



**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: Fulfer Minor Land Division (PLN19-00045)

PROJECT DESCRIPTION: A Minor Land Division to subdivide a 7.93-acre parcel into two parcels consisting of 2.4 acres (Parcel 1) and 5.53 acres (Parcel 2).

PROJECT LOCATION: 740 Sundance Place, Applegate, Placer County

APPLICANT: Richard and Kelly Fulfer

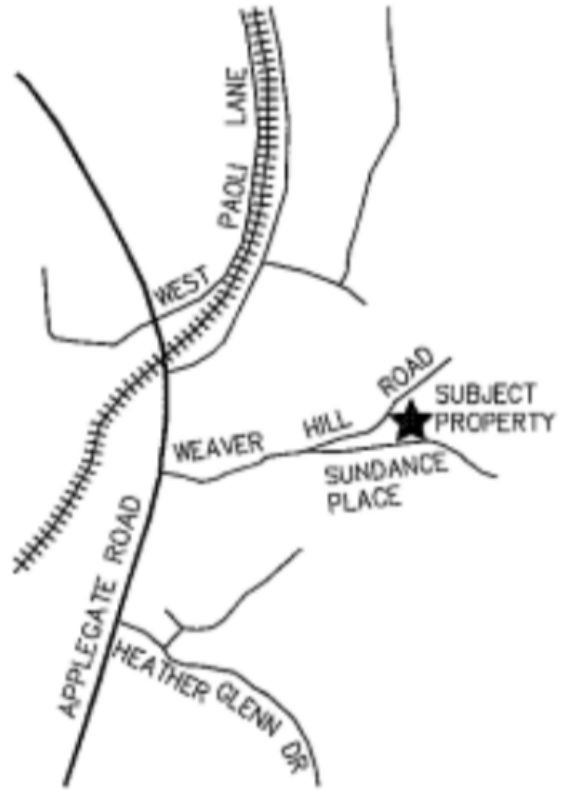
The comment period for this document closes on November 13, 2020. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

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

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 Placer County Clerk/Recorder's office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on October 15, 2020.

Vicinity Map





**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**

<b>Title:</b> Fulfer Minor Land Division	<b>Project #</b> PLN19-00045
<b>Description:</b> Subdivision of a 7.93-acre parcel into two parcels consisting of 2.4 acres and 5.53 acres.	
<b>Location:</b> 740 Sundance Place, Applegate, <b>Placer County</b>	
<b>Project Owner:</b> Richard Fulfer	
<b>Project Applicant:</b> same	
<b>County Contact Person:</b> Shirlee I. Herrington	530-745-3132

**PUBLIC NOTICE**

The comment period for this document closes on **November 13, 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 Placer County Clerk/Recorder's office. 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.



**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: Fulfer Minor Land Division	Project # PLN19-00045
Entitlement(s): Minor Land Division	
Site Area: 7.93 acres	APN: 073-220-007-000
Location: 740 Sundance Place, Applegate, CA	

**A. BACKGROUND:**

**Project Description:**

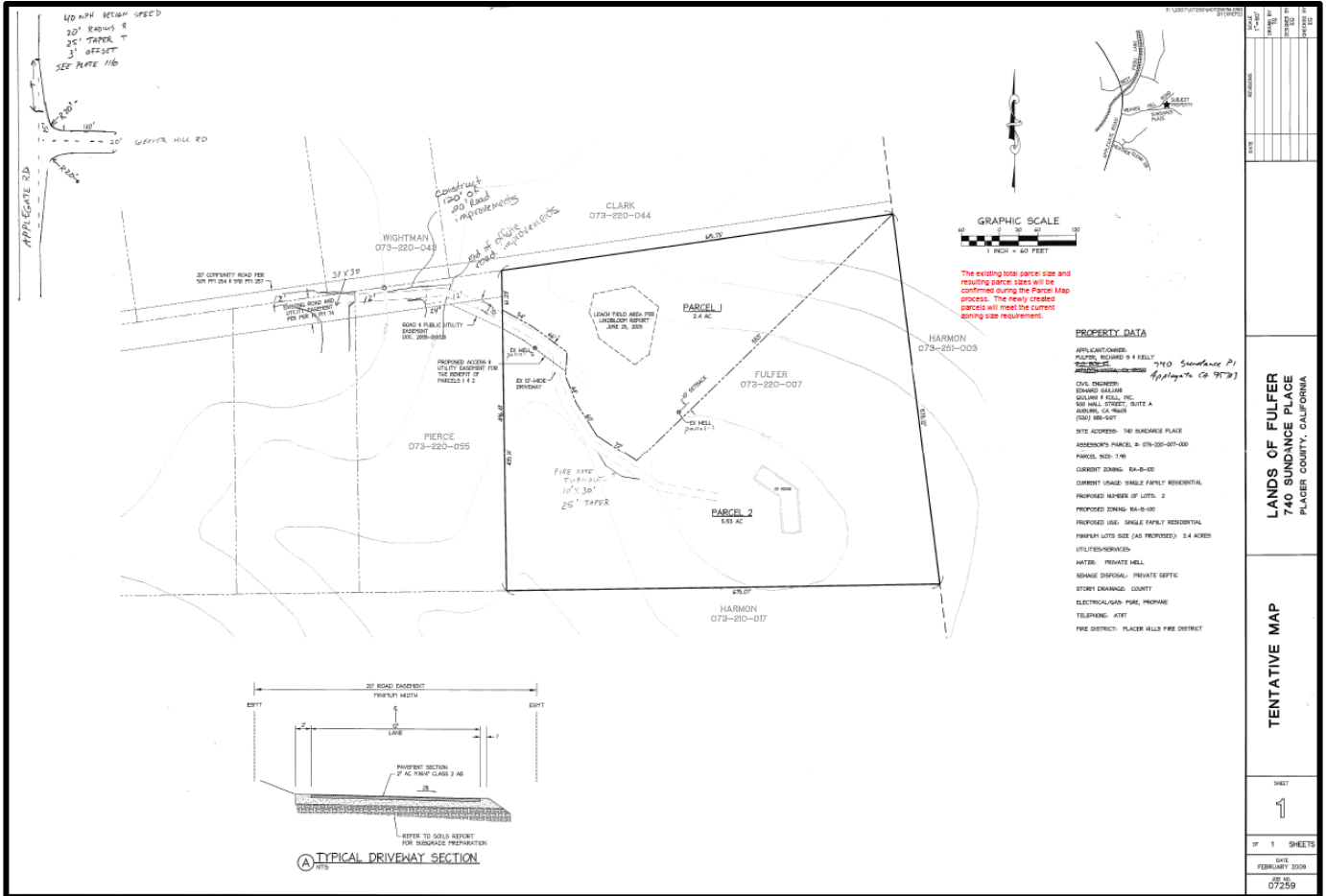
The proposed project is a Minor Land Division to subdivide a 7.93 acre parcel into two parcels consisting of 2.4 acres (Parcel 1) and 5.53 acres (Parcel 2). County Assessor records indicate the current parcel size is 6.68 acres. The final size of Parcel 2 would be determined during the Parcel Map process and each parcel would be required to meet the minimum parcel size required by the Zoning Ordinance. Access would be provided by an existing driveway that connects to Sundance Place, a private roadway serving approximately four other parcels. Sundance Place connects to Weaver Hill Road which intersects with Applegate Road, a County maintained road. As part of the proposed project, the encroachment onto Applegate Road would be reconstructed to Placer County Plate 116 (Minor) with 25 foot tapers on each side and the first 100 feet after the encroachment would be improved to Plate 100 standards which includes 20 foot width of asphalt with two foot aggregate base shoulders on each side. In addition, off-site road improvements include improving 120 feet of the roadway on Sundance Place (primarily adjacent to APNs 073-220-043, 073-220-054 & 055) towards the proposed project site to a Plate 100 standard with 20 feet width of asphalt and two feet of aggregate base shoulders on each site. On-site road improvements would include constructing a paved shared driveway to be 20 feet wide with two feet of aggregate base shoulders on each side from the western property line to the proposed driveway encroachment for access to the residence on Parcel 1. The proposed project site is not located within a public water or sewer district and therefore would be served by private, on-site systems. Two wells have been drilled and meet the County standards for providing adequate water supply and water quality. Parcel 2 has an existing, approved sewage disposal system serving the existing home. Soil testing has been completed and an approved septic system location has been identified for proposed Parcel 1.

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

The proposed project site is located 0.87 mile east of Interstate 80 in the Applegate community. The 7.93 acre parcel is zoned RA-B-100 (Residential Agricultural, combining minimum Building Site of 2.3 acres or 100,000 square feet). The parcel is developed with a single family residence, a well and an on-site sewage disposal system. Adjacent parcels to the north and west are developed with single family residences while properties to the south and east are vacant.

The proposed project site is located on the west slope of the Sierra Nevada mountains with elevations between 2,000 feet in the northwest corner of the site to 1,860 feet in the southeast corner.

**Figure 1- Proposed Tentative Parcel Map**



**B. Environmental Setting:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA B-100	Rural Estate 2.3 - 4.6 Ac. Min.	Single family residence, well, on-site sewage disposal system
North	RA B-100	Rural Estate 2.3 - 4.6 Ac. Min.	Single family residential
South	RS B-100, PD 2.5	Rural Low Density Residential 0.4 – 2.3 Ac. Min.	Undeveloped
East	F B-X 10 Ac. Min.	Agricultural 4.6 – 20 Ac. Min.	Undeveloped
West	RA B-100	Rural Estate 2.3 - 4.6 Ac. Min.	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, Statutes of 2014), consultation requests were sent on March 13, 2019, to Native American tribes who requested notification of proposed projects within this geographic area. On April 25, 2019, Placer County Environmental Coordination Services received a letter dated April 15, 2019 from the United Auburn Indian Community declining consultation. No requests to consult or other comments were received. The Cultural Resources section of this report (Section V) includes mitigation measures to address potential inadvertent discoveries of Tribal Cultural Resources.*

**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
- ➔ Weimar/Applegate/Clipper Gap 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:**

The subject property is not located within or near a scenic vista or state scenic highway. The proposed parcel map would implement orderly growth and development of this rural area in a manner that is consistent with surrounding development, the site zoning, general plan land use designation, and applicable general plan goals and policies. Therefore, there is no impact.

**Discussion Item I-3, 4:**

The proposed project would incrementally contribute to development of new rural residences. The developed character of the new rural residential land use would be consistent with the established rural residential uses for the area and would not substantially degrade the existing visual character or quality of the site and its surroundings.

Presently, the property is developed with a single-family residence. As designed, proposed Parcel 2 would retain the developed areas and the remainder of the site would be divided into Parcel 1. Approval of the Minor Land Division would allow for the construction of a primary residence, and may include a secondary residence, junior accessory dwelling unit and residential accessory structures on Parcel 1. Parcel 2 would retain rights to construct a secondary residence and a junior accessory dwelling unit. While residential development would introduce additional lighting to the area, it is not anticipated to create substantial light or glare and additional lighting from residences would be consistent with a level of impact expected from the implementation of rural residential development. No other lighting is proposed for the proposed project. For these reasons, impacts would be 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 Farmland Mapping and Monitoring Program of the California Resources Agency. 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 "Farm", which allows for all permissible 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<sub>x</sub>), and non-attainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of a Tentative Parcel Map to subdivide a 7.93 acre parcel into two parcels consisting of 2.4 acres (Parcel 1) and 5.53 acres (Parcel 2). Parcel 2 would retain the existing single-family residence. No demolition or burning is proposed.

The proposed project would not conflict with or obstruct the implementation of the regional air quality plan, if the proposed 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<sub>10</sub>);
2. Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM<sub>10</sub>; and
3. Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM<sub>10</sub>.

The daily maximum emission thresholds represent an emission level below which the proposed 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 future home site, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, earth movement activities, construction workers' commute, and construction material hauling. The proposed 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<sub>10</sub>.

The proposed project would result in an increase in regional and local emissions from construction of the proposed 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 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 proposed 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 proposed project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating of the structures would be accomplished with electricity, natural gas or wood burning fireplaces. 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 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 on-site 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 nearest sensitive receptor, a residential dwelling, is located on the proposed project site.

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](http://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 proposed 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. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the proposed 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		

A Biological Resources Assessment and Wetland Resources Assessment was prepared for the proposed project site by Salix Consulting, Inc. dated July 2019. The Assessment was prepared based on literature review and a field survey. A field survey was conducted on July 6, 2019 to characterize existing conditions and assess the potential for sensitive plant and wildlife resources to occur. The following information is summarized directly from the Biological and Wetland Resource Assessment. A copy of the complete report is on file with the Planning Services Division and is available upon request.

#### Existing Conditions

Two habitat components were mapped on the proposed project site. Those habitats include 5.7-acres of mixed coniferous forest and approximately 1.0 acre of developed and disturbed land. Figure 2 below shows the habitats mapped.



Figure 2- Habitat Map

**Discussion Item IV- 1, 2, 4, 7:****Potential Special-Status Species:**

The biologist queried the California Department of Fish & Wildlife (CDFW) California Natural Diversity Data Base (CDFW 2019), the California Native Plant Society Inventory (CNPS 2019), and the U.S Fish & Wildlife Service Information for Planning and Consultation database (IPaC 2019) for a thorough list of regionally occurring species. The four-quadrangle search area included the Greenwood, Auburn, Colfax, and Lake Combie, USGS quadrangles. This list was used to determine which species had at least some potential to occur within or near the study area.

**Plants**

Eight potentially-occurring plant species were identified. Of those eight, three were identified as occurring within the surrounding region (generally within or just beyond a 5-mile radius of the study area). These species included the Red Hills soaproot (*Chlorogalum grandiflorum*), Butte County fritillary (*Fritillaria eastwoodiae*), and western viburnum (*Viburnum ellipticum*). Due to the absence of serpentine/gabbro soils there is no probability that Red Hills soaproot occurs within the study area. Marginal habitat is present within the study area for Butte County fritillary the site was investigated for the species late in its bloom season and it was not detected. The site assessment was conducted during the bloom season for western viburnum, and it was not observed. Therefore, these species were dismissed from further consideration.

The five remaining species that were identified as potentially-occurring plant species are Jepson's onion (*Allium jepsonii*), Stebbin's morning-glory (*Calystegia stebbinsi*), Jepson's coyote-thistle (*Eryngium jepsonii*), dubious pea (*Lathyrus sulphureus argillaceus*), and Sierra bluegrass (*Poa sierra*). The site is not suitable for Jepson's onion and Stebbin's morning-glory due to the lack of serpentine soils. No wetlands are present within the study area to support Jepson's coyote-thistle, which requires vernal pool habitat. No suitable habitat is present to support dubious pea as the proposed project site is around 2,000 feet in elevation with a steep terrain and contains primarily mixed coniferous

forest, and, although late in the bloom season, the species was not observed after thorough investigation. Marginal habitat is present for Sierra bluegrass, and while somewhat late in the bloom season, the site was investigated for the species, and was not detected. Therefore, these species have been dismissed from further consideration.

### **Animals**

Nine animal species were identified in the database queries. Of those nine, three species were identified as occurring within the surrounding region (generally within or just beyond a 5-mile radius of the study area). These animals included the American peregrine falcon (*Falco peregrinus anatum*), foothill yellow-legged frog (*Rana boylei*), and valley elderberry longhorn beetle (VELB) (*Desmocerus californicus dimorphus*). None of these species has the potential to occur onsite based on a lack of suitable habitat. No suitable nesting habitat to support the American peregrine falcon is present as the site is void of cliff faces and ledges. No water (streams or pools) is present to support the foothill yellow-legged frog. No elderberry shrubs, which are necessary for the VELB, are present onsite, and according to the USFWS ECOS species profile for VELB, the site is located outside the range of the species.

In addition, due to the lack of any waters on the site, there is no potential for occurrence of California red-legged frog (*Rana draytonii*), western pond turtle (*Actinemys marmorata*), or Delta smelt (*Hypomesus transpacificus*). The site is also outside the range of the Delta smelt. No suitable habitat is present to support coast horned lizard (*Phrynosoma blainvillii*), which requires friable soils in open areas. Nor is suitable habitat (abandoned or unoccupied structures, bridges, caves, mines, tunnels) present to support Townsend's big-eared bat (*Corynorhinus townsendii townsendii*). It is highly unlikely that Fisher – West coast DPS (*Pekania pennanti*) occurs within the study area due to the rural residential nature of the area as they typically do not create dens near human habitat. If the species were present, it would be transient and merely passing through.

All nine of the identified special-status animal species have been dismissed from further consideration.

Furthermore, although the proposed project site does not contain the potential to support special status wildlife, it does provide suitable habitat for common raptors and other birds protected by the Migratory Bird Treaty Act due to the fact that the proposed project site is primarily composed of a mixed coniferous forest. Therefore, the following mitigation measure has been added to reduce the impact to less than significant with mitigation:

### **Mitigation Measure Items IV-1, 2, 4, 7:**

#### **MM IV.1**

If ground disturbing activities occur within the nesting season (February 1 through August 31), pre-construction nesting bird surveys shall be conducted by a qualified biologist no more than 3 days prior to any ground disturbance. A report summarizing the results of the survey shall be provided to Placer County and the California Department of Fish and Wildlife (CDFW) within 30 days of the completed survey. If construction occurs outside the breeding season of March 1 through September 1, or if no nests are observed during surveys, no further action is warranted unless construction is delayed. If an active nest is identified, the applicant must contact CDFW to ensure the nest is adequately protected. If construction is proposed to take place between March 1 and September 1, no construction activity or tree removal shall occur within 500 feet of an active raptor nest or 250 feet of an active passerine nest. These buffers may be modified if warranted through coordination with CDFW. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified 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 two months following the initial survey, if the initial survey occurs between March 1 and September 1. Additional follow up surveys may be required by CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500-foot radius around trees containing active raptor nests and a minimum of 250-foot radius around trees containing active passerine nests. If all project construction occurs between September 1 and March 1 no nesting bird survey will be required. A note which includes the wording of this condition of approval shall be placed on the Information Sheet of the Final Map.

### **Discussion Item IV-3:**

Per the Biological Resource Assessment prepared by Salix Consulting, Inc., there are no areas that qualify as waters of the United States within the study area. Furthermore, the proposed project site is void of any marsh, vernal pools, streams or ponds. Therefore, there is no impact.

### **Discussion Item IV 5, 8:**

Except for the driveway and residential footprint, the parcel is moderately to densely wooded. The Biological Resource Assessment identifies four species of trees that comprise most of the canopy including Douglas fir (*Pseudotsuga menziesii var. menziesii*), ponderosa pine (*Pinus ponderosa*), black oak (*Quercus kelloggii*) and

canyon live oak (*Quercus chrysolepis*). The site also contains lesser amounts of sugar pine (*Pinus lambertiana*) and foothill pine (*Pinus sabiniana*). The shrub layer is generally dense and consists largely of French broom (*Genista monspessulana*) but also common is whiteleaf manzanita (*Arctostaphylos viscida*) and coyote brush (*Baccharis pilularis*). Common in the herb layer is hedgehog dogtail (*Cynosurus echinatus*) and common miner's lettuce (*Claytonia perfoliata*).

Placer County has adopted a Tree Preservation Ordinance (Placer County Code Section 12.16) which protects trees native to the area. As the Biological Resource Assessment has identified black oak and canyon live oak on the proposed project site, the following mitigation measures have been incorporated into the proposed project. Please note, the proposed project site was subject to a beetle infestation in 2019. Any trees identified for removal that are dead, dying or are in a hazardous condition are exempt from the following mitigation measure.

#### MM IV.2

Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to their critical root zone (defined by the tree's dripline), shall be mitigated through payment of in-lieu fees, as follows: A tree replacement mitigation fee of \$125 per diameter inch at breast height for each tree removed or impacted (excluding foothill/gray pine) or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

#### MM IV.3

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

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 of this site, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing. This includes both onsite and off-site improvements. Efforts shall 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 Placer County Conservation Program (HCP/NCCP), County Aquatic Resources Program, Cultural Resources Management Plan, and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 1, 2020. The South Placer Regional Transportation Authority also adopted the PCCP on September 23, 2020. The City of Lincoln, Placer County Water Agency, and state and federal wildlife and regulatory agencies are anticipated to adopt and issue permits allowing the program to be fully implemented in the Fall of 2020. Once implemented, the subject property 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 project receiving its entitlements. In the event the Placer County Conservation Program is adopted prior to submittal of Improvement Plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then mitigation measures may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document to the extent compliance with the PCCP provides equal or greater mitigation or reduction in the significance of impacts. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP avoidance, minimization, and mitigation measures shall apply to those species, habitat types, and waters that are covered by the PCCP.

**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 those 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 Assessment was prepared by Peak & Associates, Inc. dated June 2019. A field survey was completed on June 19, 2019 to inspect for artifacts and features of potential historic interest. Most of the proposed project site contains tan to orange soil and natural stone with the exception of two locations. The first location has some outcroppings that are mostly rounded and amorphous in shape, lacking many flat surfaces for placement of milling features. Although the surfaces of the formation undulate, no clear evidence of modifications for milling, artwork, or other activities were observed. Likewise, inspection of the soil around the outcropping did not result in artifacts or features. The second location has observable stone that was uncovered during the home construction. It contains a natural source of fine-grained meta-chert, quartzite or other crypto-crystalline silicate. Stone broken open during heavy machinery operation varies in color from dark to light gray and tan to brown, with some examples semi-translucent, and with sufficiently sharp edges for quality tool stone. Close inspection of nearly all exposed broken stone resulted in no examples of quarrying or reduction by Native Americans. Likewise, no debitage associated with thinning of primary flakes, or finishing of tools was observed. Also noted was that none of the stone in question could be found as outcrops; outside the house and flattened footprint the slope-surfaces are only soil. Any exposed stone at time of construction was likely either moved or fractured or covered up during that activity.

No prehistoric period or historic period cultural resources were discovered during this survey.

A cultural resource records search was conducted on June 19, 2019 by Paul Rendes, Assistant Coordinator at the North Central Information Center. The search was conducted by searching the California Historic Resources Information (CHRIS) for cultural resources site records and survey reports in Placer County within 1/8 mile radius of the proposed project site.

Review of this information found that there are no records on file at the Information Center to indicate that any cultural resources or reports have been identified to date that are located within the proposed project site or within 1/8 mile radius. As a result, the creation of two parcels would not result in significant impacts to resources. However, the following standard mitigation measure will apply in the event of inadvertent discoveries of cultural resources during the construction phase.

**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, 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 future structures. 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 landscape 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:

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, 3, 6, 7:

The proposed project site is made up of an approximately 8-acre parcel proposed to be divided into 2 parcels. The parcel is currently developed with an existing home, well, septic, and access driveway.

The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil types on the site as Josephine loam, 30 to 50 percent slopes; Mariposa Josephine Complex, 5 to 30 percent slopes; and Mariposa Josephine Complex, 30 to 50 percent slopes.

The Josephine loam is located on the eastern property boundary of Parcel 1 and 2 where no road or home construction is proposed. This soil is a deep, steep, well-drained soil underlain by weathered metamorphic rock. It formed in residuum, mainly from metasedimentary rock, on mountainous uplands at elevations of 2,000 to 4,500 feet. The permeability is moderately slow, the surface runoff is rapid, and the hazard of erosion is high.

The Mariposa-Josephine Complex of 5 to 30 percent slopes includes the area proposed for road

construction/improvement within Parcel 1 and 2, and the new building footprint within Parcel 1. These rolling to hilly soils are on mountainous uplands at elevation of 1,500 to 4,000 feet. The soil is about 55 percent Mariposa soil and 35 percent Josephine. The Mariposa soil is a shallow or moderately deep, well drained gravelly soil that formed in residuum from fractured vertically tilted schist and slate. Permeability is moderate, surface runoff is medium or rapid and the hazard of erosion is moderate to high. The Josephine soil is deep, well-drained soil that formed in residuum from metamorphic rock. Permeability is moderately slow, surface runoff is medium or rapid and the hazard of erosion is moderate to high. The major limitation to urban use are the slope and the depth to rock.

The Mariposa-Josephine Complex of 30 to 50 percent slopes is located along the southwestern boundary of Parcel 2 where no new construction is proposed. The soil type is similar to Mariposa-Josephine Complex of 5 to 30 percent slopes and only includes steeper slopes. The steepness of slope and depth to rock is the major limitations to be considered when planning home and road construction.

The project proposal would result in the construction of one additional single-family residence on two parcels with associated infrastructure including a driveway and utilities. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for homes, driveways, and various utilities. The area of disturbance for these improvements approximately 5,000 square feet (0.12 acres) which is less than 1.5 percent of the approximate 8-acre proposed 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 proposed project site and the development would be required to comply with the Placer County Stormwater Quality Ordinance to address effective erosion and sediment control Best Management Practices (BMPs). The proposed project would be constructed in compliance with the Placer County Grading Ordinance and would obtain grading permits as necessary to address grading issues. Therefore, impacts to soil erosion, expansive soils, soil disruptions, and topography changes are less than significant. No mitigation measures are required.

**Discussion Item VII-2, 8:**

The proposed 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. 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 limitation of the soil types present on the site.

The proposed project is located within Placer County. The California Department of Mines and Geology classifies the proposed project site as a low severity earthquake zone. The proposed 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, impacts of unstable soil and geologic/seismic hazards are less than significant. No mitigation measures are required.

**Discussion Item VII-4:**

The proposed project would result in the construction of a new on-site sewage disposal system. Soils testing has been conducted by a qualified consultant and reports submitted showing the type of septic system is required on the proposed parcels that would adequately treat the sewage effluent generated by the proposed project. A total of two sewage disposal systems would be located on each proposed parcel, and thus the impacts from these septic systems are considered to be less than significant. No mitigation measures are required.

**Discussion Item VII-5:**

The Weimar/Applegate/Clipper Gap Community Plan identifies the proposed project site in an area with alternating Metavolcanic Flows and Metavolcanic Tuff, metamorphic rock units (page 18). As metamorphic rocks rarely contain fossils, it is unlikely that the proposed project would directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature. Therefore there is less than significant impact. 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<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the 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) CO<sub>2</sub>e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO<sub>2</sub>e/yr for operational, were used to determine significance. GHG emissions from proposed projects that exceed 10,000 MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/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 CO<sub>2</sub>e 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 CO<sub>2</sub>e 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 and residential activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

**Discussion Item IX-3:**

There are no existing or proposed school sites within one-quarter mile of the proposed 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 proposed 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 or public use airport and would not result in a safety hazard or excessive noise for people residing or working in the proposed project area. Therefore, there is no impact.

**Discussion Item IX-6:**

The proposed project is not located in an area with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

**Discussion Item IX-7:**

The proposed project site is located within a California State Responsibility Area (SRA) considered to be very high

risk for wildland fires. Standard fire regulations and conditions shall apply to the proposed project, including installation of fire sprinklers in new single family residences and standard fire safe setbacks. Furthermore, conditions have been implemented into the proposed project for the applicant to install a 10 foot by 30 foot fire safe turnout with 25 foot tapers located on proposed Parcel 2. With implementation of these regulations and proposed conditions of approval, impacts exposing people or structures, either directly or indirectly, to significant risk of loss, injury or death from wildfires 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; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)			X	
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:**

The proposed project would utilize onsite individual water wells for each parcel and onsite sewage disposal systems for each parcel which are installed in accordance with permits obtained from Placer County Environmental Health Services (PCEHS). The location of the water wells are beyond the required 100-feet from the onsite sewage disposal system areas. The water wells are drilled and protected from contaminants at the ground surface by sanitary seals and annular seals. With the setback distances required by County Ordinances and California State Law and the requirement for the septic systems and water wells to be placed in locations approved by PCEHS, the likelihood of this proposed project having impacts associated with septic systems upon wells is considered to be less than significant. No mitigation measures are required.

**Discussion Item X-2:**

The proposed project currently has two wells that are drilled on the proposed project site. Both the wells meet the County standard for providing adequate water supply for each of the proposed parcels. Both of the wells have undergone a 4-hour sustained yield test and still produce an adequate amount of water to meet County development standards. A single family dwelling is a low use as compared to an industrial use or an agricultural use thus the potential to deplete the groundwater supply is considered to be less than significant in this proposed project. No mitigation measures are required.

**Discussion Item X-3:**

The proposed project would ultimately include the construction of one additional single family home along with roadway/driveway improvements. The additional home improvements would be located near the existing driveway along the northwestern property corner. The offsite road improvements include widening of an existing roadway and encroachment. The home and road improvements would be near the existing grade and would not significantly modify the existing runoff patterns. The overall drainage patterns from the proposed ultimate construction would not be significantly changed.

The proposed new building envelope and driveway is in a relatively flat area. The proposed project would create approximately 5,000 square feet of impervious surface which would include the home and road/driveway improvements. This would result in an less than 1.5 percent increase in impervious surface compared to the entire proposed project area. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

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

**Discussion Item X-4:**

The development of the proposed 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 address water quality impacts. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant. No mitigation measures are required.

**Discussion Item X-5:**

The proposed project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate proposed 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 are less than significant impacts of/to flood flows and exposing people or structures to flooding risk. No mitigation measures are required.

**Discussion Item X-6:**

This proposed project would only utilize two wells, the proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

**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, 3, 4:**

The proposed project would develop two residential parcels in accordance with the existing Placer County General Plan land use designations and zoning densities. The proposed project would not divide an established community, conflict with any land use plan, policy or regulation, or result in the development of incompatible uses or land use conflicts as the proposed project is consist with the existing zoning. No economic or social change would result causing significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

**Discussion Item XI-2:**

The proposed project includes the subdivision of an approximately 8-acre property into two parcels consisting of approximately 2.4 acres and 5.6 acres. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Therefore, this is a less than significant impact. No mitigation measures are required.

**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:**

No valuable, locally important mineral resources have been identified on the proposed project site. The proposed project would not 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. The presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the proposed project area and no known mineral resources that would be of value are known to occur on the proposed project site.

The California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five mineral resource zone classifications found in Placer County, only MRZ-4 occurs within the proposed project site. MRZ-4 zones are areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Implementation of the proposed project would not impact any known mineral resources. 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 two parcels. Parcel 1 would contain the existing residence. Parcel 2 would have the right to develop a single family residence. Both parcels would have the right to develop a secondary residence, a junior accessory dwelling unit and customary accessory structures (garage, sheds, pools). The establishment of a residence 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 Mitigation Measure MM XIII.1, impacts associated with temporary construction noise would be reduced to less than significant levels.

**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 RA B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet or 2.3 acres). The proposed project site is currently used for residential purposes and it is anticipated that further development on the proposed project site would also be used for residential purposes. Because of the limitations in the zoning district for residential purposes, excessive ground borne vibration or ground borne noise levels would not be generated. 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			X	

businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)				
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion Item XIV-1:**

If the two parcels are developed to their full residential density potential, one additional single family residence, two secondary dwelling units and two junior accessory dwelling units could be developed. This would cause a negligible increase to population growth. Therefore, this impact is considered less than significant. No mitigation measure 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 serving fire district, Placer Hills Fire Protection District, has reviewed the proposed project and provided a Will Serve letter in support. The proposed project does not generate the need for new, significant, fire protection facilities as part of this proposed project. While there would be an increase in residents in the area, the increase would be negligible and would therefore not result in significant impacts. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XV-2, 3:**

The creation of two residential parcels with the potential for one additional single family residence, two accessory dwellings and two junior accessory dwelling units would increase the number of residents in the proposed project area. However, this increase would not adversely affect Sheriff Protection facilities or schools in the area because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Weimar/Applegate/Clipper Gap Community Plan or the Placer County General Plan. Therefore, there is no impact.

**Discussion Item XV-4:**

The proposed project would result in a negligible increase in the use of parks in the surrounding area, however, payment of park fees, a type of capital impact fee, would be required prior to the recordation of the Final Map and

issuance of a Building Permit. See Section XVI, Recreation, for Mitigation Measure XVI.1 regarding park impact fees. Therefore, there is no impact.

**Discussion Item XV-5:**

The proposed project is not expected to significantly impact any other public facilities. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XV-6:**

The Placer County Department of Public Works is responsible for maintaining County roads that access the parcel. The proposed project would result in the creation of one additional parcel which would generate approximately 1 additional PM peak hour trip and approximately 10 average daily trips. This is a nominal increase to public facilities, particularly public roads. Therefore, this impact is less than significant. No mitigation measures are required.

**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 two 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 \$755 per unit due prior to Final Map recordation and \$4,030 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 do 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.

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 proposed project would be included requiring the payment of traffic fees (estimated to be \$3729 per single family residential unit within the Placer East district) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the proposed project's fair share towards cumulative roadway improvement projects. No mitigation measures are required.

**Discussion Item XVII-2:**

The access to Parcels 1 and 2 is from the existing private road, Sundance Place, which intersects with Weaver Hill Lane (a private road) and ultimately obtains access from Applegate Road, a County-maintained road. The proposed project would be required to reconstruct the encroachment onto Applegate Road to meet Placer County Plate 116 (Minor) standards including adequate sight distance in both directions at the encroachment. Therefore, impacts of vehicle safety are less than significant. No mitigation measures are required.

**Discussion Item XVII-3:**

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. 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 spaces per dwelling unit. The proposed project site is currently developed with a single family residence that has adequate parking capacity. 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, there 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 one additional residential single-family unit on one of the created parcels. The proposed project would generate approximately 1 additional PM peak hour trip and approximately 10 average daily trips.

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." As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. Pursuant to the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), this Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted and the proposed project's impacts associated with VMT increases 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 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)		X		

**Discussion Item XVIII-1, 2:**

A cultural resource records search was conducted on June 19, 2019 by Paul Rendes, Assistant Coordinator at the North Central Information Center. No resources or reports were found within the proposed project area or within 1/8 mile radius.

A Cultural Resource Assessment was prepared by Peak & Associates, Inc. dated June 2019. The Assessment includes the results of a cultural resource records search and a field survey. The field survey was completed on June 19, 2019. No prehistoric period or historic period cultural resources were discovered during this survey.

In accordance with requirements of AB52, an offer to consult was provided to potentially culturally affiliated tribes on March 13, 2019. No requests to consult were received. Nevertheless, Mitigation Measure MM V.1 in the Cultural Resources section has been implemented to address inadvertent discoveries during the construction phase of the project.

**Mitigation Measure Item XVIII-1, 2:**

MM V.1

**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,			X	

ESD)				
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:**

The proposed project site is not located within a water district or sewer district. The proposed project is served by private wells and septic systems. Electric power, natural gas and telecommunication facilities would be nominal as there is potential for one additional single family residence, two secondary dwellings, two junior accessory dwelling units and accessory residential structures. Alternative energy options such as solar could easily be implemented by the property owner as it is common in the County, thus reducing impact to electric power. Therefore, there is less than significant impact. No mitigation measures are required.

**Discussion Item XIX-2:**

The proposed project currently has two existing water wells drilled under permit through Placer County Environmental Health Services. The location of the proposed project is in an area of adequate yielding wells. There is sufficient water available to serve this proposed project as the existing wells meet the minimum standards set for the by PCEHS for water supply to serve each parcel. Thus, the concern about whether this parcel has sufficient water available for this proposed project is considered to be less than significant. No mitigation measures are required.

**Discussion Item XIX-3:**

Storm water would be collected and conveyed in the existing drainage facilities. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

The proposed project would utilize existing wells for domestic water. Therefore, there would be no significant increase in new or expanded water systems.

The proposed project would utilize private septic systems for the method of sewage disposal. Soils testing has been conducted by a qualified consultant and reports were submitted that show the type of septic systems required to adequately treat the sewage effluent generated by the proposed project. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

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

**Discussion Item XIX-4, 5:**

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) and is served by a landfill with sufficient permitted capacity. The concern whether this proposed project is served by a landfill with sufficient capacity is considered to be less than significant. 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 is not located in an area with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

**Discussion Item XX-2, 3, 4:**

The proposed project site is located in State Responsibility Area that is considered to be very high risk for wildfires. CalFire staff reviews projects for ingress and egress requirements in the event of an emergency and defers to the local fire agency for additional fire safety requirements. The local fire agency, Placer Hills Fire Protection District, has reviewed the proposed project and recommends approval with no additional fire mitigation measures.

The proposed project site is also located in an area with moderate slopes around the vicinity of the existing residence and contains steep terrain around the eastern and southern perimeter of the parcel., As a condition of the proposed project, the applicant would be required to construct road improvements to improve access to the proposed project site prior to the recordation of the Parcel Map. These improvements include improving the encroachment onto Applegate Road to Placer County Plate 116 (Minor) with 25 foot tapers on each side, and improving the first 100 feet after the encroachment to Plate 100 standards which includes 20 foot width of asphalt with two foot aggregate base shoulders on each side. In addition, off-site road improvements would include improving 120 feet of the roadway on Sundance Place (primarily adjacent to APNs 073-220-043, 073-220-054 & 055) towards the proposed project site to a Plate 100 standard with 20 feet width of asphalt and two feet of aggregate base shoulders on each site. On-site road improvements would include constructing a paved shared driveway to be 20 feet wide with two feet of aggregate base shoulders on each side from the western property line to the proposed driveway encroachment for access to the residence on Parcel 1 and to construct a firesafe turnout on Parcel 2.

Proposed Parcel 1 and Parcel 2 are approximately 2.4 and 5.53 acres in size, respectively. Due to the proposed parcel sizes, improved access and the low density of the surrounding parcels, the proposed project would not 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. For these reasons, there would be a less than significant impact. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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


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

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

<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
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**I. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Services Division, Amy Rossig, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division, Michelle Lewis.  
 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 and/or Dave Bookout

Signature  Date 10/15/20  
 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.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
<input type="checkbox"/>		
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
<b>Site-Specific</b>	Planning	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey



<b>Studies</b>	Services Division	<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/>	
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic & Circulation Plan	
	<input type="checkbox"/>	

Exhibit A: Mitigation Monitoring Plan

**MITIGATION MONITORING PROGRAM**  
**Mitigated Negative Declaration – PLN19-00045**  
**Fulfer 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 Fulfer 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 V.1

MM XIII.1

MM XVI.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."