



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Gina Langford, Coordinator

**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> Mill Road Subdivision	<b>Plus#</b> PSUB T20060344
<b>Description:</b> proposed to develop a 22-lot Planned Residential Development on a 6.75 acre parcel, ranging in size from 6,085 to 6,799 square feet.	
<b>Location:</b> Northwest corner of Luther Road and Mill Road intersection in Bowman area, Auburn, Placer County	
<b>Project Owner/Applicant:</b> Collaborative Development LLC, Monty Smith, 12250 Heral Dr., Auburn, CA 95603 (530)823-7834	
<b>County Contact Person:</b> Michael Wells	530-745-3024

**PUBLIC NOTICE**

The comment period for this document closes on **March 14, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Auburn Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, 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.

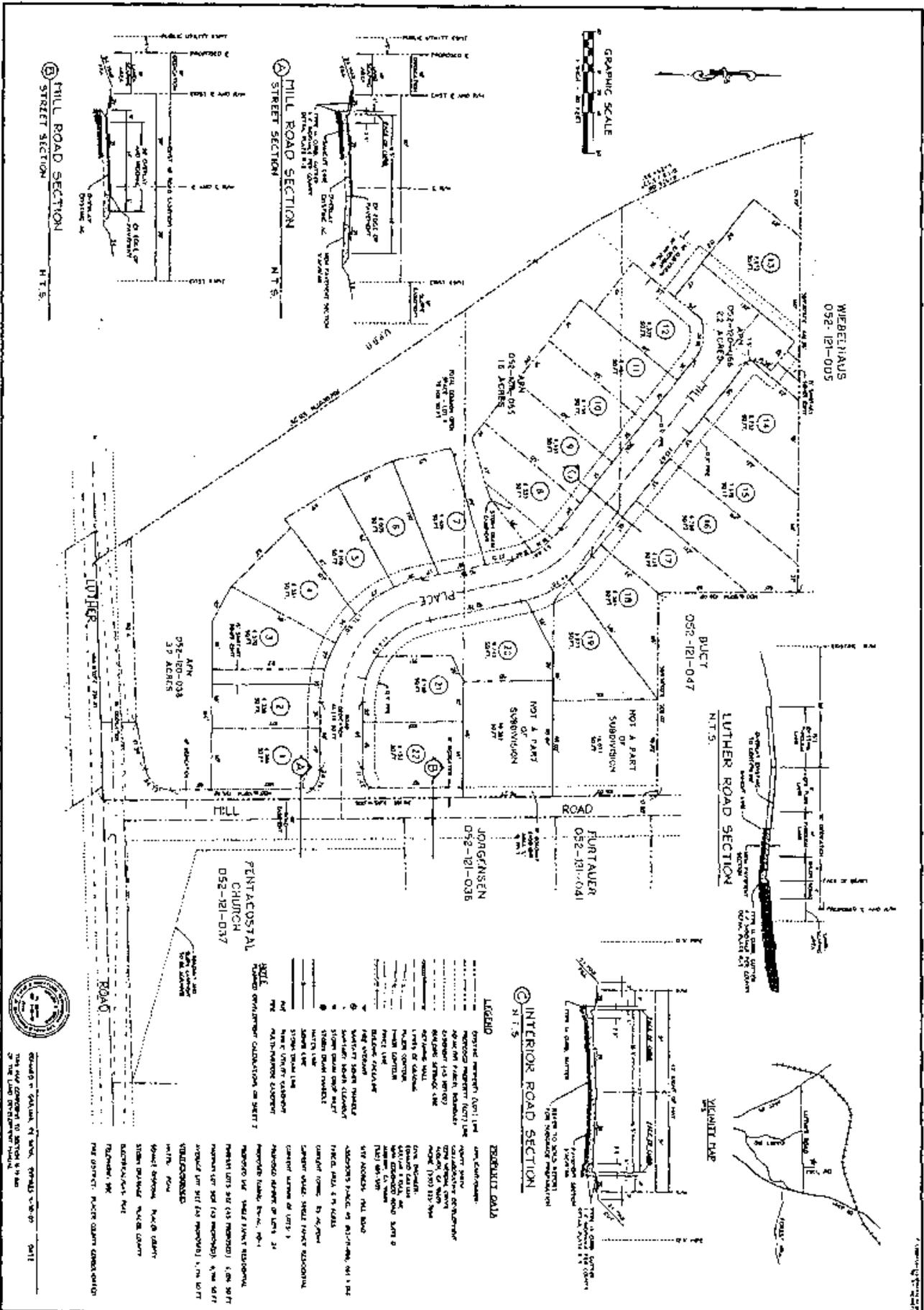
If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) 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.

Recorder's Certification

POSTED 02/09/2007  
through 03/30/2007  
**JIM McCALLEY, COUNTY CLERK**  
By [Signature]  
Deputy Clerk

EXHIBIT 10

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FOUND IN ACCORDANCE WITH THE  
 CALIFORNIA SUBDIVISION MAP ACT  
 AND REGULATIONS THEREUNDER  
 AND THE LAND DEVELOPMENT ACT  
 OF THE STATE OF CALIFORNIA

SHEETS  
 1 OF 1  
 04/28/88

VESTING TENTATIVE MAP  
 SITE PLAN  
 MILL ROAD  
 AUBURN CALIFORNIA

**LEGEND**  
 DOTTED LINE: PROPERTY BOUNDARY  
 SOLID LINE: LOT BOUNDARY  
 DASHED LINE: EASEMENT BOUNDARY  
 ... (other symbols and their meanings)

**EXHIBIT TABLE**  
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**GENERAL NOTES**  
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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

**INITIAL STUDY & CHECKLIST**

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

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

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an 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.

**A. BACKGROUND:**

Project Title: <b>Mill Road Subdivision</b>	Plus#: PSUB T20060344
Entitlements: Rezoning, Tentative Subdivision Map, Conditional Use Permit, Minor Boundary Line Adjustment	
Site Area: 6.75 acres	APN# 052-121-038, -065, -066
Location: Northwest corner of the Luther Road/Mill Road intersection in the Bowman area	
Project Description:	
<u>The Site:</u>	
The ±6.75 acre Mill Road Subdivision site is located northwest of the intersection of Luther and Mill Pond Roads in the Bowman area. This site is comprised of three adjoining parcels (APNs 052-121-038 [±3.0 ac.], -065 [±1.55 ac.] and -066 [±2.2 ac.]). The two northern parcels (-065 and -066) are developed with single-family residences located alongside Mill Road; the southern parcel (-038) is undeveloped.	
Development in the project vicinity is characterized as rural residential, with lot sizes ranging from 0.25 to over 3 acres in area. The Union Pacific Railroad runs along the western border of the neighborhood. The western property lines of the three project parcels adjoin the railroad right-of-way.	
Topographically, the Mill Road site slopes west and southwest towards a swale that parallels the railroad tracks. These slopes range from under 10 percent, in the northwest portion of the site, up to 20 percent, in the eastern area. The biological resources on the site consists of approximately 4 acres of annual grassland, located in the eastern portion of the site, approximately 1.4 acres of oak woodland, located in the western portion of the site, and a small area (0.4 acres) of riparian scrub habitat, located along the west boundary. There are approximately 0.21 acres of waters of the U.S. that are associated with the drainage swale.	
<u>The Project:</u>	
The Mill Road Subdivision project proposes developing a 22-lot Planned Residential Development on a ±6.75-acre parcel on Mill Road at its intersection with Luther Road. Ranging in size from 6,085 sq. ft. to 6,788 sq. ft., the lots will be situated along Mill Place, an access roadway that will be constructed with this development. The three existing parcels will be reconfigured into a ±6.3 acre development parcel and two 10,000 sq. ft. parcels, one for	

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each of the existing residences on Mill Road. These will be independent parcels and are not a part of the proposed subdivision. Consistent with Planned Residential Development standards, the project proposes ±1.8 acres (26 percent of site area) of open space. Designated as Common Open Space Lot A, this parcel will be owned and maintained by the Homeowners' Association. The riparian and swale area will be located within this lot. No on-site recreational amenities are proposed; the project will pay additional park fees in lieu of providing recreation facilities.

In general, the homes on the uphill lots (on the north side of Mill Place) will be two stories in height and will include the development of a studio-type apartment at the rear of the lot that could be used as a home office or rental apartment. Homes on the downhill lots (on the south side of Mill Place) will also be two stories in height, but will provide living area at both street level and below street level. This design will eliminate the exposed, uninhabited space that is commonly seen with structures that are constructed on hillsides.

The Mill Road Subdivision project will require the following entitlements: a Tentative Subdivision Map, a Conditional Use Permit (for the Planned Residential Development) and a rezoning of the property to RS AG PD 4 (Residential Single-family, Planned Development 4 units/ac.).

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	Residential Single-family Combining Agricultural (052-121-038) Residential Single-family Combining Agricultural, Combining Planned Residential Development 4 dwelling units/acre (052-121-065 & -066)	Low Medium Density Residential 2-5 dwelling units/acre	Undeveloped parcel (052-121-038)  Single-family residence on each of two parcels situated near Mill Road (052-121-065 & -066)
North	Residential Single-family, Combining Agricultural, Combining Building Site 2 acre minimum	same as project site	Residential
South	Residential Single-family, Combining Agricultural	same as project site	Residential
East	Residential Single-family, Combining Agricultural	same as project site	Residential
West	Open Space	Open Space	Union Pacific Railroad

**C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for 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 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should 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 can 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 can occur:

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- ➔ County-wide General Plan EIR
- ➔ Auburn/Bowman Community Plan EIR

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

#### D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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**I. AESTHETICS – Would the project:**

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

**Discussion- Items 1-1,3:**

The Mill Road subdivision project proposes constructing 22 new residences on an undeveloped parcel in a rural residential area. Although this represents an alteration of the current visual character of the area, the subdivision has been designed to both minimize site disturbance and incorporate the existing topography and a significant portion of the natural vegetation. As a result, the project will not adversely affect the local viewshed or more regional scenic vistas. The residential structures will be designed to be consistent with and complementary to the surrounding neighborhood. Design review, which includes a review of colors, materials, landscaping, lighting, etc., will be required during the review of Improvement Plans for the project. No mitigation measures are required.

**Discussion- Item 1-2:**

The proposed project will not substantially damage scenic resources within a state scenic highway.

**Discussion- Item 1-4:**

Project development could result in the installation of outdoor residential and yard lighting that could create adverse light or glare impacts. As one of the issues to be addressed during the design review process, all outdoor lighting will be required to be shielded so as to prevent glare. No mitigation measures are required.

**II. AGRICULTURAL RESOURCE – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				x
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (EHS, PLN)				x
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				x
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				x

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**Discussion- All Items:**

The project site is not in an agricultural area and no agricultural uses are proposed.

**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? (APCD)				x
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		x		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		x		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				x
5. Create objectionable odors affecting a substantial number of people? (APCD)			x	

**Discussion- Item III-1:**

The project will not conflict with the Air Quality Management Plan.

**Discussion- Items III-2,3:**

This proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project description, the project will result in an increase in regional and local emissions from construction and operation.

The project's related short & long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, the short-term construction emissions for NOx are above the District thresholds. The operational emissions are not above the District's threshold; however, the project will contribute to cumulative air quality impacts in Placer County.

The project is situated in an area known to contain naturally occurring asbestos (NOA).

**Mitigation Measures- Items III-2,3:**

**MM III.1** The air quality impacts associated with the project are less than significant with incorporation of the mitigation measures:

- The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking. This plan must address the minimum Administrative Requirements found in section 300 and 400 of District Rule 228. Fugitive Dust ([www.placer.ca.gov/airpollution/airpolut.htm](http://www.placer.ca.gov/airpollution/airpolut.htm)).
- Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours.
- No open burning of removed vegetation during infrastructure improvements.
- Minimize idling time to 5 minutes for all diesel power equipment.
- The project is an area that is known to contain naturally occurring asbestos (NOA). The applicant will be required to comply with the *Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, And Surface Mining Operations*.
- Open burning of any kind shall be prohibited and included in any CC&R's that are developed.
- Only natural gas/propane fired, fireplace appliances are allowed and are to be included in any CC&R's that are developed.

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**Discussion- Items III-4,5:**

The project is adjacent to the Union Pacific Rail line. Since trains are not running continuously, it is not expected that the diesel emissions from the trains would create a significant health or odor impact. 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 & Game or U.S. Fish & Wildlife Service? (PLN)			x	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		x		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		x		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			x	
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				x
6. 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	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		x		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				x

**Discussion- Item IV-1:**

The project site is composed of a mixture of annual grassland and oak woodland with a small swale along the western boundary that supports a small riparian habitat. On November 8 and 30, 2005, biologists from North Fork Associates conducted a field assessment to evaluate site biological resources. As part of this assessment, plants and animals observed on site were recorded and habitats on site were evaluated for their potential to support special-status plant and wildlife species that had been previously identified through a search of the Natural Diversity Database.

This assessment determined that special status species with the potential to occur onsite include the following:

- Cooper's hawk and white-tailed kite (based upon the presence of suitable nesting/foraging habitat)
- Big-scale balsam root and Brandegee's clarkia (based upon suitable habitat)

No mitigation measures are required.

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**Discussion- Item IV-2:**

Despite the close proximity to existing semi-urban development to the north, east and south, the project site has the potential to support a wide diversity of wildlife. This is due to the availability of nesting sites, escape and thermal cover and food sources that the site provides. In addition, the swale along the western perimeter provides water for wildlife. Although small in area and virtually surrounded by development, the site's woodland area can provide cover, shelter and roosting/nesting opportunities for a variety of wildlife.

While site development will result in a reduction in wildlife habitat, this will not create a substantial decrease in habitat, eliminate a plant or animal community, cause a fish or wildlife population to drop below sustaining levels, nor restrict the range of endangered, rare, or threatened species.

**Mitigation Measures- Item IV- 2:**

MM IV.1 To avoid take of active raptor nests, preconstruction surveys shall be conducted by a qualified biologist no more than 30 days prior to initiation of proposed development activities. Survey results should then be submitted to CDFG. If active raptor nests are found on or immediately adjacent to the site, consultation should be initiated by CDFG to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.

Since potential habitat exists on the site for big-scale balsamroot and Brandegees clarkia, floristic surveys shall be conducted by a certified botanist during the associated blooming periods (late May or early June) to determine conclusive evidence of the presence or absence of these species. If the presence of these species is determined, consultation shall be initiated with the appropriate regulatory agencies for appropriate course of action including, but not limited to, avoidance, minimization or mitigation measures as necessary.

**Discussion- Item IV-3:**

As described, the site supports an oak woodland approximately 1.4 acres in area. The development plans for the project indicate that 18 oaks, with a total of ±290 diameter inches, will either be removed or otherwise impacted by site preparation and development activities.

The Mill Road Subdivision project is within Area 1 of the Placer County Tree Preservation Ordinance and development activities within the Protected Zone of native trees on the site are not permitted, unless authorized by the approval of a discretionary permit such as a Conditional Use Permit. The Ordinance requires that tree removals be reviewed as part of the discretionary project review process.

Effective January 1, 2005, Senate Bill 1334 established Public Resources Code Section 21083.4, the state's first oak woodlands conservation standards for CEQA. This new law creates two requirements for counties: 1) counties must determine whether or not a project that results in the conversion of oak woodlands will have a significant effect; and 2) if there may be a significant effect, counties must employ one or more of the following mitigation measures:

- Conserving oaks through the use of conservation easements;
- Planting and maintaining an appropriate number of trees either onsite or in restoration of a former oak woodlands (tree planting is limited to half the mitigation requirement);
- Contributing funds to the Oak Woodlands Conservation Fund for the purpose of purchasing conservation easements; or
- Other mitigation measures developed by the County.

Although this development will not result in a significant conversion of oak woodlands in the County, the Placer County Tree Ordinance requires mitigation for impacts to native trees.

**Mitigation Measures- Item IV- 3:**

MM IV.2 Absent an on-site replanting plan, which fully mitigates for all removed trees, the applicant shall contribute payment of fees on an inch by inch basis as mitigation for the tree removals/impacts resulting from development activities on the site. Consistent with Chapter 12.16.080(C) [Placer County Tree Preservation Ordinance – Replacement Programs and Penalties], the applicant shall submit to Placer County the current market value of the replacement trees, including cost of installation of these trees, into the Tree Preservation Fund. The market value of these oaks will be established by a Certified Arborist, Registered Professional Forester or Registered Landscape Architect contracted by the applicant for this purpose and will be subject to the review and approval of the Environmental Review Committee.

**Discussion- Item IV-4:**

The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No mitigation measures are required.

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**Discussion- Item IV-5:**

Approximately 0.21 acres of waters of the U.S. have been identified. Located within the riparian area along the western portion of the site, these waters are within Common Open Space Lot A. No development activities will be permitted within this lot. The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

**Discussion- Item IV-6:**

As described, the project site supports a mix of habitat types. There are, however, no known terrestrial migration corridors either through, or in the vicinity of, the project site. The project site does not lend itself to a wildlife corridor due to its close proximity to a busy arterial roadway and surrounding residential development.

No long-term significant impacts are expected to local and/or regional wildlife movement corridors as a result of the proposed project. The impact is less than significant, and no mitigation measures are required.

**Discussion- Item IV-7:**

As described, site development activities will result in the removal or impact to 18 of the site's oaks. Woodlands, as well as the individual trees within those woodlands, are protected by a variety of State and local ordinances and policies, including the Placer County Tree Preservation Ordinance and the CEQA Oak Woodlands Conservation Law (Senate Bill 1334).

The proposed project is located within Area 1 of the Placer County Tree Ordinance and is, therefore, required to mitigate for the loss of trees onsite through replacement, revegetation or payment of in lieu fees to be deposited into the County Tree Preservation Fund. Implementation of the mitigation measures as outlined in the tree ordinance will prevent conflicting policies or ordinances from occurring.

**Mitigation Measures- Item IV- 7:**

Refer to text in MM IV.2

**Discussion- Item IV-8:**

As of this time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan, thus no impact would result to such plans.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			x	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			x	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (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
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				x

**Discussion- Item V-1:**

Peak & Associates conducted a cultural resources assessment of the project site in summer 2006 (Determination of Eligibility and Effect for the Proposed Mill Road Subdivision Project, Placer County, California – August 2006). As a result of their research and fieldwork, Peak determined that there were no historic properties recorded within the project area. The Mill Road Subdivision project, therefore, will not substantially cause adverse change in the significance of a historical resource. No mitigation measures are required.

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**Discussion- Item V-2:**

The Peak & Associates assessment determined that there were no prehistoric resources within the project area. The Mill Road Subdivision project, therefore, will not substantially cause adverse change in the significance of a unique archaeological resource.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). No mitigation measures are required.

**Discussion- Item V-3:**

The proposed project will not, directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature.

**Discussion- Item V-4:**

The proposed project does not have the potential to cause a physical change, which would affect unique ethnic cultural values.

**Discussion- Item V-5:**

The proposed project will not restrict existing religious or sacred uses within the potential impact area.

**Discussion- Item V-6:**

The proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be included in the General Notes section of Improvement Plans for the project.

**VI. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		x		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		x		
3. Result in substantial change in topography or ground surface relief features? (ESD)		x		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				x
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		x		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				x
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				x
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				x

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9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)				x
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**Discussion- Item VI-1:**

The project involves extensive on- and off-site improvements including: building pads, utilities, driveways, retaining walls and street improvements. The applicant has proposed the following mitigation measure to reduce this potential impact to a less than significant level.

**Mitigation Measures- Item VI-1:**

**MM VI.1** Submit to ESD, for review and approval, a Geotechnical Engineering Report prepared by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soil problems which, if not corrected, would lead to structural defects, additional investigations, prior to issuance of building permits, may be required.

**Discussion- item VI-2:**

The proposed project will impact the soil during the construction of the various on- and off-site improvements. The following mitigation measures are required to reduce these impacts to a less than significant level.

**Mitigation Measures- Item VI-2:**

Refer to text in MM VI.1

**MM VI.2** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM]) that are in effect at the time of submittal to the ESD for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance at intersections, shall be included in the Improvement Plans.

The applicant shall pay plan and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review shall be completed prior to submittal of Improvement Plans. Record Drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

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

Technical review of the Final Map may not commence until the Improvement Plans are approved by the ESD. The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1<sup>st</sup> Improvement Plan submittal and review by the ESD, the applicant may submit the Final Map to the ESD.

**MM VI.3** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvements Plans and all work shall conform to provisions of the County Grading Ordinance (Chapter 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project

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Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off the pavement, to the satisfaction of the ESD. Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approval prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

**Discussion- Item VI-3:**

Development of this project will involve cuts and fills up to 6 feet in height and an estimated 7,300 cubic yards in earthwork quantities. The following mitigation measures are required to reduce potential impacts to a less than significant level.

**Mitigation Measures- Item VI-3:**

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

**Discussion- Item VI-4:**

The project will not affect any unique geologic or physical features.

**Discussion- Item VI-5:**

The project includes grading and other earthwork activities in order to install on- and off-site improvements. This could cause an increase in wind and/or water erosion of the soils in stockpiles, embankments and other areas disturbed by construction activities. The applicant has prepared a preliminary drainage report including BMP's. The following mitigation measures are required to reduce potential impacts to a less than significant level.

**Mitigation Measures- Item VI-5**

Refer to text in MM VI.2

Refer to text in MM VI.3

MM VI.4 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department (ESD) for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

**Discussion- Item VI-6:**

The project will not result in changes in deposition or erosion or changes in siltation.

**Discussion- Item VI-7:**

The project will not expose people or property to geologic or geomorphological hazards.

**Discussion- Item VI-8:**

The project is not located on a geological unit or soil that is unstable or would become unstable as a result of this project.

**Discussion- Item VI-9:**

The project is not located on expansive soils.

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**VII. 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? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (APCD, EHS)				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? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (EHS, PLN)				X
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
9. Create any health hazard or potential health hazard? (EHS)			X	
10. Expose people to existing sources of potential health hazards? (EHS)			X	

**Discussion- Item VII-1:**

A railroad derailment along the Mill Road and Luther Road train intersection is a catastrophic event. Approximately 5 trains a day pass through this area. The Union Pacific Railroad has a spill prevention plan and has emergency first responders on-call for such events. Thus, the likelihood of an event creating a significant hazard to the public or the environment through the routine transport of hazardous materials is considered to be less than significant.

**Discussion- Item VII-2:**

The use of hazardous substances during normal construction 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 VII-3:**

This project is not located within a quarter mile of an existing or proposed school.

**Discussion- Items VII-4,10:**

A Phase 1 Environmental Site Assessment was conducted on this project site, consisting of a records search and related review. The project site had past orchard agricultural uses, and screening was performed to evaluate if

there are any associated residual low levels of pesticides and herbicides in the soil. The soils screening tests identified constituents that are not necessarily indicative of past agricultural uses, and may be the result of other past uses or a naturally occurring mineralized zone.

A Phase II Limited Soil Sampling was conducted by EarthTec on August 25, 2006 and a follow-up report was conducted by the same company on November 16, 2006 which investigated the project site for historical agricultural activities. The residual concentrations of arsenic and cadmium that exist in the topsoil were found to be present near or below the naturally occurring background levels typically encountered in California soils as documented by the California Department of Toxic Substance Control. Thus, the impact of this project site for creating any health hazard or potential health hazard and for this project to be listed as a hazardous materials site is considered to be less than significant. No mitigation measures are required.

**Discussion- Item VII-5:**

The project is located outside the Compatibility Zones for the Auburn Municipal Airport, as mapped in the 2005 Placer County Airport Land Use Compatibility Plan.

**Discussion- Item VII-6:**

The project is not within the vicinity of a private airstrip.

**Discussion- Item VII-7:**

The site does not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

**Discussion- Item VII-8:**

The project will not expose people or structures to a risk of wildland fires.

**Discussion- Item VII-9:**

Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping have the potential to breed mosquitoes. The project will be conditioned to utilize drip irrigation for landscaping areas. No mitigation measures are required.

**VIII. 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? (EHS)			x	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				x
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				x
4. Increase the rate or amount of surface runoff? (EHS, ESD)		x		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		x		
6. Otherwise substantially degrade surface or ground water quality? (EHS, ESD)				x
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				x

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8. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
10. Alter the direction or rate of flow of groundwater? (EHS)				X
11. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

**Discussion- Item VIII-1:**

The project could result in urban stormwater runoff which may affect water quality standards and increase the amount of surface runoff. Standard Best Management Practices (BMPs) will be used which will reduce the amount of surface runoff and the possibility of any water quality standards. Thus, the impacts relating to water quality and surface runoff is considered to be less than significant. No mitigation measures are required.

**Discussion- Item VIII-2:**

This project will not substantially deplete groundwater supplies as it will utilize public treated water.

**Discussion- Item VII-3:**

The project will not substantially alter the existing drainage pattern of the site.

**Discussion- Item VIII-4:**

The project development will cover approximately 29% of the 6.8 acre site with impervious surfaces. The following mitigation measures are required to reduce potential impacts to a less than significant level.

**Mitigation Measures- Item VIII-4:**

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

**Discussion- Item VIII-5:**

The project includes the construction of street improvements, driveways, utilities, landscape areas and building pads. This will result in potentially significant sources of polluted runoff (sediment, oils, greases, fertilizers, etc.) without mitigation. The following mitigation measures are required to reduce potential impacts to a less than significant level.

**Mitigation Measures- Item VIII-5:**

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

MM VIII.1 Storm drainage from on-site impervious surfaces shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.) as approved by ESD. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.2 Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or

treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. BMPs for the project include, but are not limited to: infiltration swale, Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, and concrete washout areas. All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request.

**MM VIII.3** All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the Engineering and Surveying Department and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowners' association is responsible for maintaining the legibility of stamped messages and signs.

**MM VIII.4** This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

**Discussion- Item VIII-6:**

The project will not otherwise substantially degrade surface or groundwater quality.

**Discussion- Item VIII-7:**

The project will not place housing within the 100-year flood hazard area.

**Discussion- Item VIII-8:**

The project will not place within a 100-year flood hazard area any improvements which would impede or redirect flows.

**Discussion- Item VIII-9:**

The project will not expose people or property to significant risks involving flooding.

**Discussion- Item VIII-10:**

The project will not alter the direction or rate of flow of groundwater.

**Discussion- Item VIII-11:**

The project will not impact the watershed of important surface water resources.

**IX. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				x
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN)			x	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				x

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4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

**Discussion- Item IX-1:**

The proposed project will not physically divide an established community.

**Discussion- Item IX-2:**

The project site is within the boundaries of the Auburn/Bowman Community Plan (adopted June 1994). As discussed in Section 8, Environmental Setting, the Plan land use designation for this site is Low Medium Density Residential 2-5 dwelling units/acre. The proposed residential density of 3.5 units/ac. is within the density range of the Community Plan and is, therefore, consistent with Community Plan goals and policies.

The Minimum Lot Area in RS (Residential Single-family) zoning is 10,000 sq. ft. Although the project includes a rezoning request to add a PD 4 (Planned Development 4 units/ac.) designation to the project site, this designation will not result in any increase in density on the site that could not be otherwise achieved through the subdivision process. In this instance, the PD designation will allow for some flexibility in the design of the subdivision to develop the less sensitive areas on the site while protecting a riparian corridor and a small group of oaks. There is no conflict between the requested zoning change and the current zoning in terms of intent and densities. No mitigation measures are required.

**Discussion- Item IX-3:**

The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects.

**Discussion- Item IX-4:**

The proposed project will not result in the development of incompatible uses and/or the creation of land use conflicts.

**Discussion- Item IX-5:**

The proposed project will not affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses).

**Discussion- Item IX-6:**

The proposed project will not disrupt or divide the physical arrangement of an established community.

**Discussion- Item IX-7:**

The Auburn/Bowman Community Plan identifies these properties for residential use at densities ranging from 2-5 dwelling units per acre. The proposed residential development is consistent with the use identified in the Plan and the proposed number of residential units is within the densities in the Plan. No mitigation measures are required.

**Discussion- Item IX-8:**

The proposed project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

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**X. MINERAL RESOURCES – Would the project result in:**

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

**Discussion- Item X-1:**

No mineral resources are known to occur on this site, or in the immediate vicinity of this site.

**Discussion- Item X-2:**

The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site.

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

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

**Discussion- Items XI-1,3:**

Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. This is a potentially significant event.

**Mitigation Measures- Items XI-1,3:**

**MM XI.1** In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday, and shall only occur:

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

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information

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phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

**Discussion- Item XI-2:**

The project lies within the Auburn Bowman Community Plan which allows for properties with transportation impacts from I-80 or railroad track noise to use a 70 dB Ldn/CNEL maximum noise exposure for transportation noise sources. An acoustical analysis was conducted by j.c. brennan & associates, Inc., on April 18, 2006 which identifies a 140-foot minimal residential setback for the 70 dB Ldn/CNEL corridor. The project has incorporated this setback into the project design which allows the project to be in compliance with the exterior noise levels of the Auburn Bowman Community Plan. In addition, the acoustical analysis describes the potentially significant noise impacts from the UP railroad tracks located adjacent to the project site.

**Mitigation Measures- Item XI-2:**

MM XI.2 In order to mitigate the transportation noise impacts noted above, the acoustical analysis identifies that the UP railroad tracks transportation noise levels may exceed the Auburn Bowman Community Plan 45 dB Ldn interior noise level standard. In order to mitigate the impacts of the UP railroad transportation noise impacts on this project and to achieve compliance with the Auburn Bowman Community Plan 45 dB Ldn interior noise level standard, the project is required to do the following:

1. All second floor windows with a direct line of site to the UPRR tracks shall be fitted with windows having a minimum sound transmission class (STC) rating of 32. This requirement will only apply to the first row of homes adjacent to the UPRR tracks ( Lots 3-13).
2. The first row of homes adjacent to the UPRR tracks (Lots 3-13) shall be fitted with a fresh air ventilation system which would allow residents to keep their windows closed during the nighttime hours while still being able to circulate fresh air.

This condition shall be included on the Improvement Plans.

**Discussion- Item XI-4:**

The project does not lie within an airport land use plan.

**Discussion- Item XI-5:**

The project does not lie with the vicinity of a private airstrip.

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

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

**Discussion- Item XII-1:**

The Auburn/Bowman Community Plan identifies this site for residential use and development at densities of up to 5 dwelling units per acre. As the project is consistent with these limits, it will not introduce population growth.

**Discussion- Item XII-2:**

The proposed project will not displace housing.

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**XIII. PUBLIC SERVICES** – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)			x	
2. Sheriff protection? (EHS, ESD, PLN)			x	
3. Schools? (EHS, ESD, PLN)			x	
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			x	
5. Other governmental services? (EHS, ESD, PLN)			x	

**Discussion- All Items:**

The Placer County Fire Department provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads; schools serving the site include Auburn Elementary and Placer Union High School.

As the proposed project is consistent with the underlying land use designations, the project development will result in a negligible additional demand on the need for these public services. As is required for all new projects, "will serve" letters will be required from these public service providers. The incremental increase in demand for these services will not result in significant impacts. No mitigation measures are required.

**XIV. RECREATION** – Would the project result in:

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

**Discussion- Item XIV-1:**

Project development will result in an increase in the use of existing neighborhood and regional parks, or other recreational facilities. Although no on-site recreational amenities are proposed, the project will pay in lieu park fees. No mitigation measures are required.

**Discussion- Item XIV-2:**

The project does not include the development of recreational facilities.

**XV. TRANSPORTATION & TRAFFIC – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		x		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				x
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				x
4. Inadequate emergency access or access to nearby uses? (ESD)				x
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)			x	
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				x
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				x
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				x

**Discussion- Item XV-1:**

Development of this project will have a cumulative impact on the transportation system. There will be an increase in traffic volumes on area roadways that will also increase the congestion at the intersection of Luther Road and Mill Road. The following mitigation measures are required to reduce potential impacts to a less than significant level.

**Mitigation Measures- Item XV-1:**

MM XV.1 This project is subject to payment of traffic impact fees as prescribed by the Placer County Road Network Traffic Limitation Zone and Traffic Fee Program (Ref. Section 4.22 Placer County Code). The current estimated fee is \$4,350 per dwelling unit, however, the actual fee paid will be that in effect at the time payment occurs. This fee is payable prior to the issuance of any Building Permit on any lot or for any portion of the project.

MM XV.2 Construct a left-turn lane on Luther Road at the Mill Road intersection. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 35 mph, unless an alternative is approved by DPW.

**Discussion- Item XV-2:**

The project will not exceed a level of service standard established by the County General Plan or the Community Plan.

**Discussion- Item XV-3:**

The project will not increase impacts to vehicle safety due to roadway design or incompatible uses.

**Discussion- Item XV-4:**

The project will provide adequate emergency access and access to nearby uses.

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**Discussion- Item XV-5:**

The Mill Road Subdivision project proposes parking at a ratio of four spaces per unit (two driveway spaces, two garage spaces) for a total of 88 off-street spaces. The parking requirement for residential units in developments with road widths less than 32 feet is four spaces per unit, exclusive of carports or garages. The Planned Residential Development Ordinance allows for a reduced parking standard, at the hearing body's discretion, as established in the conditions of approval of the Conditional Use Permit for the project. No mitigation measures are required.

**Discussion- Item XV-6:**

The project will not create a hazard or barriers for pedestrians or bicyclists.

**Discussion- Item XV-7:**

The project will not conflict with adopted policies supporting alternative transportation.

**Discussion- Item XV-8:**

The project will not affect air traffic patterns.

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

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

**Discussion- Item XVI-1:**

The project will not exceed wastewater treatment requirements for the RWQCB.

**Discussion- Items XVI-2,5,6:**

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

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**Discussion- Item XVI-3:**

The two existing houses on the project site are served by onsite sewage disposal systems. The project proponent is required to ensure the existing septic tanks are properly destroyed through permit with Environmental Health Services as this project will be served by a public sewer system. As such, the impact for new septic tank systems is considered to be less than significant.

**Mitigation Measures- Item XVI-3:**

MM XVI.1 As a condition of approval, the project is required to show the location of the 100% repair area and to show that the repair area will be maintained free of vehicular traffic. Both of these items shall be shown on the improvement plans.

**Discussion- Item XVI-4:**

The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that would cause significant environmental effects.

**Discussion- Item XVI-7:**

This project is served by a landfill with sufficient capacity to accommodate the project's solid waste disposal needs.

**Discussion- Item XVI-8:**

The project proponent has provided Environmental Health Services with written comments from the local franchised refuse hauler on their ability and willingness to serve this project. This a routine condition and the ability for this project to comply with federal, state, and local statues and regulations related to solid waste is considered to be less than significant. No mitigation measures are required.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?		x
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		x
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		x

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

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

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

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

**H. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

- Planning Department, Mike Wells, Chairperson
- Engineering and Surveying Department, Mike Foster
- Engineering and Surveying Department, Wastewater, Ed Wydra
- Department of Public Works, Transportation
- Environmental Health Services, Grant Miller
- Air Pollution Control District, Brent Backus
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Vance Kimbrell
- Placer County Fire / CDF, Bob Eicholtz

Signature *Gina Langford*

Date January 29, 2007

Gina Langford, Environmental Coordinator

**I. SUPPORTING INFORMATION SOURCES:** The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603.

<b>County Documents</b>	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

*ADD*

Initial Study & Checklist continued

	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<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
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input checked="" type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	Air Pollution Control District	<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"/> URBEMIS Model Output
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
	Mosquito Abatement District	<input checked="" type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____

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