



**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:** Chance and Dean Rezone (PLN19-00367)

**PROJECT DESCRIPTION:** Rezone a 30.88-acre parcel from TPZ (Timberland Production) to F-B-100 (Farm, combining minimum building site of 100,000 square feet or 2.3 acres) in order to permit an unpermitted 1,632 sq. ft. agricultural building and 420 sq. ft. structure on the property.

**PROJECT LOCATION:** 931 Old Bridge Road, Colfax, Placer County

**APPLICANT:** Eric Dean and Derek Chance

The comment period for this document closes on May 7, 2021. 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 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 Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on April 8, 2021



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
County of Placer

**NEGATIVE DECLARATION**

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

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

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

**PROJECT INFORMATION**

Title: Chance and Dean Rezone	Project # PLN19-00367
Description: Rezone a 30.88-acre parcel from TPZ (Timberland Production) to F-B-100 (Farm, combining minimum building site of 100,000 square feet or 2.3 acres) in order to permit an unpermitted 1,632 sq. ft. agricultural building and 420 sq. ft. structure on the property.	
Location: 931 Old Bridge Road, Colfax, Placer County	
Project Owner: Erin Dean and Derek Chance	
Project Applicant: Same	
County Contact Person: Shirlee I. Herrington	530-745-3132

**PUBLIC NOTICE**

The comment period for this document closes on **May 7, 2021**. A copy of the 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 **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm 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**  
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## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section 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: Chance and Dean Rezone	Project # PLN19-00367
Entitlement(s): Rezone	
Site Area: 30.88 acres	APN: 099-090-004-000
Location: 931 Old Bridge Road, Colfax, Placer County	

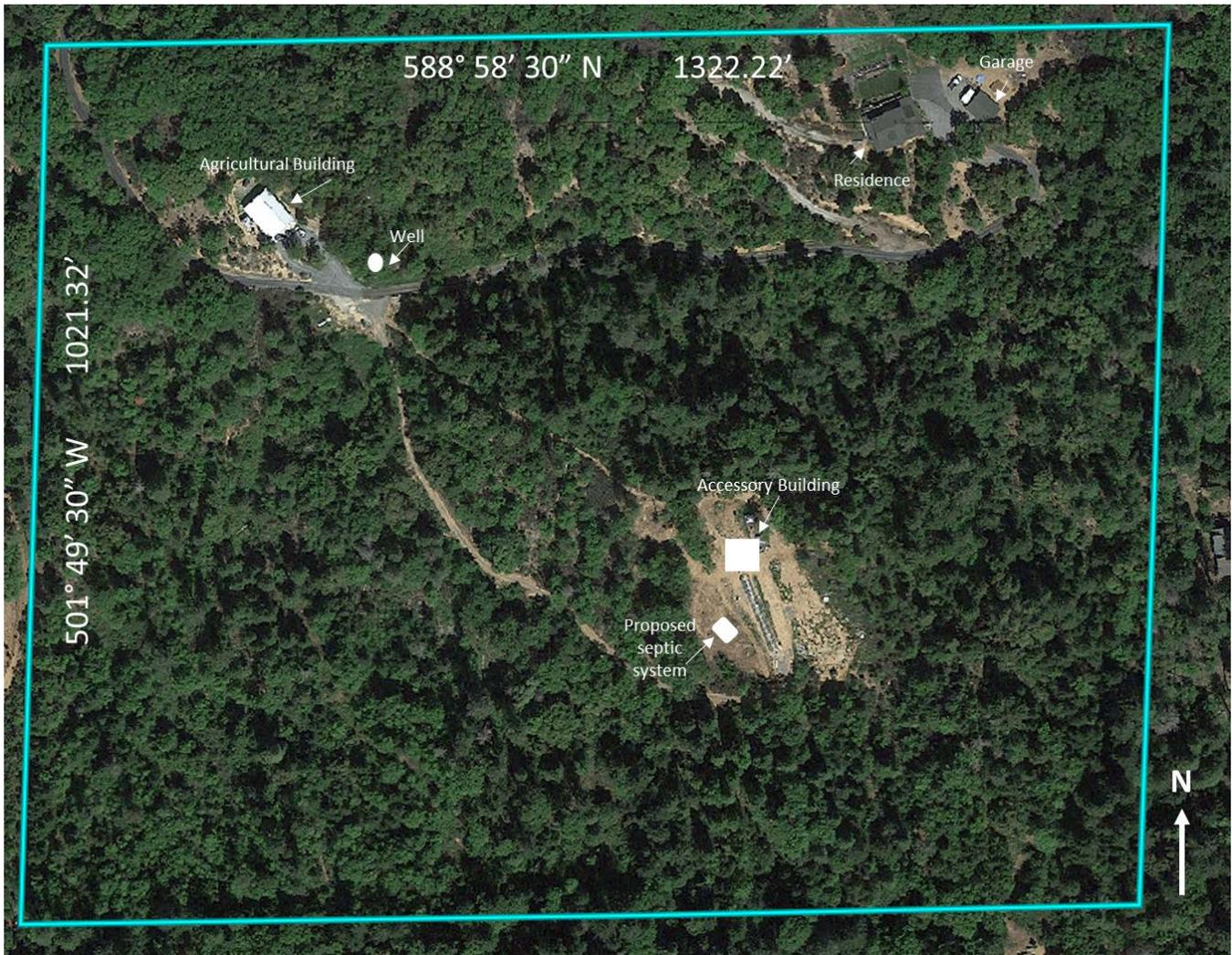
**A. BACKGROUND:**

**Project Description:**

The project proposes to rezone a 30.88-acre parcel, located in the rural Colfax area, from TPZ (Timberland Production) to F-B-100 (Farm, combining minimum building site of 100,000 square feet or 2.3 acres). The motivation behind the request is to permit unpermitted development of the property.

The project site is currently developed with a primary residence permitted as a caretaker's unit, pursuant to Minor Use Permit 2480, and three detached accessory structures. One accessory structure is a garage which is located approximately 70 feet to the west of the residence. The garage was constructed at the same time as the residence. The second accessory structure is a 1,632 square foot agricultural building located in the northwest portion of the property. The third accessory structure is approximately 420 square feet in size and is located in the middle of the parcel. No permits have been issued for the agricultural building or the 420 square foot building. As part of this process, these buildings would be required to obtain building permits. As part of the building permit process, if a bathroom is permitted, a septic system would be improved for the 420 square foot building which is a ministerial action. No construction is proposed as part of this project.

Pursuant to Placer County Zoning Ordinance Section 17.16.010, the purpose of the Timberland Production Zone is to encourage prudent and responsible forest resource management and the continued use of timberlands for the production of timber products and compatible uses. However, no timber harvesting has occurred onsite since the current property owners acquired the property in 2012.



**Figure 1- Site Plan**

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

The subject parcel is located in the Colfax area. It is located approximately 300 feet south of Rollins Lake and approximately 300 feet east of the Nevada County line. The parcel is surrounded by parcels that range in size from one acre to 10.4 acres. The project site ranges from approximately 2,100 feet in elevation on the northwestern portion of the property to 2,330 feet in elevation on the northeastern portion of the property. In some areas of the property, slopes range from 30 to 40 percent. The site is heavily vegetated with a variety of trees. The vegetation is cleared around the existing structures and driveway access.

The project site is not located within a public water or sewer district and is served by private, on-site well and a septic system. An existing residential well and sewage disposal system is located in the midpoint of the subject parcel. Access to the project site is provided from Old Bridge Road, a privately maintained roadway which connects to Colfax Highway (Route 174).

**B. Environmental Setting:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Timber Production Zone (TPZ)	Special Study Corridor and Rural Estate 1.1 – 4.5 Ac. Min.	Single family residence and three accessory structures
North	F-B-100 PD=0.4	Special Study Corridor and Rural Estate 1.1 – 4.5 Ac. Min.	Rollins Reservoir

South	F-B-43 PD=1	Rural Estate 1.1 – 4.5 Ac. Min.	Single family residential and undeveloped
East	F-B-43 PD=1	Rural Estate 1.1 – 4.5 Ac. Min.	Rollins Reservoir
West	F-B-100 PD=0.4	Special Study Corridor	Single family residential and undeveloped

**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, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on December 20, 2019. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested to consult on January 14, 2020. As no further construction or development was proposed as part of the project, the consultation was closed. A comment was received from the Colfax Todds Valley Consolidated Tribe. The comment stated no opposition to the rezoning however, should the County ever receive an application to divide the property, the Tribe has expressed interest to consult as they feel it is a culturally sensitive area with the property being located within a quarter mile of the old Colfax Rancheria site.*

**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
- ➔ Colfax 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:**

Official scenic vistas have not been designated by Placer County and the project site is not located within a state scenic highway. However, the northwest portion of the parcel, closest to Rollins Lake is designated as Special Study Corridor in the Colfax Community Plan. The purpose of this designation is to “allow careful attention to protect the natural, scenic and recreational resources and to encourage limited development which will enhance the corridor and the entire region” (Colfax Community Plan, page 21). While the proposed project would change the zoning of the property, and therefore the allowable uses, the project does not include land subdivision and no additional construction is proposed as part of the project. Therefore, there is no impact.

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

No construction is proposed as part of this project. Should any construction occur, it would be required to comply with zoning regulations regarding structural setbacks and General Plan Policies regarding outdoor lighting that are applicable at that time. Therefore, there is no impact.

**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:**

The project site is designated as "Other Land" according to the California Department of Conservation's California Important Farmland Finder Map. The property is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide or Local Importance and is not subject to a Williamson Act contract. Therefore, there is no impact.

**Discussion Items II-3, 4, 5, 6:**

The project site is zoned Timber Production Zone (TPZ). However, no timber harvesting has occurred onsite since the current property owners acquired the property in 2012. In addition, Placer County records do not indicate that there is a Timber Management Plan, prepared by a registered professional forester, on file for this site.

The Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, required counties in California to provide zoning for land to be used for purpose of growing and harvesting timber as timber preserve zone (TPZ). To start the zoning process, local assessors created a list of parcels, regardless of size, which were assessed for growing and harvesting of timber as the highest and best use of the land. This list was called list 'A'. Property owners were notified by mail on or before September 1, 1976 stating that their land had been included on such list. Property owners had 30 days to contest the inclusion of their property on list 'A'. All uncontested parcels included in the final list 'A' were zoned TPZ.

List 'B' was prepared by local assessors on or before September 1, 1977. Properties found in list 'B' are those parcels which appeared to be used for growing and harvesting timber, but were not assessed for property tax purposes as being the highest and best use of the land. Properties found on list 'B' were zoned TPZ on or before March 1, 1978 unless the property owner could demonstrate that it would not be in the public interest for such parcels to be zoned as TPZ.

Under current regulations, property owners with a minimum of 160 acres (Placer County Zoning Ordinance Section 17.16.010 (E)(1), may request to rezone their property into TPZ. Prior to approval, property owners must demonstrate that the property has a timber site quality class of V or higher. Site quality classes are determined based on the soil, moisture, drainage, topography and sun exposure. Sites with a Class I are generally sites with rich soil, access to moisture and high sun exposure and therefore are presumed to have a high level of productivity. Site quality classes of VI or lower are determined to have low levels of productivity based on the poor soils, droughty climates and steep topography. In addition, property owners must demonstrate that the parcel currently meets timber stocking standards or will within the next five years, and that the property has a forest management plan.

Properties zoned TPZ include limitations on land use to restrict land uses to the growing and harvesting of timber and compatible uses approved by the local jurisdiction. In return, taxation of timberland under a TPZ is based on the value of the timber. This 10-year restriction renews annually so that there is always an unexpired 10 year term until such time that a notice to rezone (also referred to as a notice of non-renewal) is received. Alternatively a property owner may file a request for an immediate rezoning with the local land use authority.

Should a property owner desire a new zoning, an application to rezone the property is required to be filed with the local land use authority at least 90 days prior to the anniversary date of the initial rezoning. Upon receipt of the rezone request, the local jurisdiction is required to rule on the rezone request in a public hearing. If approved, the new zoning district shall become effective 10 years from the date of approval.

Alternatively, should a property owner desire an immediate rezoning, a local land use authority may tentatively approve the immediate rezone in a public hearing. The local land use authority is required to make the following findings pursuant to California Public Resources Code Section 4621:

1. The conversion would be in the public interest.
2. The conversion does not have a substantial and unmitigated adverse effect upon the continued timber-growing use or open-space use of other land zoned as timberland production and situated within one mile of the exterior boundary of the land upon which immediate rezoning is proposed.

3. The soils, slopes, and watershed conditions would be suitable for the uses proposed if the conversion were approved.
  - a. The existence of an opportunity for an alternative use of the land shall not alone be sufficient reason for conditionally approving an application for conversion. Conversion shall be considered only if there is no proximate and suitable land which is not zoned as timberland production for the alternate use not permitted within a timberland production zone.
  - b. The uneconomic character of the existing use shall not be sufficient reason for the conditional approval of conversion. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable timber-growing use to which the land may be put.

Should the local land use authority make the findings for an immediate rezone, the local land use authority shall forward their tentative approval to the State Board of Forestry and Fire Protection. Final approval of the immediate rezone is granted only if the State Board of Forestry and Fire Protection has approved the conversion. If approved, the State Board of Forestry and Fire Protection shall notify the local land use authority to remove the parcel from TPZ. The local land use authority will implement a tax recoupment fee to the owner of the land based on the formula outlined in California Government Code Section 51142.

The applicant is requesting an immediate rezone of the property out of TPZ to the Farm zoning district. The property has not been used for timber harvest in the last eight years since the property owners purchased the property. Further, there is evidence to suggest the property was used for timber production prior to the current property owners acquiring the property as no Timber Management Plan has been located. The property is 30 acres in size and is five times smaller than the minimum parcel size of 160 acres required under current regulations. On October 1, 2019 the property owners consulted with a local licensed register forester, Troy Sidebottom of All Phase Land Clearing. Mr. Sidebottom expressed to the property owners that the steep topography of the property would make it difficult for logging trucks to access the property. In addition, based on an initial visual inspection, the soil appeared highly rocky and not suitable for timber growth. Furthermore, the property is surrounded by properties used for residential purposes. No neighboring properties are used for timber production. Because the property has not been used historically for timber production, it would be difficult to log, and the soil is not suitable for timber production, there is no impact that would result from rezoning the property from TPZ to Farm.

### 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	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	X
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			X	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 Mountain County Air Basin (MCAB) 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 nonattainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of a Rezone to change the zoning from Timber Production Zone to Farm. The site is currently developed with a single-family residence (permitted as a caretaker's unit) and several accessory structures. No additional construction, demolition or burning is proposed.

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State

Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016, as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

1. Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM<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.

No construction is proposed as part of the project. Therefore, there would be no temporary construction related impacts such as exhaust emissions generated from construction equipment, no vegetation clearing and earth movement activities, construction workers’ commute, and construction material hauling. Therefore, there is no impact.

**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 rezone would not impact the nearby intersections’ ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

No construction is proposed as part of the project. Therefore, short-term impacts from diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment would not occur. 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. However, there are no sensitive receptors located near the project site. Therefore there are no impacts.

**Discussion Item III-4:**

Residential uses are not typically associated with the creation of objectionable odors. Furthermore, no construction is proposed as part of the project. Should any future construction occur the project would be required to comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, causes damage to property, or endangers the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

**IV. BIOLOGICAL RESOURCES – Would the project:**

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

3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X

**Discussion Item IV-1, 2, 3, 4, 5, 7, 8:**

The project site is located in the Colfax area and ranges in elevation from approximately 2,100 feet to 2,330 feet. The project site is vegetated with a variety of oak and conifer trees. An intermittent stream, which connects to nearby Rollins Lake, cuts diagonally across the parcel, exiting through the western property line before flowing into the Bear River to the west. The applicant is not proposing any construction as part of this project. Therefore, there is no impact.

**Discussion Item IV-6:**

On September 1, 2020 the Placer County Board of Supervisors approved the Placer County Conservation Program (PCCP), adding Chapter 19, Article 19.10 to the Placer County Code (effective November 2, 2020). However, the project site is not located in the area covered by the PCCP. Therefore, there is no impact.

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Disturb any human remains, including 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:**

No construction is proposed as part of this project and as a result, there would be no substantial adverse change in

the significance of a historical resource, or archaeological resource, no human remains will be disturbed, and no change to unique ethnic cultural values will occur. Therefore, there is no impact.

**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. These forms of energy are used to power the existing structures located on the project site and would be used for the lifetime of those structures. However, no construction is proposed as part of this project. Any future development would be required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the Building Energy Efficient Standards (which is a portion of the CBSC), as applicable. In addition, any future development and construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations, as applicable.

No new construction would occur and no additional energy use is proposed as part of this project. Therefore, there is no impact.

**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. As there is no construction associated with the proposed project, 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 project site consists of an approximately 30.88-acre parcel proposed to be rezoned from TPZ to F-B-100. No additional parcels would be created with this rezone and no improvements are proposed or required to be constructed. The existing parcel improvements include a 3,000 square foot caretaker unit, a detached garage, an agricultural building, and a 420 square foot residential accessory building. Access is provided from a driveway off of Old Bridge Road, which is accessed off of Highway 174 – Colfax Highway.

The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil types on the site as Mariposa-Josephine complex, 30 to 50 percent slopes on the northwest corner of the parcel and Mariposa-Rock outcrop complex, 5 to 50 percent slopes on the remaining portion of the parcel. This Mariposa soil is shallow or moderately deep, well drained, gravelly soil. It formed in residuum from fractured vertically tilted schist and slate. The permeability is moderate, the surface runoff is medium to rapid, and the hazard of erosion is moderate or high. The Josephine soil is deep, well-drained soil that formed in residuum from metamorphic rock. The permeability is moderately slow, the surface runoff is rapid, and the hazard of erosion is high. In areas with rock outcroppings the surface runoff is rapid and there is no erosion hazard. The major limitations to urban development are slope and the depth to rock.

The project proposal would not result in construction of new improvements or structures. The project proposes a rezone to allow for the permitting of the 420 square foot residential accessory building and an agricultural building which were constructed without permits. No after the fact grading, drainage or erosion control measures will be required during the permitting process for these buildings. 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 project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site are capable of supporting residential structures. Any proposed future improvements would be subject to additional CEQA review 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 project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. Buildings are required to 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:**

During the building permitting process of the 420 square foot residential accessory building, if a bathroom is permitted, one new on-site sewage disposal system would be constructed. Soils testing has been conducted by a qualified consultant in order to confirm the future sewage disposal system can adequately treat the sewage effluent generated. Construction of the on-site sewage disposal system will occur concurrent with the building permit process which is a ministerial action and is not part of this project. Therefore, there is no impact. .

**Discussion Item VII-5:**

No construction is proposed as part of this project and as a result the project would not destroy a unique paleontological resource or unique geologic or physical feature and would not result in exposure of people or property to a geomorphological hazard. Therefore, there is no impact.

**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). No construction related activities are proposed. Therefore no exhaust emissions from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips will occur. 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 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.

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 32as no additional construction is proposed as part of the project. Thus, 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:**

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

**Discussion Item IX-3:**

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

**Discussion Item IX-4:**

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. No mitigation measures are required.

**Discussion Item IX-5:**

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

**Discussion Item IX-6:**

The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

**Discussion Item IX-7:**

The project site is located within an area determined by CalFire to be a very high risk for wildland fires and is located within a California State Responsibility Area. No construction is proposed as part of the project. Should any future construction occur, it would be required to comply with standard fire regulations and conditions in effect at that time, as applicable. Therefore, there is no impact.

**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 project would utilize existing onsite water well and onsite sewage disposal systems (one which has been installed in accordance with permits obtained from Placer County Environmental Health Services [PCEHS], and a second which would be installed in accordance with permits obtained from PCEHS). The location of the water well is beyond the required 100-feet from the onsite sewage disposal system areas. The water well is 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 that the sewage disposal areas and water well must be placed in locations approved by PCEHS, the likelihood of this project having impacts associated with sewage disposal areas upon the existing well is considered to be less than significant. No mitigation measures are required.

**Discussion Item X-2:**

The project currently has a water well that is drilled on the project site. The well must meet the County standard for

providing adequate water supply the proposed project. The well has undergone a 4-hour sustained yield test and still produces an adequate amount of water meeting County development standards. A residential use 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 project. No mitigation measures are required.

**Discussion Item X-3:**

The proposed rezone would not result in the construction of additional improvements on the parcel, therefore the overall parcel drainage patterns would not change. No additional impervious surfaces would be created, therefore no downstream drainage facility or property owner would be impacted by an 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 proposed rezone would not create additional impervious surfaces or construction 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 project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The existing project improvements are not located within a local 100-year flood hazard area and no flood flows would be impeded or redirected. 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 project would only utilize two existing wells, the 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 rezone a parcel currently zoned Timber Production Zone, developed with a caretaker's unit and three accessory buildings, to a zoning district of Farm with a combining 2.3 acre minimum. No construction is proposed as part of this project. The proposed project would not divide an established community, cause a significant environmental impact, result in an incompatible use or create land use conflicts, or cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration as the property does not meet the requirements of the current zoning district and would be more compatible with current uses and with surrounding parcels if zoned Farm. The parcel has not been used for timber harvest in the last eight years since the property owners purchased the property. The property does not conform to

the minimum parcel size requirement of 160 acres in the TPZ zoning district as the parcel is 30 acres in size; five times smaller than the required minimum parcel size. Further, the proposed zoning district is the same as the surrounding parcels and would create more continuity than the current zoning. The current and future residential use of the property would continue. No neighboring properties are used for timber production. Therefore, there is no impact.

**Discussion Item XI-2:**

The project site is made up of an approximately 30.88-acre parcel proposed to be rezoned from TPZ to F-B-100. No additional parcels would be created with this rezone. The existing parcel improvements include a 3,000 square foot caretaker unit, a detached garage, an agricultural building, and a 420 square foot accessory residential building. Access is provided from a paved driveway off of Old Bridge Road which is accessed from Highway 174 – Colfax Highway. The proposed project does not significantly conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. 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:**

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

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

With respect to those deposits formed by hydrothermal processes and construction aggregate resources, the proposed project site and immediate vicinity are classified as Mineral Resource Zone 4 (MRZ-4), which denotes areas where available geologic information does not rule out the presence or absence of significant mineral resources. However, no known mineral resources exist on the proposed project site. Therefore, there is no impact.

**XIII. NOISE – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)				X

2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)				X
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

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

No construction is included in the proposed project. Therefore there would be no generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of project or generation of excessive groundborne vibration or groundborne noise levels. Therefore, there is no impact.

**Discussion Item XIII-3:**

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

**XIV. POPULATION & HOUSING – Would the project:**

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

**Discussion Item XIV-1:**

The project site is currently developed with a caretaker's unit and three accessory structures. No construction is proposed as part of the project. Should conversion of these accessory structures into residential units or construction of an additional residential unit occur, such as an accessory dwelling unit or junior accessory dwelling unit, it would be required to comply with the zoning district and General Plan density limits applicable at that time. Therefore, there is no impact.

**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, 2, 3, 4, 5, 6:**

No construction is proposed as part of the project and therefore impacts to fire protection, sheriff protection, schools, parks and other facilities including roads, would not occur.

The Placer County Fire Department provides fire protection services to the project area. The servicing fire district has reviewed and commented on the proposed project. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this project.

The Placer County Sheriff's Department provides police protection services to the project area and the project is within Placer Union High School District and Colfax Elementary School District. The proposed project would not result in the creation of new parcels and would not increase the number of residents in the project area. Therefore, the proposed project would not create an increase in the need for Sheriff protection facilities, schools, parks, or other public facilities.

The Placer County Department of Public Works is responsible for maintaining County roads. Access to the parcel is provided off of Old Bridge Road (a private road) that is accessed off of Colfax Highway (a Caltrans maintained road). The majority of traffic that accesses the parcel would be from roads not maintained by the County. No construction or changes in current use are proposed as part of this project. Therefore, impacts to maintenance of public facilities, including roads, would be 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:**

No construction is proposed as part of the project. The project would not increase the use of existing neighborhood and regional parks or other recreational facilities and the project does not include or require the construction or expansion of recreational facilities. Therefore, there is no impact.

**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 rezone does not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc.

Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVII-2:**

The parcel's existing private paved driveway is accessed from a private road Old Bridge Road which is accessed from Colfax Highway (a Caltrans maintained road). No new traffic would be generated as a result of the rezone, therefore, no driveway or circulation improvements are proposed. Impacts of vehicle safety is 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:**

No construction is proposed as part of the project. The project site contains an existing caretaker's unit which has sufficient parking to meet the Placer County Zoning Ordinance requirements of Section 17.54.060. Any future development on the project site would be reviewed for conformance with the parking standards outlined by the Placer County Zoning Ordinance to verify that minimum onsite parking requirements are met. Therefore, there is no impact.

**Discussion Item XVII-5:**

This proposed project would rezone the 30.88-acre parcel from TPZ to F- B-100. Although no additional parcels would be created with this rezone, there is the potential to create 12 additional parcels in the future based on the new zoning. The proposed rezone would not generate additional trips and any future division of the property would be subject to additional CEQA review.

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), potential future division of the existing parcel could result in 13 total parcels with 50.9 average Vehicle Miles Traveled per home or 661.7 average daily Vehicle Miles Traveled, which is below the threshold of significance of 880 average daily Vehicle Miles Traveled if all parcels were created; therefore, no VMT analysis is warranted and the 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:**

The project site is not listed or eligible for listing in the California Register of Historical Resources. Pursuant to Assembly Bill 52, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on December 20, 2019. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested to consult on January 14, 2020. As no further construction or development was proposed as part of the project, the consultation was closed. A comment was received from the Colfax Todds Valley Consolidated Tribe. The comment stated no opposition to the rezoning however, should the County ever receive an application to divide the property, the Tribe has expressed interest to consult as they feel it is a culturally sensitive area with the property being located within a quarter mile of the old Colfax Rancheria site. As, no construction is proposed as part of this project and no impacts will occur to a resource that is significant. Therefore, there is no impact.

**XIX. UTILITIES & SERVICE SYSTEMS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)				X

2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)				X
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

**Discussion Item XIX-1:**

No construction is proposed as part of this project. The project site is not located within a water district or a sewer district service area. The existing onsite caretaker structure is served by a private well and septic system. As part of the building permit process, if a bathroom is permitted in the 420 square foot residential accessory building, it would connect to a on-site septic system and on-site well which is a ministerial action.

Storm water would continue to be conveyed through the property along the existing runoff patterns. The overall drainage patterns would not be changed.

Construction or expansion of water or wastewater treatment would not be required. Furthermore, there would be no impact to storm water drainage, electric power, natural gas, or telecommunication facilities or require the construction or relocation of these utilities or service systems. Therefore, there is no impact.

**Discussion Item XIX-2:**

The project currently has an existing water well drilled under permit through Placer County Environmental Health Services. The location of the project is in an area of adequate yielding wells. There is sufficient water available to serve this project as the existing well meets 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 project is considered to be less than significant. No mitigation measures are required.

**Discussion Item XIX-3:**

The project would not utilize public wastewater treatment facilities. Therefore, there is no impact.

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

The 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 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 would not impair an adopted emergency response plan or an emergency evacuation plan. Therefore, there is no impact.

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

The project site is currently developed with a caretaker’s unit and three accessory structures. No construction is proposed as part of this project. The project site is located in a high fire severity zone as determined by CalFire. In addition, the project site contains slopes that range from 30 percent to 40 percent and contains a significant amount of tree coverage. However, with no additional construction proposed as part of the project, the project would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, there is no impact.

**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"/>

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

<input 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"/>	The proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input 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.

<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An <b>ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	The proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	The proposed project <b>MAY</b> have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An <b>ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR</b> will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
<input type="checkbox"/>	Other _____

**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, P.E.  
 Department of Public Works-Transportation, Amber Conboy  
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.  
 Flood Control and Water Conservation District, Brad Brewer  
 DPW- Parks Division, Ted Rel  
 HHS-Environmental Health Services, Joseph Scarbrough  
 Placer County Fire Planning/CDF, Ryan Woessner/Jeff

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 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 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 type="checkbox"/> Grading Ordinance
	<input type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input type="checkbox"/> Stormwater Management Manual
	<input type="checkbox"/> Tree Ordinance
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/> Biological Study

<b>Site-Specific Studies</b>	Planning Services Division	<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input 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 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 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 type="checkbox"/> Tentative Map
		<input type="checkbox"/>
		Environmental Health Services
	<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"/>	