structure. This habitat is classified as Holland vegetation type – “Urban – 11100,” and “Urban” and “Barren” wildlife habitat types by CDFW’s Wildlife Habitat Relationship System (WHR). This habitat type provides limited resources for wildlife and is utilized primarily by species tolerant of human activities. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages.

Mixed Oak Woodland: Oak woodland habitat was the dominant vegetation type within the site. The oak woodland vegetation was dominated by interior live oak (*Quercus wislizeni*) with blue oak and gray pine also present. The understory was dominated by yellow star-thistle (*Centaurea solstitialis*), various pasture grasses, and poison oak (*Toxicodendron diversilobum*). The oak woodland can be classified as Holland Type “71.080.00 Quercus wislizeni (tree) Forest Alliance” (Sawyer 2009)

Non-native Annual Grassland. The California Annual Grassland Series (Sawyer and Keeler-Wolf, 1995) is found in breaks in the oak canopy and consists of non-native pasture grasses and weedy forbs. These annual grasslands have replaced native habitats of perennial bunchgrasses or foothill chaparral. Mowing or grazing disturbances, rather than periodic wildfires, typically keep this plant community from undergoing successional changes to woodland or back to perennial grassland. Plant species common in this community include European annual grasses (*Avena, Bromus, Hordeum*, and *Festuca*).

Figure 2



Historical Special-status Species' Occurrences

The CNDDB was queried and any reported occurrences of special-status species were plotted in relation to the site boundary using GIS software. The CNDDB reported no special-status species occurrences within the Study Area. Within a 10-mile buffer of the project boundary, the CNDDB reported 47 special-status species occurrences. A USFWS species list was generated online using the USFWS' IPaC Trust Resource Report System. Based on the results of the species list, the following listed species were considered in the impact assessment: Giant garter snake; California Red-legged frog; Delta smelt; Valley elderberry longhorn beetle; Vernal pool fairy shrimp; and Vernal pool tadpole shrimp. The following Migratory Birds were also be considered: Bald Eagle, California thrasher, Clark's grebe, Common yellowthroat, Lewis's woodpecker, Lawrence's goldfinch, Marbled godwit, Nuttall's woodpecker, Oak titmouse, Rufous hummingbird, Song sparrow, Spotted towhee, and wrentit.

The special-status species identified in database queries were further assessed for their likelihood to occur within the site based upon previously documented occurrences, field surveys, their habitat requirements, and the quality and extent of any suitable habitat within the proposed project site. No special-status species were detected during the field survey. No special-status species are likely to occur within the site, and no adverse impacts to special-status species are expected due to the site being surrounded by residential development. Special-status bird species were reported by the CNDDB or USFWS in the vicinity of the site, including bald eagle, great blue heron, Swainson's hawk, white-tailed kite, merlin, osprey, tri-colored blackbird, and western burrowing owl. The site contains suitable nesting habitat for various bird species because of the presence of trees, poles, and riparian canopy. However, no nests were observed during field surveys. If construction activities are conducted during the nesting season, nesting birds could be directly impacted by removal of trees or utility poles, and indirectly impacted by noise, vibration, and other construction-related disturbance. Therefore, proposed project construction is considered a potentially significant adverse impact before mitigation.

Mitigation Measures Item IV-1, 2:

MM IV.1

Prior to site disturbance from Improvement Plan for the extension of Vogel Valley Drive and for issuance of a Building Permits for future single-family residences, if vegetation removal and grading activities begin during the nesting season (February 15 to August 31), a qualified avian biologist shall conduct a pre-construction survey of the project footprint and accessible surrounding areas within 500 feet of the project site for active nests no more than seven days prior to site disturbance. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (DFW) within 5 days of the completed survey. If an active nest is identified, appropriate avoidance measures shall be developed and implemented in consultation with CDFW and the County. If construction is proposed to take place between February 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active raptor nest and 250 feet of an active passerine nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between February 1st and July 1st. Additional follow up surveys may be required based on the recommendations in the nesting bird survey study and/or as recommended by the CDFW and the County. Temporary construction fencing or flagging shall be installed at a minimum 500 foot radius around trees containing active raptor nests and a minimum 250 radius around trees containing active passerine nests. The minimum radius may be reduced in coordination with CDFW if site-specific conditions or circumstances support a reduction. If all project construction occurs between September 1st and February 1st no nesting bird surveys would be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and February 1st.

A note to this effect shall be placed on the Improvement Plans and Information Sheet of the Final Map. The applicant shall notify future property owners of this requirement.

Discussion Item IV-3:

The site is not within any designated listed species' critical habitat and does not contain sensitive habitats. The proposed project implementation is not expected to impact any sensitive habitats. An informal assessment for the presence of potentially-jurisdictional water resources within the site was also conducted during the field survey. The USFWS National Wetland Inventory reported no water features within the site. No water features were detected during the field survey. No vernal pools or other isolated wetlands were identified within the site. The closest water feature in the vicinity of the site is Folsom Lake. The entire site has upland features and contains no aquatic resources and no waters of the US or waters or the State. The proposed project construction would not directly impact any surface water bodies. No mitigation measures are required.

Discussion Item IV-4:

The nearest wildlife corridor is Folsom Lake and the American River corridor. The oak woodland vegetation community on the site is a regenerating oak forest that is 40 to 80 years old, likely previously logged. No old growth oaks (ancient forests) exist. While this community is relatively intact on the site, it is situated in a highly fragmented landscape. The oak woodland vegetation community on the site is a habitat island, adjacent to other habitat islands but separated by roads, fences, landscaping, and buildings consistent with rural residential development. As such, the oak woodland vegetation community on the site has limited ecological functions as it is too small and fragmented to serve as a wildlife corridor, wildlife refugium, or an autonomous ecosystem. Thus, implementation of the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

Discussion Item IV-5, 8:

An Arborist Report and Oak Woodland Inventory was prepared for the proposed project by Natural Investigations dated September 12, 2019. The report is based on field surveys conducted on July 1 and 3, 2019 and inventories all existing native trees five inches DBH (diameter breast height) or greater within the proposed improvement areas, plus a surrounding 50-foot buffer, as well as significant trees (trees greater than 24" DBH).

The Report concluded development of the proposed road improvements project would impact a total of 35 trees, including ten trees that would be "minimally impacted" and 16 trees that would be significantly impacted or removed. Full project build out could also result in an estimated impact of approximately 3.3 acres of oak woodland conversion both directly and indirectly. Impacts to native trees from development of the proposed project would conflict with the Placer County Tree Preservation Ordinance and would have a substantial environmental effect from the conversion of oak woodlands to a residential use. However, with implementation of the following mitigation measures, potential

impacts would be reduced to less than significant.

MM IV.2
Prior to issuance of Improvement Plan and/or a Grading Permit for the extension of Vogel Valley Drive and prior to issuance of a Building Permit on Lots 1, 2, and 3 for future single-family residences, mitigation for the loss of an estimated 3.3 acres of oak woodlands through one, or a combination of the following, subject to Planning Services Division approval, consistent with the requirements of CEQA Section 21083.4:

i. Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance - Replacement Programs and Penalties. These fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. The current mitigation fee is $24,000 per acre of oak woodland impacted. The actual fee to be paid shall be that in effect at the time of permit issuance.
ii. Purchase off-site conservation easements at an in-county location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.
iii. Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.
iv. Single trunk trees within the project impact area that are greater than 24 inches diameter at breast height (dbh) shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches dbh shall not be included in this calculation.

The reduction in habitat associated with the development activities on this site represents an adverse effect on the environment and the Placer County Tree Preservation Ordinance and CEQA Section 21083.4 requires mitigation for this loss. A note to this effect shall be placed on the Information Sheet of the Final Map.

MM IV.3
Include the following standard note on the Improvement Plans: No watering or irrigation of any kind shall be allowed within the critical root zone of native oak trees within the project boundaries that will be saved, unless otherwise approved as part of this project. The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Parcel Review Committee to consider revocation of this permit/ approval.

MM IV.4
The Improvement Plans and Building Permits shall include a note and show placement of Temporary Construction Fencing: The applicant or property owner shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction 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) 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 Parcel Map(s);

No development/ground disturbance of this site, including grading and vegetation clearing, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC 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.

Discussion item IV-6:
Placer County does not currently have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Program (PCCP), which is nearing completion. This proposed project would have the option to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. if the PCCP's permits are issued and local implementing ordinances adopted prior to the proposed project receiving its entitlements. Coverage under the PCCP for wetland and/or species impacts requires implementation of all PCCP-required avoidance and minimization measures as well as payment of appropriate PCCP fees. Therefore, there is no impact. No mitigation measures are required.

Discussion Item IV-7:
The site does not contain aquatic features that would be suitable habitat for protected fish species, and therefore the proposed project would not have an adverse impact to fish species, nor would the proposed project cause a protected

fish species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of protected fish species. 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. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		**X**		
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		**X**		
3. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)		**X**		
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)		**X**		
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)		**X**		

Discussion Item V-1, 2, 3, 4, 5:
A cultural resource records search was conducted July 17, 2019 by Paul Rendes, Assistant Coordinator at the North Central Information Center. The search was conducted by reviewing California Historic Resources Information System maps for cultural resource site records and survey reports in Placer County within a ¼-mile radius of the proposed project area. Review of this information found that no previously recorded cultural resources were identified within the proposed project area. Nevertheless, there is always the potential to identify subsurface cultural resources during construction; therefore, the following mitigation measure is applicable to the project.

Mitigation Measures Item V-1, 2, 3, 4, 5:
MM V.1
If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project

record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				X

Discussion Item VI-1:
The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the warehouse facility. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as yard and vegetation maintenance, would involve the use of electric or gas-powered equipment.

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:
Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)			X	
2. Be located on a geologic 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	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)			X	
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)			X	
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
7. Result in substantial change in topography or ground surface relief features? (ESD)			X	
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 6, 7:
The project site is a 3.3-acre rectangular parcel that is currently undeveloped. The parcel is flat and surrounded by residential development. The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil type on the site as Andregg coarse sandy loam. This is a moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. Permeability is moderately rapid and surface runoff is medium. The hazard of erosion is moderate.
The project proposal would result in the construction of three additional single family residences on three new parcels with associated infrastructure including a road/shared driveway and utilities. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for home, roadway widening, driveways, and various utilities. The area of disturbance for these improvements is approximated at 33,000 square feet (0.76 acre) which is approximately 23 percent of the approximate 3.3-acre project area. The proposed project improvements would generally be at the same grade as the existing topography. Any required slopes would meet the Placer County maximum slopes. Also, any erosion potential would only occur during the short time of the construction of the improvements. Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the project site and the development would be required to comply with the West Placer Storm Water Quality Design Manual and require appropriately installed and effective erosion and sediment control Best Management Practices (BMPs). The project would be constructed in compliance with the Placer County Grading Ordinance and will obtain grading permits as necessary to address grading issues.

Therefore, any impacts to soil disruptions, topography changes, and erosion would be less than significant. No mitigation measures are required.

Discussion Item VII-2, 3, 8:
The project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site indicate that they are capable of supporting residential structures and circulation improvements provided that the near-surface soils are properly compacted and engineered fill is placed and compacted during earthwork. The

proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. The Soil Survey does not identify significant expansive soils as a limitation of the soil types present on the site.

The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future residential units would be constructed in compliance with the California Building Code, which includes seismic standards.

Therefore, any impacts of unstable soil, expansive soil, and geologic/seismic hazards would be less than significant. No mitigation measures are required.

Discussion Item VII-4:
The project would be served by public sewer, and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:
A Paleontological Records Search was prepared by Nancy E. Sikes, Ph.D., RPA, with Natural Investigations on July 23, 2018. At the proposed project area, the plutonic rocks are composed of diorite. Because of the geologic processes involved as these rocks were formed (high temperature and pressure at great depth), they do not contain fossils and, in accordance with the Society for Vertebrate Paleontology assessment criteria (SVP 2010), are considered to have a zero sensitivity for paleontological resources. There is no record of fossils and no potential for paleontological resources to be present in the plutonic igneous rocks underlying the proposed project area. Additionally, no unique geologic features are known to exist within or near the proposed project area. As the proposed project area is underlain by the Rocklin Pluton that has zero sensitivity for paleontological resources. No mitigation measures are required.

VIII. 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 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 VIII-1, 2:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential units, accessory buildings and potential agricultural buildings, along with the construction of associated utilities and roadways.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO2e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO2e/yr for operational,

were used to determine significance. GHG emissions from proposed projects that exceed 10,000 MT CO2e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO2e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1) Bright-line Threshold of 10,000 metric tons of CO2e per year for the construction and operational phases of land use projects as well as the stationary source projects
2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
3) De Minimis Level for the operational phases of 1,100 metric tons of CO2e per year.

Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. 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 transport, use, or disposal of hazardous materials? (EH)			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? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				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 or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1, 2:
The use of hazardous substances during normal construction activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant.

Environmental Health has reviewed a "Phase I Environmental Site Assessment Report", dated November 13, 2019 prepared by RSB Environmental, for the project site. The report did not identify and Recognized Environmental Conditions (REDs). No mitigation measures are required.

Discussion Item IX-3:
There are no existing or proposed school sites within one-quarter mile of the project site. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:
The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5:
The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or private airstrip and would not result in a safety hazard for people residing or working in the proposed project area. The proposed project would have no impact to airports and airstrips. Therefore, there is no impact.

Discussion Item IX-6:
The proposed project would not impair implementation or physically interfere with an adopted emergency response or evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:
The proposed project site is located within Local Responsibility Area - Moderate risk for wildland fires. The proposed project site is heavily vegetated. The proposed project would place three new residential structures and people in an area of moderate wildfire risk, potentially exposing structures and people to significant risk of loss, injury or death. Standard fire regulations and conditions shall apply to the proposed project, including installation of fire sprinklers in single family residences and standard fire safe setbacks. An Emergency Vehicle Access (EVA) easement is located south of the proposed project and would provide secondary access for emergency vehicles to get to the site. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. 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 water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)				**X**
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			**X**	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			**X**	

b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)				
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)			**X**	
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)				**X**
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			**X**	

Discussion Item X-1:
This project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the San Juan Water District. Therefore, the project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2, 6:
This project would not utilize groundwater, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. There is an existing well located on site, the project would be conditioned to require the well to be properly destroyed under permit with Environmental Health. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

Discussion Item X-3:
The proposed project would ultimately include the construction of three additional single family residential homes along with roadway/driveway improvements. The additional home/road/driveway improvements would be located at or near the existing grade and would not significantly modify the existing runoff patters of the site. The overall drainage patterns from the proposed ultimate construction would not be significantly changed.

The proposed project would add approximately 33,000 square feet (0.76 acre) of impervious surfaces which is approximately 23 percent of the approximate 3.3-acre project area. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

Therefore, impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of drainage systems would be less than significant. No mitigation measures are required.

Discussion Item X-4:
The area of disturbance for the ultimate project improvements of three additional single family dwellings, driveways, and roadway improvements is approximately 0.76 acre as compared to the entire project area, approximately 3.3 acres. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. The development of the project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable and a Stormwater Quality Plan would be required to reduce water quality impacts. Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality would be less than significant. No mitigation measures are required.

Discussion Item X-5:
Project improvements would not be located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any

improvements. Therefore, there is no impact.

XI. 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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)				**X**
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				**X**
4. 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 XI-1, 2, 3, 4:
The proposed project would develop three new residential parcels in accordance with the existing Placer County General Plan land use designations and zoning densities, and consistent with the existing surrounding rural residential development. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consist with the existing zoning. The proposed project design would not conflict with General Plan policies related to grading, drainage, and transportation. Significant environmental impacts resulting from conflict with a land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. No economic or social changes would occur that would cause a significant adverse physical change to the environment. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in 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. Result in 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 XII-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 deposits 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 hydrothermal processes and construction aggregate resources, the proposed project site and immediate vicinity are classified as Mineral Resource Zone 4 (MRZ-4), which denotes areas where available geologic information does not rule out the presence or absence of significant mineral resources. However, no known mineral resources exist on the proposed project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		**X**		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)				**X**
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				**X**

Discussion Item XIII-1:
The proposed project would result in the creation of three parcels. All three parcels would have the rights to develop a secondary residence and agricultural structures to support agricultural uses permitted by the Residential Single-family combining Agriculture zoning district (Placer County Zoning Ordinance 17.10.010, Allowable Land Uses).

The establishment of residences on the proposed project site would not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance, such as impacts from roadway noise. Construction of the proposed project improvements would create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, with the incorporation of mitigation measure MM XIII.1, impacts associated with temporary construction noise would be reduced to less than significant levels.

Furthermore, in agricultural zones, the Placer County General Plan has anticipated that conflicts with agricultural noise emissions and single-family residential uses could occur as a consequence of placement of residential uses within close proximity to agricultural uses. Accordingly, the General Plan Noise Element establishes a noise level of 70 decibels as the acceptable outdoor exposure level at a receiving property boundary in areas zoned for agricultural uses, whereas the maximum hourly noise exposure level is set at 55 decibels for residential zoning. Existing ambient noise levels in the proposed project vicinity are substantially lower than 70 decibels and the implementation of the proposed project would not appreciably increase ambient noise above current levels. The proposed project would have a less than significant impact with the following mitigation measures.

Mitigation Measures Item XIII-1:
MM XIII.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, 6:00am to 8:00pm (during daylight savings)
b. Monday through Friday, 7:00am to 8:00pm (during standard time)
c. Saturdays, 8:00am to 6:00pm

Discussion Item XIII-2:
The proposed project site is zoned RS-AG-B-40 PD=1 (Residential Single-family, combining Agriculture, combining minimum build site of 40,000 square feet combining Planned Residential Development of 1 dwelling unit per acre). The proposed project site is currently undeveloped, no agricultural operation currently exists on the site. Future agricultural uses are unknown; however, uses permitted in this zoning district that could potentially generate excessive groundborne vibration or groundborne noise levels, such as chicken, turkey and hog ranches require a discretionary level of review through a Conditional Use Permit. The commercial agricultural operations and residential uses permitted by right in this zoning district would not generate excessive groundborne vibration or noise levels. Therefore, there is no impact.

Discussion Item XIII-3:
The proposed 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 proposed project area to excessive noise levels. 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 unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XIV-1:
If the three parcels are developed to their full residential density potential, three single family residences and three secondary dwelling units could be developed. This would cause a negligible increase to population growth. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:
The proposed project would not displace any existing housing. 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 facilities, need for new or physically altered governmental 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. Parks? (PLN)				X
5. Other public facilities? (ESD, PLN)				X
6. Maintenance of public facilities, including roads? (ESD, PLN)				X

Discussion Item XV-1:
The South Placer Fire Protection District has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2, 3, 4, 5, 6:
The proposed project would result in the creation of three parcels. This increase would not result in an adverse impact to Sheriff protection, schools, parks, or other public facilities. The private roadway encroachment would be improved where the onsite roadway connects to Twin Rocks Road in order to provide access to all three parcels. This would result in a nominal impact to public facilities and road maintenance. Therefore, there is no impact.

XVI. RECREATION:

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, 2:
The proposed project would result in a negligible increase in the use of existing recreational facilities in the surrounding area, and the construction or expansion of an existing facility is not required as a result of the creation of four parcels. Improvements and/or maintenance of these existing services are offset by the payment of park fees, a type of capital impact fee, at the issuance of each residential building permit that would fund increased maintenance of existing County parks. The proposed project's impacts can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures Item XVI-1, 2:
MM XVI.1
Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. This fee applies to any residential unit on site. The fee to be paid is the fee in effect at the time of Final Map recordation/Building Permit issuance. For reference, the current fee for single family dwellings is $735 per unit due prior to Final Map recordation and $3,925 per unit prior to Building Permit issuance. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			X	

5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (ESD)			X	

Discussion Item XVII-1:
The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. The proposed design/improvements would not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:
The access to all three parcels would be from the private Vogel Valley Road which is accessed from the County maintained Twin Rocks Road. The existing access encroachment would be improved to a Placer County Plate 116 Major standard with an eight-foot offset, 25-foot radius, and a 50-foot long acceleration/deceleration taper. Three hundred feet of the existing private Vogel Valley Road would be improved to a 20-foot wide paved width and include a secondary emergency vehicle access connecting the road to Warren Court to the south. The onsite road/shared driveway would be constructed to a 20-foot wide paved width and include a County standard turnaround at the end of the road. The encroachment onto Twin Rocks Road meets the minimum sight distance requirements. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-3:
The servicing fire district, South Placer Fire, has reviewed the proposed project and has not identified any significant impacts to emergency access since the proposed project includes an emergency vehicle access from Vogel Valley Road to Warren Court to the south. The proposed project would not significantly impact the access to any nearby use. The proposed project would be constructed to District Standards. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:
The Placer County Zoning Ordinance Section 17.54.060 requires two parking spots per dwelling unit. At the time that a newly created parcel is developed, it would be reviewed for conformance with the parking standards outlined by the Placer County Zoning Ordinance to verify that minimum onsite parking requirements would be met. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:
This proposed project would ultimately result in the creation of three additional residential single family units on separate parcels. The proposed project would generate approximately three additional PM peak hour trips and approximately 30 average daily trips. According to Placer County's methodology of assessment, the proposed project would not generate enough trips to result in unacceptable LOS.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the project would be included requiring the payment of traffic fees (estimated to be $7,598.00 per single family residential unit) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." The Guidelines section further states that although a lead agency may elect to be governed by this section immediately, lead agencies are not required to utilize VMT as the metric to determine transportation impact until July 1, 2020. The inconsistency between the implementation date of July 1, 2020 allowed by the Guidelines and the requirement of PRC 21099(b)(2) to no longer use congestion metrics creates a gap or "interim" period when use of traffic congestion metrics is no longer allowable; however, the lead agency may not yet have an established VMT threshold(s), as is currently the case for Placer County.

A recent court case (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 2019 WL 6888482) attempted to add clarity to the timing issue surrounding the transition between transportation impact metrics. The court ruled that although CEQA Guidelines section 15064.3, requiring use of VMT as the transportation impact metric, does not apply until July 1, 2020, Public Resources Code Section 21099(b)(2) is already in effect. As a result of the ruling, although lead agencies are not yet required to analyze transportation impacts under the VMT metric, they can no longer draw a transportation impact significance conclusion solely using a metric that measures traffic congestion (e.g., level of service (LOS)).

Subsequent to the certification of the CEQA Guidelines, the Governor's Office of Planning and Research (OPR) published the Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018). OPR's advisory document identifies a potential approach which an agency could utilize as the basis for determining significant transportation impacts. Specifically, the OPR Technical guidance recommends consideration of whether the project is consistent with the applicable Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The guidance aligns with CEQA Guidelines Section 15125(d), which requires that an EIR should discuss inconsistencies between the proposed project and the regional transportation plan. For the SACOG region, this consists of the Metropolitan Transportation Plan/SCS (MTP/SCS).

The proposed project is located within an area designated as an Established Community in both the 2016 and 2020 MTP/SCS. The MTP/SCS is aimed at reducing greenhouse gas emissions through VMT reduction, and these efforts are primarily focused on urban areas, where investments in the roadway system and transit, bike, pedestrian infrastructure are built into the MTP/SCS to achieve identified air quality targets. In this "interim" period, the following qualitative discussion of VMT has been provided for the proposed project.

According to the MTP/SCS, Established Community areas are typically the areas adjacent to, or surrounding, Center and Corridor communities. Many are characterized as "first tier", "inner ring" or mature suburban communities. Local land use patterns aim to maintain the existing character and land use pattern in these areas. Land uses in Established Communities are typically made up of existing low- to medium-density residential neighborhoods, office and industrial parks, or commercial strip centers. Depending on the density of existing land uses, some Established Communities have bus service; others may have commuter bus service or very little service. For unincorporated Placer County, the 2020 MTP/SCS assumes an additional 15,080 jobs and 3,160 housing units would be developed in Established Communities by 2040 (see Appendix C of the 2020 MTP/SCS). Note this represents an increase in the forecasts provided in the 2016 MTP/SCS for Year 2035 (12,090 jobs and 2,760 housing units).

Figures 3-10 and 3-11 of the 2020 MTP/SCS show the 2016 and projected 2040 vehicle miles traveled per capita for the six-County SACOG region. The sub-region in which the project is located is shown as having both now, and in the future, ≤85-100% of the regional average VMT per capita. The MTP/SCS anticipates increased activity/growth within Established Communities. Additionally, these areas are recognized as having high VMT to capita now and in the future (2040 MTP/SCS Planning Period). Thus, it can be concluded that the potential increased activity associated with the proposed project would not conflict with the MTP/SCS' strategy for reducing VMT through investments in roadway and multi-modal infrastructure primarily in urban areas and therefore the project's impact associated with VMT increases are generally consistent with the growth anticipated by the assumptions of the approved MTP/SCS and are considered less than significant. No mitigation measures are required.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN)		X		
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public		X		

Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)				

Discussion Item XVIII-1, 2:
Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the proposed project area on June 13, 2019. A request for consultation was received from the United Auburn Indian Community (UAIC) within the 30-day timeframe required Assembly Bill 52. The CHRIS search dated July 17, 2019 indicated the proposed project area does not contain recorded prehistoric or historic resources but did note there is a low potential for locating prehistoric-period resources within the proposed project site. The proposed project has the potential to impact previously-unidentified tribal cultural resources from development of the site including grading. However, with implementation of MMV.1 for post-ground and inadvertent resource discovery, potential impacts would be less than significant.

Mitigation Measures Item XVIII-1, 2:
MM V.1
MM XVIII.1
A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the CEQA lead agency representative of the proposed earthwork start-date, in order to provide the CEQA lead agency representative with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide tribal cultural resources awareness information. If any tribal cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the County, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for tribal cultural resources, historical, or unique archaeological resources could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally affiliated tribe(s). The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			**X**	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			**X**	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			**X**	

4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1, 3:
The project proposes to connect to the San Juan Water District for domestic water from an existing waterline within Vogel Valley Road and obtain sewer service from Placer County Sewer Maintenance District (SMD) #2 from an existing sewer manhole within Warren Court. San Juan Water District and SMD #2 have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would 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 a "will-serve" letter from the agencies.

Storm water runoff would be conveyed along the new driveway/road by way of a vegetated swale and would closely mimic the existing drainage patterns. No downstream drainage facility or property owner would be significantly impacted by the minimal increase in surface runoff. The existing storm drainage system has the capacity to accept flows from the proposed project.

The project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. Therefore, these impacts would be less than significant. No mitigation measures are required.

Discussion Item XIX-2:
The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

Discussion Item XIX-4, 5:
The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)			X	

Discussion Item XX-1:
The proposed project to subdivide an existing 3.31-acre site into three residential parcels would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. An existing emergency vehicle access would connect Vogel Valley Road with Warren Court to the south of this property and would provide adequate secondary access in the event of an emergency. Therefore, there is no impact.

Discussion Item XX-2, 4:
The proposed project site and surrounding area is rural in character and designated as moderate fire severity zone. The site gently slopes and does not result in unique or unusual challenges to preventing or suppressing wildland fires. Furthermore, the topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. The proposed project site is heavily vegetated. The proposed project would place three new residential structures and people in an area of moderate wildfire risk, potentially exposing structures and people to significant risk of loss, injury or death. However, standard fire and building code regulations and conditions would be required to apply to the proposed project, including fire sprinklers in homes and creation of defensible space between structures. South Placer Fire Protection District has a fire station within proximity to the proposed project site approximately 1.5 miles northeast of the proposed project. No mitigation measures are required.

Discussion Item XX-3:
Prior to recordation of the Parcel Map the proposed project would provide access to all three parcels from the private Vogel Valley Road which is accessed from the County maintained Twin Rocks Road. The existing access encroachment would be improved to a Placer County Plate 116 Major standard with a 8 foot offset, 25 foot radius, and a 50 foot long acceleration/deceleration taper. Three-hundred feet of the existing private Vogel Valley Road would be improved to a 20-foot wide paved width and include a secondary emergency vehicle access connecting the road to Warren Court to the south. The onsite road/shared driveway would be constructed to a 20 foot wide paved width and include a County standard turnaround at the end of the road. The encroachment onto Twin Rocks Road meets the minimum sight distance requirements construct a private road to provide access to all three parcels from Twin Rocks Road. These requirements would be implemented as part of the conditioning process for the Parcel Map. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, 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 or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒
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.)	☐	☒
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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

☒California Department of Fish and Wildlife	☐Local Agency Formation Commission (LAFCO)
☐California Department of Forestry	☐National Marine Fisheries Service
☐California Department of Health Services	☐Tahoe Regional Planning Agency
☐California Department of Toxic Substances	☐U.S. Army Corps of Engineers
☐California Department of Transportation	☐U.S. Fish and Wildlife Service
☐California Integrated Waste Management Board	☐ _____
☒California Regional Water Quality Control Board	☐ _____

H. DETERMINATION – The Environmental Review Committee finds that:

☒	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

Planning Services Division, Delanie Farnham, Chairperson
Planning Services Division-Air Quality, Delanie Farnham
Engineering and Surveying Division, Michelle Lewis, P.E.
Department of Public Works-Transportation, Stephanie Holloway
DPW-Environmental Engineering Division, Huey Nham
Flood Control and Water Conservation District, Brad Brewer
DPW- Parks Division, Ted Rel
HHS-Environmental Health Services, Joseph Scarbrough
Placer County Fire Planning/CDF, Brian Skehan/Dave Bookout

Signature_____ Date March 04, 2020
Leigh Chavez, Environmental Coordinator

J. 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.

County Documents	☒Air Pollution Control District Rules & Regulations	
	☒Community Plan	
	☒Environmental Review Ordinance	
	☒General Plan	
	☒Grading Ordinance	
	☒Land Development Manual	
	☒Land Division Ordinance	
	☒Stormwater Management Manual	
	☒Tree Ordinance	
	☐	
Trustee Agency Documents	☐Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	☒Biological Study
		☐Cultural Resources Pedestrian Survey
		☒Cultural Resources Records Search
		☐Lighting & Photometric Plan
		☒Paleontological Survey
		☒Tree Survey & Arborist Report
		☐Visual Impact Analysis
		☐Wetland Delineation
		☐Acoustical Analysis
		☐
	Engineering & Surveying Division,	☐Phasing Plan
		☐Preliminary Grading Plan
		☐Preliminary Geotechnical Report

	Flood Control District	☐Preliminary Drainage Report
		☐Stormwater & Surface Water Quality BMP Plan
		☐West Placer Storm Water Quality Design Manual
		☐Traffic Study
		☐Sewer Pipeline Capacity Analysis
		☐Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐Sewer Master Plan
		☐Utility Plan
		☐Tentative Map
		☐
	Environmental Health Services	☐Groundwater Contamination Report
		☐Hydro-Geological Study
		☐Phase I Environmental Site Assessment
		☐Soils Screening
		☐Preliminary Endangerment Assessment
		☐
	Planning Services Division, Air Quality	☐CALINE4 Carbon Monoxide Analysis
		☐Construction Emission & Dust Control Plan
		☐Geotechnical Report (for naturally occurring asbestos)
		☐Health Risk Assessment
		☐CalEEMod Model Output
		☐
	Fire Department	☐Emergency Response and/or Evacuation Plan
		☐Traffic & Circulation Plan
		☐

Exhibit A: Mitigation Monitoring Program

EXHIBIT A

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN19-00123
Wilson Minor Land Division

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre-project implementation):
The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or County actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Wilson Minor Land Division Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measure #'s:
MM IV.1
MM IV.2
MM IV.3
MM IV.4
MM V.1
MM XIII.1
MM XVI.1
MM XVIII.1

Project-Specific Reporting Plan (post-project implementation):
The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – "Contents of Project-Specific Reporting Plan."