



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Director
Planning Department, Community Development Resource Agency

DATE: December 9, 2008

SUBJECT: **GARY GUERRERO (PGPA T20070790),
AMENDMENT TO THE PLACER COUNTY GENERAL PLAN, REZONING
MITIGATED NEGATIVE DECLARATION**

ACTION REQUESTED

The Board of Supervisors is being asked to approve an amendment to the Placer County General Plan to change the General Plan designation from Agriculture (10 acre minimum) to Rural Residential (1 to 10 acre minimum), and a Rezoning to change the zoning designation from F-B-X 10 acre minimum (Farm, combining minimum Building Site of 10 acres) to F (Farm, 4.6 acre minimum) on property located at 5925 Bell Road in the Auburn area (Assessors Parcel Numbers 026-410-011 and 012). Staff brings forward the Planning Commission's recommendation to approve the project.

BACKGROUND

Project Site

The proposed project is located in a rural area of Auburn at 5925 Bell Road. Bell Road forms the site's eastern boundary. The northerly parcel has an existing residential dwelling, while the southerly parcel is undeveloped. Surrounding land uses include low density rural residential and agricultural, and the Auburn Country Club is located nearby to the north.

The project site is 20 acres in size. Existing site vegetation includes typical foothill oak woodland and annual grasslands. Three small, unnamed drainages, a marsh and small pond were identified within the proposed project area. There is one residence on site, which is located on the northern half of the property. It is accessed via a driveway off Bell Road.

Project Description

The project consists of the following three entitlements:

1. General Plan Amendment to change the General Plan designation from Agriculture 10 acre minimum to Rural Residential 1 to 10 acre minimum.
2. A Rezoning to change the current zoning from F-B-X 10 acre minimum (Farm, combining minimum Building Site of 10 acres) to F (Farm, 4.6 acre minimum)
3. A Minor Land Division to subdivide the site into four five-acre parcels. The Minor Land Division was approved by the Planning Commission, subject to the approval of this Zone Change and General Plan Amendment.

ACTION OF THE PLANNING COMMISSION

The proposed project was considered by the Planning Commission at its August 14, 2008 meeting. One comment letter was received by the public concerning environmental impacts relating to sewer and water. After deliberation, the Planning Commission unanimously adopted a motion (6-0, with Commissioner Brentnall absent) to recommend approval of the project as proposed by the applicant.

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DISCUSSION OF ISSUES

The applicant requests to change the General Plan and Zoning designations on the basis that the project request is consistent with the surrounding land uses.

General Plan Amendment

The project site has a land use designation of Agriculture with a 10-acre minimum lot size. The site currently contains an existing residence, leach field, on-site drainage, and a number of streams. Given the project site characteristics, the splitting of the parcels will not fragment any useable agricultural land.

Furthermore, surrounding parcels consist of lots ranging between 3.3 to 5 acres and consist of residential uses. The proposed project site will not be used in a substantially different manner than surround parcels. The Planning Commission concluded that the proposed project is consistent with the area and will not adversely affect the other properties in the vicinity.

Rezoning

The requested Rezoning is consistent with similar zoning in the project area, and would be merged with the contiguous Farm 4.6-acre zone district directly south as well as east of the project site. The change in the Zoning and General Plan designation would not create a situation that adversely affects the orderly development of the area in which the subject parcel is located, as the allowed density and land uses would be consistent with the surrounding parcels.

RECOMMENDATION

Staff is presenting the Planning Commission's recommendations for approval of the Gary Guerrero project. Should the Board choose to approve this project, staff recommends the approval be subject to the findings included in the staff report and following actions:

- (1) Adoption of the Mitigated Negative Declaration for the project (Exhibit 2);
- (2) Adoption of a Resolution amending the Placer County General Plan (Exhibit 3);
- (3) Adoption of an Ordinance rezoning the Gary Guerrero property (Exhibit 4).

FINDINGS:

CEQA:

1. The Mitigated Negative Declaration has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures to be implemented with the Minor Land Division include, but are not limited to: on-site replanting of native trees on-site and/or payment of fees into the County's Tree Preservation Fund, use of Best Management practices, building envelopes, and other mitigation measures as outlined in the conditions of approval.
2. There is no substantial evidence in the record as a whole that the Project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the Project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan/mitigation monitoring program prepared for the project as approved and adopted.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Auburn, CA 95603.

GENERAL PLAN AMENDMENT:

1. The change in the Placer County General Plan designation from Agriculture 10 acre minimum to Rural Residential 1 to 10 acre minimum would not result in the degradation of the rural character of the area.

REZONING:

1. The change in zoning from Farm 10 acre minimum to Farm, allowing for a 4.6 acre minimum, would be consistent with the goals and policies of the Placer County General Plan.
2. The proposed zoning is consistent with the existing lot sizes in the immediate neighborhood surrounding the project site.
3. The proposed zoning would not represent spot zoning and would not be contrary to the orderly development of the area.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Planning Director

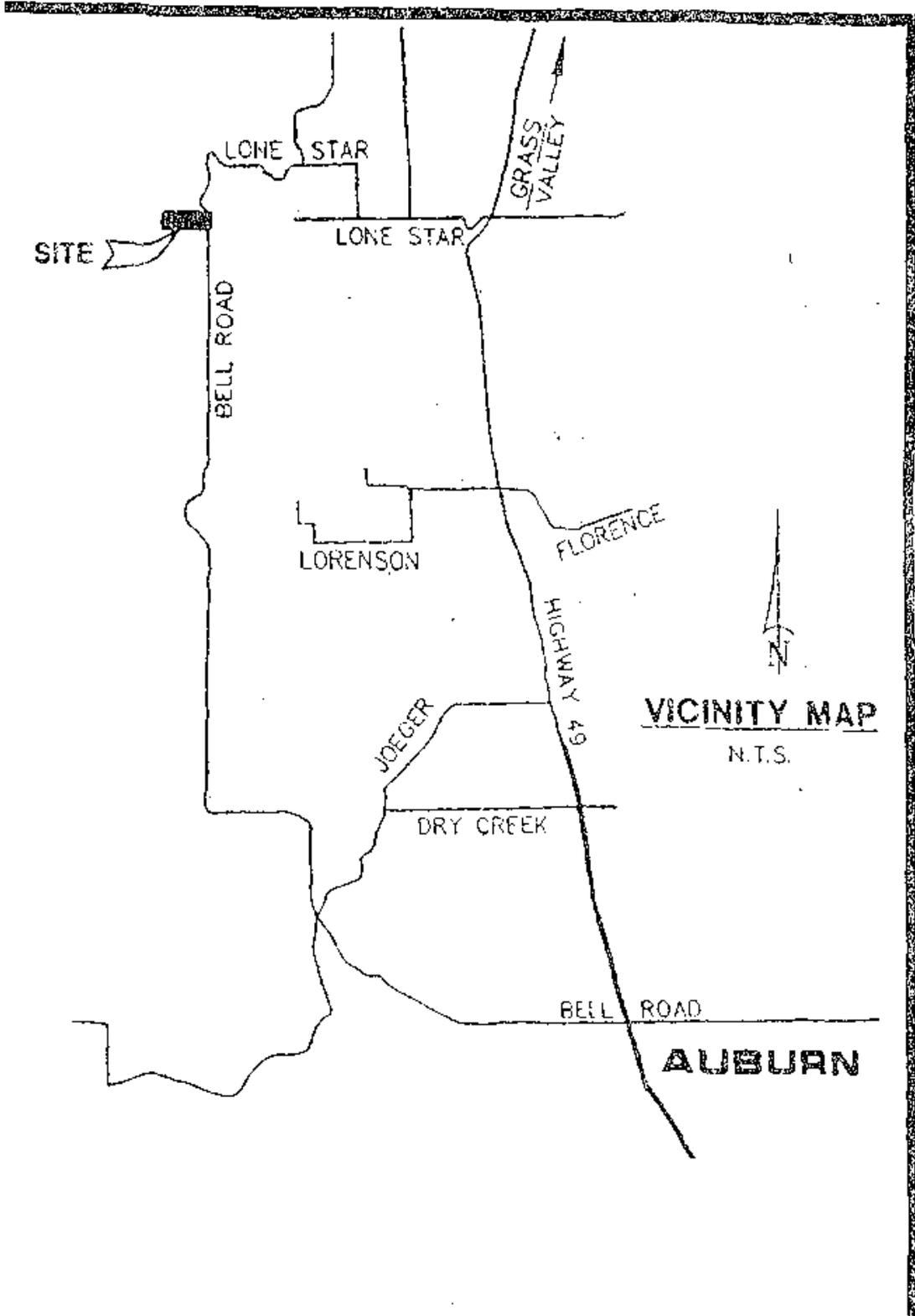
ATTACHEMENTS:

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Mitigated Negative Declaration, Mitigation Monitoring Plan
- Exhibit 3 – Resolution to Amend the Placer County General Plan relating to the property of Gary Guerrero
- Exhibit 4 – Ordinance to Amend Placer County Code, Chapter 17, Rezoning the property of Gary Guerrero
- Exhibit 5 – Tentative Parcel Map
- Exhibit 6 – Conditions of Approval
- Exhibit 7 – Correspondence

cc: - Applicant

Copies Sent by Planning:

- John Marin – CDRA Director
- Michael Johnson – Planning Director
- George Rosasco – Supervising Planner
- Holly Heinzen – County Executive Officer
- Scott Finley – County Counsel
- Janelle Fortner – Engineering and Surveying
- Leslie Lindbo – Environmental Health Services
- Andy Fisher – Parks Department
- Subject/chrono files





COUNTY OF PLACER
Community Development Resource Agency

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ENVIRONMENTAL
COORDINATION
SERVICES

Gina Langford, Coordinator

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Lands of Guerrero	Plus# PMLD T20070789
Description: Project proposes a Minor Land Division, General Plan Amendment and Rezone to subdivide two existing parcels consisting of a total of 20 acres into four parcels with a minimum lot size of 4.6 acres each.	
Location: 5925 Bell Road, Auburn, Placer County	
Project Owner: Gary Guerrero, 9225 Country Club Lane Auburn, CA 95602	
Project Applicant: Guliani & Kuk, 500 Wall Street Suite A, Auburn CA 95603 (530) 885-5107	
County Contact Person: Angel Rinker	530-745-3124

PUBLIC NOTICE

The comment period for this document closes on July 2, 2008. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoord/Services/EnvDocs/NegDecl.aspx>), 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 Environmental Coordination Services, at (530) 745-3075 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

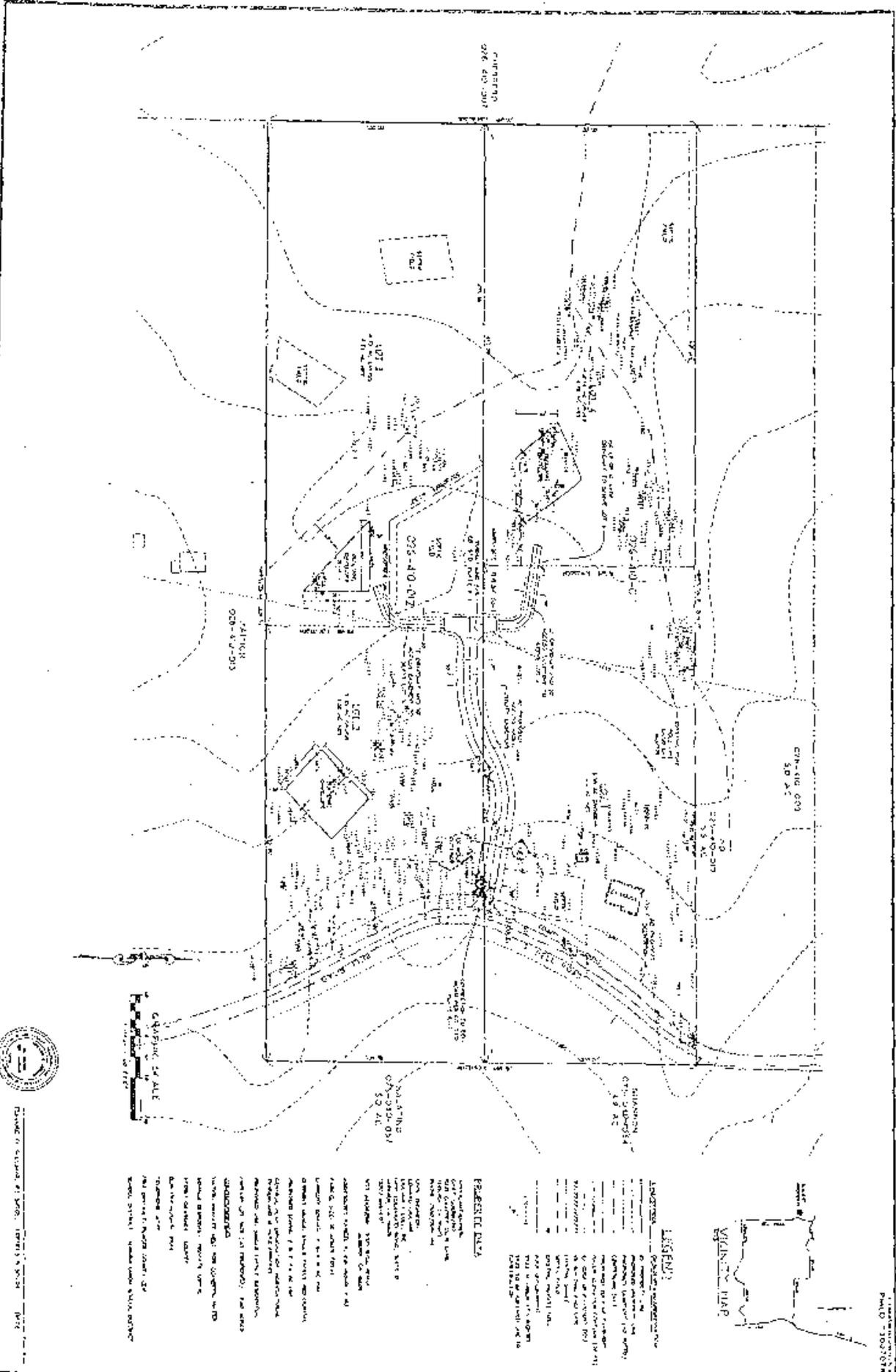
05/28/2008

J. McCauley, COUNTY CLERK

Deputy Clerk

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EXHIBIT 2



PLACER COUNTY RECORDS AT SPARK, CALIFORNIA

LEGEND

LANDS

..... Private Lands

..... Public Lands

..... State Lands

..... Federal Lands

..... Indian Lands

..... Unimproved Lands

..... Improved Lands

..... Agricultural Lands

..... Residential Lands

..... Commercial Lands

..... Industrial Lands

..... Recreational Lands

..... Other Lands

ROADS

..... Carriage Road

..... Road

..... Path

..... Trail

..... Alley

..... Easement

..... Right-of-Way

..... Other

WATER

..... Creek

..... Stream

..... River

..... Lake

..... Pond

..... Reservoir

..... Dam

..... Well

..... Other

BOUNDARIES

..... Section Boundary

..... Township Boundary

..... Range Boundary

..... Meridian Boundary

..... Other

OTHER

..... Contour Line

..... Elevation

..... Spot Elevation

..... Bench Mark

..... Monument

..... Other



SHEET 1 OF 1	TENTATIVE MAP	LANDS OF GUERRERO 5925 BELL ROAD PLACER COUNTY, CALIFORNIA	 Glueck & Wall, Inc. 1000 West Street, Suite 4, Auburn, CA 95603 (530) 885-0133 Fax: (530) 885-1551 * Service * Detail	DATE 10/10/00	DRAWN BY J. WALL	CHECKED BY J. WALL	APPROVED BY J. WALL
				TITLE TENTATIVE MAP	SCALE AS SHOWN	PROJECT NO. 0000000000	SHEET NO. 1

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COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
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3091 County Center Drive, Suite 100 • 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: Lands of Guerrero	Plus# PMLD 20070789
Entitlements: General Plan Amendment, Rezone, and Minor Land Division	
Site Area: 25 acres	APN: 026-410-011, 012
Location: 5925 Bell Road in the Auburn area of western Placer County	

Project Description:

The applicant is requesting approval of the following three entitlements:

1. General Plan Amendment (Agriculture/Timberland 10 acre minimum to Agricultural/Timberland 4.6 minimum lot size)
2. Rezone (Farm-B-X 10 acre minimum lot size to Farm-B-X 4.6 acre minimum)
3. Minor Land Division (Parcel Map) to subdivide two existing parcels into four parcels with a minimum lot size of 4.6 net acres

As part of the development for this project an on-site roadway (County Std. R-1) will be constructed to serve the new parcels. The roadway will connect to Bell Road (County Std. R-17) at the apex of an existing curve providing optimal site distance. In addition, a 60 foot right of way will be dedicated to the County encompassing Bell Road as it crosses the easterly portion of the project site.

Services for the project will be provided consistent with rural standards. Private on-site wells and septic systems will be developed. PG&E will supply electrical power and private propane service will supply gas needs. Storm drainage patterns will continue consistent with pre-development overhead flows.

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Project Site:

The proposed project is located in a rural area within the Auburn area in western Placer County. The site is identified as Assessor's Parcel Numbers 026-410-011 & 012. Bell Road and a paved single-lane roadway, forms the site's eastern boundary. The northerly parcel (011) has an existing residential dwelling, while the southerly parcel (012) is undeveloped. The current zoning for the parcels is Farm combining district with a 10 acre minimum lot size. Surrounding land uses include low density rural-residential and agricultural, and the Auburn Golf Course and Country Club are located nearby to the north.

The project site is densely populated with native oak trees which will be impacted as a result of the project to allow for additional building sites and road improvements as required by the Minor Land Division Subdivision Ordinance. Blue oak and interior live oak woodlands occur throughout the project area, including within the riparian zones of several streams.

The current project proposal is not consistent with the minimum parcel size as designated for the site in the General Plan and Zoning designation. A general plan amendment and rezone are required in order for the minor land division to be consistent.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	Farm, Building Site, 10 acre minimum	Agricultural/Timberland 10 acre min.	Single-family residential and undeveloped lots
North	Single-family Residential, Agricultural, Building Site, 10 acre minimum, Planned Development, 1 acre minimum	Agricultural/Timberland	Single-family residential, undeveloped lots, golf course
South	Farm, Building site 4.6 Acre minimum	Agricultural/Timberland 4.6 acre min.	Undeveloped lots
East	Farm, Building site 4.6 Acre minimum	Agricultural/Timberland	Single-family residential and undeveloped lots
West	Farm, Building site 20 Acre minimum	Agricultural/Timberland	Undeveloped lots

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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 will 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.

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. For Tahoe Initial Study & Checklist

projects, the document will also be available in our Tahoe Division office, 566 West Lake Blvd., Tahoe City, CA 96145.

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 hearing, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(2)(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 – 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 1-1,2:

The project site consists of two legally separate parcels, with one currently developed with a single family residence, and attached two-car garage and accessory structures. No changes are proposed for the residence as a part of this minor land division. The project area is not located within a scenic vista or within a scenic highway and will not damage any known scenic resources.

Discussion- Item 1-3:

The arborist report conducted by ABACUS for the proposed project has identified a number of trees proposed for removal or would result in potential damage as a result of the improvements necessary for road improvements. The area of impact will be shielded by the dense amount of remaining oak trees surrounding the site. The removal of trees is not anticipated to result in a significant impact to the visual character or quality of the site or its surroundings. No mitigation measures are required.

Discussion- Item 1-4:

Development proposed by the project has the potential to create new sources of light. However, the light will be of the type generally associated with residences. As there will be a very low density of residential development, the amount of light generated by these residences will not have a significant effect on nighttime views. 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? (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- Items II-1,2,4:

The Placer County important Farmlands and Agricultural Uses Map (1992), prepared by Jones & Stokes, classify the land as "Grazing Land". No agricultural operations are located on or adjacent the project site and buffers are not necessary. No loss or conversion of Farmland or livestock grazing land will result from development proposed by this project.

Discussion- Item II-3:

The land within the project site is zoned Farm, with a combining building site minimum of 10 acres. The application requests a general plan amendment and rezone from a 10 acre minimum to a 4.6 acre minimum. The land use designation of Agriculture/Timberland will remain the same and is consistent with the project proposal and will continue to offer opportunities for agricultural uses. Additionally, the parcel is not under a Williamson Act Contract.

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 Sacramento Valley Air Quality Management Plan. No mitigation measures are required.

Discussion- Items III-2,3:

The proposed project is located in the Mountain Counties 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 analysis, the project will be below the District's threshold for construction and operation and thus would not have a significant impact on air quality. No mitigation measures are required.

Discussion- Items III-4,5:

Based upon the project analysis, and that the nearest home within the project site is more than 500 feet from Interstate I-80, the project would not expose sensitive receptors to substantial pollutant concentrations. In addition, the project would not create objectionable odors affecting a substantial number of people. 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 or 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- Items IV-1,4:

In order to determine impacts on any species identified as a candidate, sensitive or special status species a biological inventory was conducted by Susan Sanders Biological Consulting. Sources of information included a records search of the California Department of Fish and Game's California Natural Diversity Database (CNDDB 2008) and U.S. Fish and Wildlife Service and the California Native Plant Society Electronic Inventory (CNPS 2008) for the USGS Gold Hill 7.5-minute quadrangle and surrounding quadrangles. The Placer County Natural Resources Report (Jones & Stokes 2004) was also consulted for information on the distribution and extent of habitats and the relationships between habitats and special-status species in the local and regional contexts.

The description of biological resources is based on field surveys conducted by botanist and wetlands specialist Carolyn Chainey-Davis and wildlife biologist Ted Beedy on February 20, 2007. Additional plant and animal surveys were conducted on March 1 and 2, 2007. The project description was later revised and an additional survey was conducted by Ted Beedy and Carolyn Chainey-Davis on January 16, 2008. As part of the assessment the entire site was walked and plants and animals observed on site were recorded. Habitats on site were evaluated for their potential to support special-status plant and wildlife species identified through a search of the Natural Diversity Database.

Special status species with the potential to occur onsite include the following:

Cooper's hawk (*Accipiter cooperii*), currently considered a California Department of Fish and Game Species of Special Concern (CDFG 2007), was observed flying over the project area on two separate surveys on March 1 and 2, 2007. Oak woodlands in the project area provide suitable nesting and foraging habitat for Cooper's hawk.

One elderberry shrub was found on site that could potentially provide habitat for the federally listed valley elderberry longhorn beetle. Focused surveys for Valley Elderberry Longhorn Beetle (VELB), conducted according to U.S. Fish and Wildlife Service protocol, were not conducted as part of the biological resources assessment. However, all elderberries with stems at ground level greater than one inch diameter are considered potential habitat for VELB and are protected by the Federal Endangered Species Act. Disturbance or removal of the identified elderberry shrubs would likely require a permit from the U.S. Fish and Wildlife Service. The shrub is not located near the construction associated with the proposed project and will likely not be impacted.

With the implementation of the following mitigation measures, impacts to riparian habitat or species identified as a candidate, sensitive, or special status species will be less than significant.

Mitigation Measures- items IV-1,4:

MM IV.1 To avoid take of active nests, it is recommended that trees proposed for removal only be removed outside of the nesting season (April through August). If trees cannot be removed outside the nesting season, a qualified biologist shall conduct a nesting survey no earlier than seven days and no more than 30 days prior to tree removal in the Study Area to search for nesting sites. Survey results shall then be submitted to the Placer County Planning Department and the California Department of Fish and Game. If active raptor nests are found on or immediately adjacent to the site, consultation shall be initiated with California Department of Fish and Game to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.

An additional survey may be required if periods of construction inactivity (e.g., gaps of activity during grading, tree removal, road building, or structure assembly) exceed a period of two weeks, an interval during which bird species, in the absence of human or construction-related disturbances, may establish a nesting territory and initiate egg laying and incubation.

Surveys shall be conducted no sooner than two weeks prior to the initiation of construction activities or other site disturbances.

Should any active nests or breeding areas be discovered, a buffer zone (protected area surrounding the nest, the size of which is to be determined by a qualified biologist in coordination with California Department of Fish and Game) and monitoring plan shall be developed. Nest locations shall be mapped and submitted, along with a report stating the survey results, to the Placer County Planning Department within one week of survey completion.

MM IV.2 The applicant shall submit site maps indicating the location of the Elderberry Shrub in relation to any grading or construction activities to insure complete avoidance of the elderberry shrub. If VELB habitat exists within 100 feet of the project, then the U.S. Fish and Wildlife Service Conservation Guidelines for the Valley Elderberry Longhorn Beetle shall be implemented and coordination with U.S. Fish and Wildlife Service shall be initiated to determine appropriate avoidance or mitigation measures.

Discussion- Item IV-2:

Although the proposed project will remove trees, the amount of tree removal will not 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, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. No mitigation measures are required.

Discussion- Items IV-3,7:

Blue oak and interior live oak woodlands occur throughout the project area, including within the riparian zones and drainages. No landmark trees or heritage oaks greater than 36 inches diameter at breast height occur in the project area.

Native oak trees will be removed as a result of the project to allow for additional building sites and for the construction of improvements necessary to the existing road required by the Minor Land Division Subdivision Ordinance. An arborist report and field review conducted by ABACUS identified a total of 37 trees that qualified as "protected trees" by the standards of the Placer County Tree Ordinances to remove as a result of future dwelling units. In addition, there are 51 trees qualified as "protected trees" within close proximity to the proposed building envelopes requiring root protection during development.

To avoid potential direct and indirect harm to oaks and oak groves during construction, and to minimize indirect impacts to oaks the following mitigation measures shall be implemented for tree protection during construction:

Mitigation Measures- Items IV-3,7:

MM IV.3 Establish any landmark oaks and oak groves outside of building envelopes and adjacent to construction as Environmentally Sensitive Areas during construction. The boundaries of the oak Environmentally Sensitive Areas shall be established at the drip line of the oaks or oak groves. The Environmentally Sensitive Areas boundaries shall be shown on plans and specifications shown to contractors.

MM IV 4 Plans and specifications shall clearly state protection procedures for oaks to be preserved on the project site (a penalty of \$50.00 per scar is required by Placer County). The specifications should also require contractors to stay within designated work areas and shall include a provision for penalties if oak trees are damaged unintentionally.

MM IV 5 No vehicles, construction equipment, mobile offices, or materials should be parked or located within the drip lines of oaks and other hardwoods that are to be preserved.

MM IV 6 Soil surface removal greater than one foot shall not occur within the driplines of oaks to be preserved. No cuts or trenching shall occur within these driplines. If these areas cannot be avoided, then the tree shall be added to the list of oaks marked for mitigation.

Underground utility line trenching shall not occur within the driplines of oaks to be retained. If it is necessary to install underground utilities within the driplines of oak trees, the trench shall not be dug within twelve feet of the trunk to avoid killing or weakening the tree.

MM IV 7 Earthen fill greater than one foot deep shall not be placed within the driplines of oak trees to be retained, and no fill shall be placed within twelve feet of their trunks, except for those trees marked for mitigation. In addition, no paving shall be placed within the dripline of oaks to be retained.

MM IV 8 No irrigation, or ornamental plantings requiring irrigation, shall be installed within the driplines of oaks to be preserved. Mulches or drought-tolerant, non-irrigated plantings are suitable within these driplines.

MM IV 9 Prior to map recordation, a copy of the prepared information, Appendix G of the Biological Survey prepared for the project, shall be submitted to the Planning Department to be maintained in the project file.

- A. If on-site replacement is not proposed the applicant shall submit to Placer County the current market value of the trees to be removed, including the cost of installation and pay that amount 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. The tree replacement study is subject to verification and approval by the Parcel Review Committee prior to payment in to the Tree Preservation Fund.

OR

Provide a contribution of \$100 per diameter inch at breast height for each tree removed or impacted shall be paid to the Placer County Tree Preservation Fund. These fees must be paid prior to the Parcel Map for the project being filed at the Placer County Records Office.

- B. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Parcel Review Committee prior to Parcel Map for the project being filed at the Placer County Records Office. At its discretion, the Parcel Review Committee may establish an alternate deadline for installation of mitigation/replacement trees if weather or other circumstances prevent the completion of this requirement.
- C. Revegetation utilizing seedlings, as recommended by a certified arborist or similarly qualified professional and as approved by the Parcel Review Committee. If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Parcel Review Committee prior to the Parcel Map for the project being filed at the Placer County Records Office. At its discretion, the Parcel Review Committee may establish an alternate deadline for installation of mitigation/replacement trees.

Discussion- Item IV-5:

Three small, unnamed drainages, a marsh and small pond were identified within the proposed project area during the field review conducted by Susan Sanders Biological Consulting. According to the biologist, the drainages are not known to fall within the category of the "Waters of the U.S." (i.e., features subject to jurisdiction under Section 404 of the Clean Water Act). The reach of Lone Star canal in the project area and the existing small pond were created in uplands and would not be considered jurisdictional features. A cattail marsh occurs on a large canal leak.

just east of the driveway alignment for the proposed new parcels. Although the feature, which was created in upland and relies entirely on canal leakage, doesn't qualify as jurisdictional waters, it nevertheless provides valuable habitat for a variety of birds and other wildlife. No vernal pools occur within or near the project area. The proposed project has been modified to avoid impacts to the Environmentally Sensitive Areas. With the implementation of a setback of 50 feet from the drainages, marsh and small pond, impacts to any unknown sensitive species or potential wetlands will be less than significant.

Mitigation Measures- Item IV-5:

MM IV 10 On-site canals/drainages shall be protected by structural setbacks as follows:

- A setback of 50 feet shall be maintained from all drainages from future construction including roadways and structures
- All drainages with their setbacks shall be located and shown at the property lines. The drainages shall be labeled as canals or drainages. The following note shall appear on the face of the Parcel Map:

"Drainages are for the flow of water as shown on this Parcel Map and designated canal or drainage"

Discussion- Item IV-6:

Although the project site provides good habitat due to the oak woodlands there are no known terrestrial migration corridors through or in the vicinity of the project site. 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-8:

The project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan and will have 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. 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:

The project site is not known to contain any object, building, structure, site, area, place, record or manuscript that meets the criteria for the listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852)

Discussion- Items V-2.6:

The project site is not included in any known local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in the General Plan Background Report, Figure 8-4 "Concentrations of Historical Sites and Buildings." However, there is the possibility that undiscovered resources may be found in the course of project development work. Pursuant to CEQA Guidelines § 15064.5(a), the following

wording will be placed on improvement plans to ensure that no significant impacts to undiscovered archeological resources will occur.

If any archeological resources 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 County approved professional archeologist shall be retained to evaluate the deposit. The Placer County Planning Department and the Department of Museums must also be contacted for review of the archeological find(s).

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 will be included in the general notes section of the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique sensitive nature of the site. No mitigation measures are required.

Discussion- Items V-3,5:

No record exists of any known paleontological, religious or sacred resources on the project site. No unique geological features were identified on the project site, either in records or by field reconnaissance. No mitigation measures are required.

Discussion- Item V-4:

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

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
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- Item VI-1:

The project does not propose any features that would expose people or structures to unstable earth conditions or changes in geologic substructures.

Discussion- Items VI-2,5,6:

The proposed project includes the construction of a section of paved roadway. The area of disturbance for these improvements is relatively small. The disruption of soils on this primarily undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, grading for parking areas, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with soil disruptions, displacements, compaction of the soil, deposition or soil erosion or changes in siltation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,5,6:

MM VI.1 Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department. Best Management Practices 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.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way except as authorized by project approvals.

All Best Management Practices shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to Engineering and Surveying Department upon request. 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. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the Engineering and Surveying Department upon request. Failure to do so will be grounds for discretionary permit revocation. (Prior to Improvement Plan or Final Map 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.)

MM VI.2 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

Discussion- Item VI-3:

The project proposes soil cuts and fills of up to approximately four feet maximum as identified on the preliminary grading plans. To construct the improvements proposed, substantial change in topography or ground surface relief features could occur but these changes are small and are not substantial. Therefore, the proposed project's impacts associated with topography and relief features are less than significant.

Discussion- Item VI-4:

There are no known identified unique geologic or physical features at this site that could be destroyed, covered or modified.

Discussion- Items VI-7,8:

The site is located within Seismic Zone 3 on the California Building Code (CBC) Seismic Zone Map. The site may experience moderate ground shaking caused by earthquakes occurring along off-site faults. If structures are constructed according to the current edition of the California Building Code, which contains seismic standards, the likelihood of severe damage due to ground shaking should be minimal. No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site.

Discussion- Item VI-9:

According to limited information in the Soil Survey of Placer County (United States Department of Agriculture Soil Conservation Service in cooperation with University of California Agriculture Experiment Station) there are no expansive soils are not present at this location.

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 handling, transport, use, or disposal of hazardous or acutely 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, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				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. 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? (P, N)			X	
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Item VII-1:

The project is for the creation of lots for a four lot residential subdivision and rezone which would not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials.

Discussion- Item VII-2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including California Occupational Safety and Health Administration requirements and manufacturer's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

As the project proposes only a rezone and land division with minor improvements, the project will not emit hazardous emissions.

Discussion- Item VII-4.9:

A Phase I Environmental Site Assessment was conducted on this project site, consisting of a records search and related review. The Phase I Environmental Site Assessment did not identify any past uses known to be associated with human health hazards and the site is not listed as a hazardous material site according to Government Code 65962.5. As such, the exposure of people to existing sources of potential health hazards is less than significant.

Discussion- Item VII-5:

The project is not located within an airport land use plan or within the vicinity of a public airstrip.

Discussion- Item VII-6:

No private strips are known to exist in the vicinity of the project site. Therefore, no safety hazard related to private airstrips will exist.

Discussion- Item VII-7:

The project site consists of oak woodlands and vegetation and is identified in Figure 10-5 of the Background Report as a High Fire Hazard Area. The project area is served by the Placer County Fire Protection District. Prior to the recordation of the map and issuance of building permits, applicants must submit a will-serve letter from the fire district indicating that all fire safe standards have been satisfied. With the implementation of this policy and the Public Resources Code, impacts caused from wild land fires will be less than significant. No mitigation measures are required.

Discussion- Item VII-8:

The project description details a pond on the project site near the location of the existing single family dwelling. The pond is an active site for the breeding of mosquitoes which have the potential to spread disease to animal and human hosts. This is a potentially significant impact and the following mitigation measure will reduce the impact to less than significant.

Mitigation Measures- Item VII-8:

MM VII.1 The project proponent shall abide by a mosquito abatement program with the Mosquito Abatement District. The Mosquito Abatement District shall review and approve the Improvement Plans to ensure project features will not pose a significant impact with regard to mosquitoes and health hazards.

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 potable 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? (ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)				X

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7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. 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
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. 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
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. 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 IX-1:

The project will utilize existing individual water wells for its domestic water supply. The water wells are properly constructed in a manner approved by Placer County Environmental Health Services. Bacteriological water samples taken from the wells after construction showed all of the wells to be free of coliform bacteria. Thus, the water wells for each of the four lots do not violate any potable water quality standards. No mitigation measures are required.

Discussion- Item IX-2:

The addition of three water wells on the proposed residential subdivision of 20 acres into four 4.6 acre minimum lots is not a significant impact. The intensity of use is minimal in this case and the project will not substantially deplete groundwater supplies as the volume of water used for residential purposes is minor compared to an industrial or agricultural use where a high volume of water is used on a daily basis.

The introduction of residential uses and impervious surfaces can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge is less than significant. No mitigation measures are required.

Discussion- Items IX-3,4:

The proposed project includes the construction of several hundred feet of paved access and driveways with grading and resurfacing on undisturbed areas of the property. Construction on the undisturbed areas will be at or close to the existing grade. Although the project does propose minor changes to the drainage pattern of the site, storm drainage patterns will continue consistent with the predevelopment overland flows. There is no change to the shed area as a result of this project. Therefore, the project's impacts due to substantial alteration in drainage patterns and increases in the amount and rate of runoff are less than significant. No mitigation measures are required.

Discussion- Item IX-5:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents, however, urbanization typically increases constituent concentrations to levels that potentially impact water quality. Pollutants identified in the preliminary drainage report prepared by Civil Engineering Solutions, Inc include oils & grease, anti-freeze, rubber compounds from tires and breaks, small floatable debris (trash, cigarette butts, paper), sediments and fertilizers from the landscape areas. The proposed development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-5:

Refer to text in MM VI.1

Discussion- Item IX-6:

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

Discussion- Item IX-7:

The density of the project is low and standard best management practices will be used during construction. Best Management Practices to be used in this project include fiber rolls and/or silt fencing, and a stabilized construction entrance. The project's ability to substantially degrade ground water quality is less than significant and no mitigation measures are required.

Discussion- Items IX-8,9,10:

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 project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of the improvements. The project site is elevated well above areas that are subject to flooding and is not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion- Item IX-11:

The project is for a minor land division in a rural area with a density of 4.6 acre minimum for each lot. The amount of water used in this project is considered to be minor due to the low density of the residential subdivision. Thus, the impact for this project's ability to alter the direction of rate of flow of groundwater is less than significant. No mitigation measures are required.

Discussion- Item IX-12:

The project will not impact the watershed of important surface water resources because the flows generated from the project are minor and storm water best management practices will be used to reduce erosion on-site during construction.

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 adopted for the purpose of avoiding or mitigating an environmental effect? (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		
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- Items IX-2,7:

The proposed project is not consistent with the current land use designation "Agricultural/Timberland 10 acre minimum lot size" contained in the Placer County General Plan, nor the zoning designation "Farm-B-X-10 acre minimum". Consequently, the applicant is requesting an amendment to the Placer County General Plan and a rezone to allow for a reduction in the minimum lot size from 10 acres to 4.6 net acres in order for the project proposal to be consistent. The land use designation of "Agricultural/Timberland" and zoning designation of "Farm" is not proposed to be changed. If the applicant is successful in obtaining an amendment to the Placer County General Plan and rezone, the proposed project will then be consistent with the plan.

The proposed project would allow for a smaller parcel size and increase the density currently allowed on the site. The site currently allows for two single-family residential structures, one on each of the two parcels. If the applicant is successful in obtaining approval for a General Plan Amendment and a rezone, the amendment would allow for two additional single-family residential units, for a total of four dwelling units on 20 acres. Given the size of the project site, this increase in density would be de minimus and would have negligible effect on the environment.

Further, on August 7, 200, the Placer County Board of Supervisors approved the "Paitich" General Plan Amendment, rezone, and Minor Land Division (PLUS #20050792) on a parcel contiguous to the south of the project site. The Paitich project was approved for a General Plan Amendment and rezone allowing for minimum lot size of 4.6 acres, finding that a smaller parcel size would be suitable for the area. This current proposed project will be consistent with the neighboring general plan designation and therefore will have a less than significant impact. No mitigation measures are required.

Discussion- Item IX-3:

The County's General Plan and implementing ordinances (i.e. Zoning Ordinance, Tree Preservation Ordinance, etc.) set forth policies to protect native trees, oak woodlands, wetlands, riparian areas, and sensitive habitat. The proposed project and site remediation could significantly impact sensitive resources on-site, conflicting with County policies, plans, and regulations adopted for the purpose of avoiding or mitigating environmental effects. With the implementation of Mitigation Measures MM IV.1-12, impacts would be less than significant.

Discussion- Item IX-4:

The project site is currently developed with single-family residential and is consistent with the current land use designation. The project will not result in the development of incompatible uses and/or the creation of land use conflicts.

Discussion- Item IX-5:

There are no known agricultural or timber resources on-site or adjacent to the project site. The proposed project will not create incompatibility issues as the land use designation and the rezone will only change the size of the minimum parcel required from ten acres to 4.6 acres. These parcels will continue to allow agricultural operations as allowed in the Zoning Ordinance and General Plan designation.

Discussion- Item IX-6:

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

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.

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

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Discussion- All Items:

The Placer County General Plan indicates that the closest mineral extraction site within the area occurs just outside of Ophir, south of Auburn. No valuable mineral resources have been identified on the project site and implementation of the proposed project will not result in impacts to mineral resources.

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? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			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? (PLN)				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? (PLN)				X

Discussion- Items XI-1,2:

The surrounding area consists of low density residential and undeveloped lots. The only significant noise generator in the vicinity of the project area is Bell Road. A noise study conducted for the Background Report of the Placer County General Plan developed a noise contour for Bell Road up to Highway 49. Minimal development that would generate traffic occurs beyond this point. In addition, the tentative parcel map indicates that the location of future residences would be over 120 feet away from Bell Road. This setback would further reduce the amount of noise experienced by residences.

The County's Noise Ordinance requires that sound limits for sensitive receptors not exceed 55 dB at daytime and 45 dB between the hours of 10 PM to 7 AM at the property line. Future development on the project site likely would not experience noise levels exceeding these thresholds, due to the very low density of development proposed on-site and in the area. No mitigation measures are required.

Discussion- Item XI-3:

Construction activities associated with the project may cause a temporary increase in noise levels in the vicinity. However, these noise levels would be temporary and would cease once construction activities end. The County's Noise Ordinance allows for construction between the hours of 6 AM and 8 PM Monday through Friday, and between the hours of 8 AM and 8 PM Saturday and Sunday. This requirement will further reduce construction noise impacts on adjacent land uses. No mitigation measures are required.

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Discussion- Item XI-4:

The State of California has established noise standards related to airport operations in the California Code of Regulations, Title 21, Subchapter 6. These standards designate the Community Noise Equivalency Level as the noise rating method to be used at California airports. Community Noise Equivalency Level is a weighted average of sound levels gathered throughout a 24-hour period. This is essentially a measure of ambient noise. The criteria established by the California Code of Regulations for airports are 65dB Community Noise Equivalency Level. The Airport Land Use Commission, which functions as the Airport Land Use Commission for Placer County, uses the 65 dB Community Noise Equivalency Level standards to determine if there is significant noise impacts related to airport operations.

The nearest public airport to the project site is the Auburn Municipal Airport. The project site is located outside the established 65 dB Community Noise Equivalency Level noise contour for the Auburn Municipal Airport.

Discussion- Item XI-5:

The project is not located within 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 additional parcels that would result from the proposed project will result in a small increase in population in the immediate area. This growth in population will result in a minimal increase from what is currently allowed by the minimum lot size of 10 acres; however, it will remain consistent with the Agricultural/Timberland land use designation. No mitigation measures are required.

Discussion- Item XII-2:

The project site is currently developed with a single family residence located at the north-eastern portion of the parcel. The residence is not proposed for removal and will not be displaced.

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	

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5. Other governmental services? (EHS, ESC, PLN)				X
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Discussion- Item XIII-1:

Fire protection for the area is provided by the Placer County Fire Protection District. Prior to recordation, the applicant is required to submit a "Will-Serve" letter from the District stating that the project as proposed meets all District requirements for water and/or road systems, and any other existing regulations. The additional demand is negligible and will not result in an adverse physical impact associated with the provision of new or physically altered fire facilities. No mitigation measures are required.

Discussion- Item XIII-2:

The Placer County Sheriff's Department will provide law enforcement services. The addition of three dwelling units will create a minimal demand on the Sheriff's Department and will not result in any physical changes to existing facilities. Impacts to these services will be less than significant and no mitigation measures are required.

Discussion- Item XIII-3:

The project site is within the jurisdictional boundaries of the Auburn Union School District. Future expansion of the schools will not be necessary for the negligible increase in student enrollment that may occur as a result of this project. No mitigation measures are required.

Discussion- Item XIII-4:

The residential lot will access a privately maintained roadway. This private road intersects Bell Road, a county maintained road. The project includes construction of a modified Plate R-17 driveway within the County right of way. These improvements will be constructed to Placer County standards, or as approved by Placer County Department of Public Works and will have a minimal impact on existing County maintenance. Therefore, the project's impacts to the maintenance of public facilities are considered to be less than significant. No mitigation measures are required.

Discussion- Item XIII-5:

There are no other known governmental services that will be impacted by the project.

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:

The project proposes to subdivide two existing parcels into four parcels. Although development of the entire site is not known at this time, an increase in the number of parcels created may increase the need for park and recreation facilities. However, the increase is minimal and will not result in the deterioration of these facilities. Additionally, as a standard condition of approval, the applicant will be required to pay park and recreation facilities prior to final map recordation and building permit issuance to maintain these services. No mitigation measures are required.

Discussion- Item XIV-2:

The project will not include recreational facilities and the construction or expansion to these facilities will not occur that would have adverse physical effects on the environment.

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? (ESC, 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 all traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (LSD)				X

Discussion- Item XV-1:

The project proposal would result in the construction of two additional residential single family parcels. The proposed project will generate approximately two additional PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28 010 of the Placer County Code establishes a road network Capital Improvement Program. This project is subject to this code and therefore, required to pay traffic impact fees (currently estimated to be \$3,938 per single family dwelling) to fund the Capital Improvement Program for area roadway improvements. The proposed project's impacts associated with increases in traffic will be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Item XV-1:

MM XV.1 The project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn Bowman Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone, Article 15.28 010, Placer County Code

The current total combined estimated fee is \$3,933. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

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Discussion- Item XV-2:

The project proposal would result in the construction of two new residential single family lots. The level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic will not be exceeded.

Discussion- Item XV-3:

The proposed project will be required to construct roadway improvements to meet current County roadway standards. Approximately 400 feet of proposed roadway will be shared by four parcels with the remaining portions of driveway serving individual dwellings.

Discussion- Item XV-4:

The project will not create insufficient emergency access or access to nearby uses.

Discussion- Item XV-5:

Future development on the project site will be required to meet the parking requirements as set forth in the Placer County Zoning Ordinance. Given the size of the proposed parcels, there will be adequate area to accommodate the required off-street parking space without difficulty.

Discussion- Item XV-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists.

Discussion- Item XV-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

The four lot residential subdivision project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

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 on-site sewage 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 in compliance with all applicable laws? (EHS)				X

Discussion- Items XVI-1,2:

The proposed project will utilize private septic systems to provide sewer service and private on-site wells for potable water sources

Discussion- Item XVI-3:

The project will result in the construction of new on-site sewage disposal systems. The proposed subdivision and the existing dwelling have had soil testing conducted proving the adequacy of the existing soil for on-site sewage disposal systems. This is a routine requirement and is less than significant. No mitigation measures are required

Discussion- Item XVI-4:

Storm drainage patterns will continue consistent with pre-development overland flows. The proposed project would not generate enough increase in stormwater flow to require the construction of any new stormwater drainage facilities or the expansion of any existing facilities. Therefore, there is no impact.

Discussion- Item XVI-5:

The project has sufficient water supplies available to serve the project. Each lot has an individual water well which meets the County standard for domestic water supply for quantity and quality. A requirement of the well construction permit is to conduct a four-hour well yield and a bacteriological water sample. All of the bacteriological samples are negative for coliform bacteria

Additionally, the yields for each well exceed five gallons per minute. With a high yielding well, there is no requirement for the amount of additional water storage. Typically, if water well yields between one to five gallons per minute, it will need additional water storage onsite as any water well is required to show that it can produce a minimum of 1,200 gallons per day. In this case, all of the water wells in the subdivision produce more than five gallons per minute. Thus, the impact for having sufficient water supplies available is less than significant. No mitigation measures are required.

Discussion- Item XVI-6:

The project will be utilizing private sewer systems for its sewage disposal requirements, and will not require treatment from a waste water treatment facility

Discussion- Item XVI-7:

The project is served by the Western Regional Sanitary Landfill in Roseville. This landfill has sufficient capacity to serve this project and has the ability to accommodate the project's solid waste disposal needs in compliance with all applicable laws

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, 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 type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" 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"/>

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, Angel Rinker, Chairperson
- Engineering and Surveying Department, Ted D. Reif
- Engineering and Surveying Department, Wastewater, Ed Wydra
- Department of Public Works, Transportation
- Environmental Health Services, Grant Miller
- Air Pollution Control District, Yu-Shuo Chang
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Vance Kimbrell
- Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Gina Langford

Signature _____ Date May 19, 2008
 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. For Tahoe projects, the documents will also be available in our Tahoe Division office, 555 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<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
<input type="checkbox"/>	
Trustee Agency	<input type="checkbox"/> Department of Toxic Substances Control

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Documents	<input type="checkbox"/>	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Department	<input type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Biological Study
		<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 checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/>
	<input type="checkbox"/>	
	Engineering & Surveying Department, 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"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
	<input checked="" type="checkbox"/> Tentative Parcel Map	
	<input type="checkbox"/>	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input checked="" type="checkbox"/> Soil Testing for the on-site sewage disposal systems	
	<input type="checkbox"/>	
	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 type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/>	

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Mitigation Monitoring Program –
Mitigated Negative Declaration PLUS # PMLD 20070487
For Lands of Guerrero

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

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

Standard Mitigation Monitoring Program (pre project implementation):

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

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

Mitigation Measures #'s IV-1, 3, 4, 5, 7; VI-2, 5, 6, VII-8, VIII-5, IX-3; XV-1

**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: A RESOLUTION AMENDING
THE PLACER COUNTY GENERAL PLAN –
GARY GUERRERO (PGPA 20070790)**

Resolution No. 2008-_____

**The following Resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held on December 9, 2008,
by the following vote on roll call:**

Ayes:

Noes:

Absent:

Signed by me after its passage.

Chairman, Board of Supervisors

Attest:

**Ann Holman
Clerk of said Board**

WHEREAS, The proposed change to Placer County General Plan Land Use Diagram from Agriculture 10 acre minimum to Rural Residential (1 to 10 acre minimum) for the property of Gary Guerrero (APNs: 026-410-011 and 012) is consistent with the character of the area in which the project is located and will provide an adequate transition to the surrounding properties.

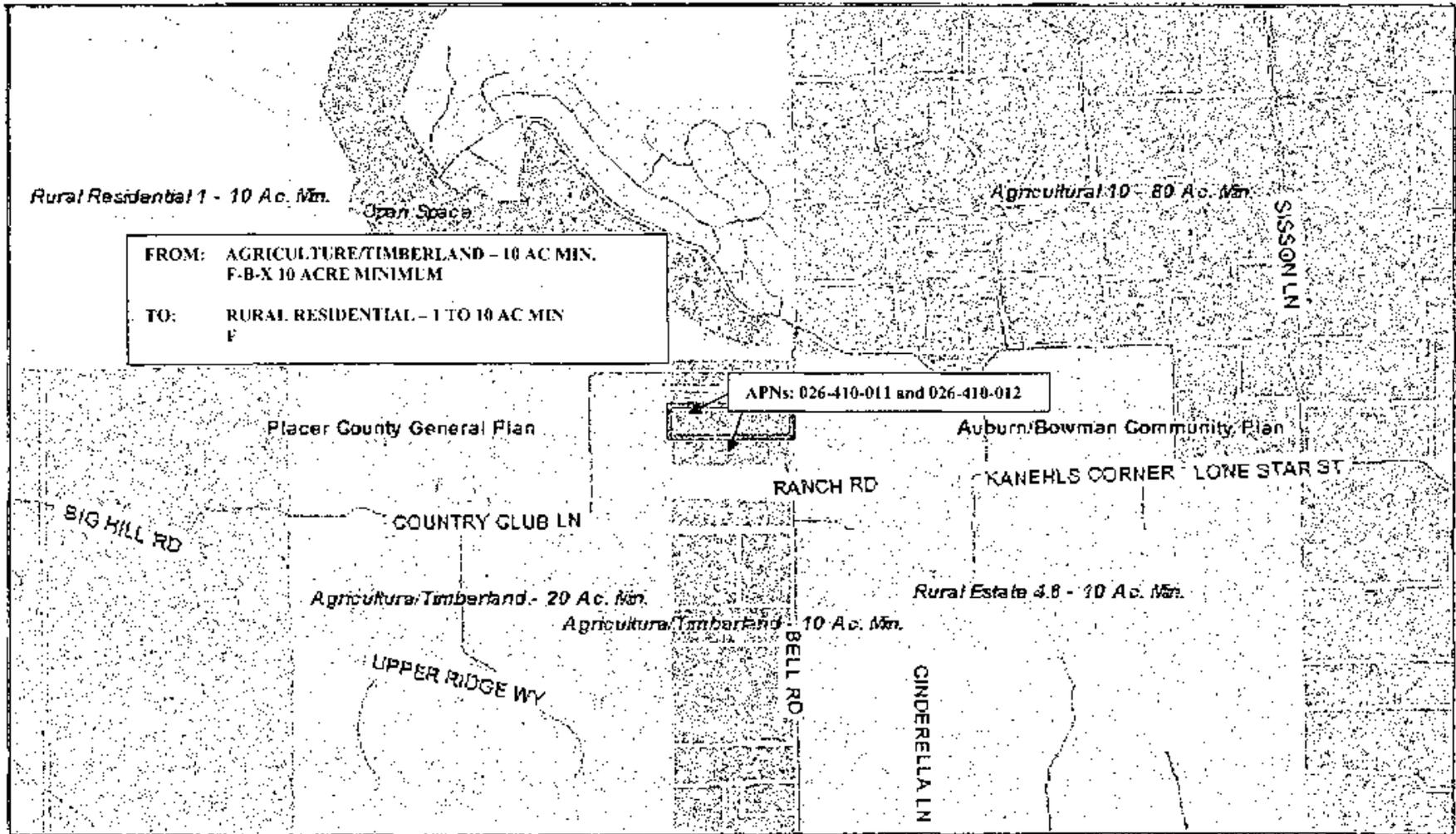
WHEREAS, The proposed change to Placer County General Plan would not result in the degradation of the rural character of the area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the Placer County General Plan Land Use Diagram, for the property of Gary Guerrero (APNs 026-410-011 and 012) is hereby amended from Agriculture to Rural Residential as shown on Exhibit A attached hereto and incorporated herein by reference.

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EXHIBIT 3

GARY GUERRERO (PGPA 20070790) Land Use Map



**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: AN ORDINANCE AMENDING
THE PLACER COUNTY CODE CHAPTER 17,
RELATING TO THE REZONING OF THE
GARY GUERRERO PROPERTY (PGPA20070790)**

Ordinance No. _____

**The following ordinance was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held on December 9, 2008,
by the following vote:**

Ayes:

Noes:

Absent:

Signed by me after its passage

**Jim Holmes, Chair
Board of Supervisors**

Attest:

**Ann Holman
Clerk of said Board**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER HEREBY FINDS
THE FOLLOWING RECITALS ARE TRUE AND CORRECT:**

1. The proposed rezoning of APNs 026-410-011 and 026-410-012, the property of Gary Guerrero, from F-B-X-10 acre minimum (Farm, combining minimum Building Site of 10 acres) to F (Farm, 4.6 acre minimum), is compatible with the objectives, policies, and general land uses specified by the Placer County General Plan, and is otherwise consistent with the existing uses in the immediate area surrounding the project site.
2. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

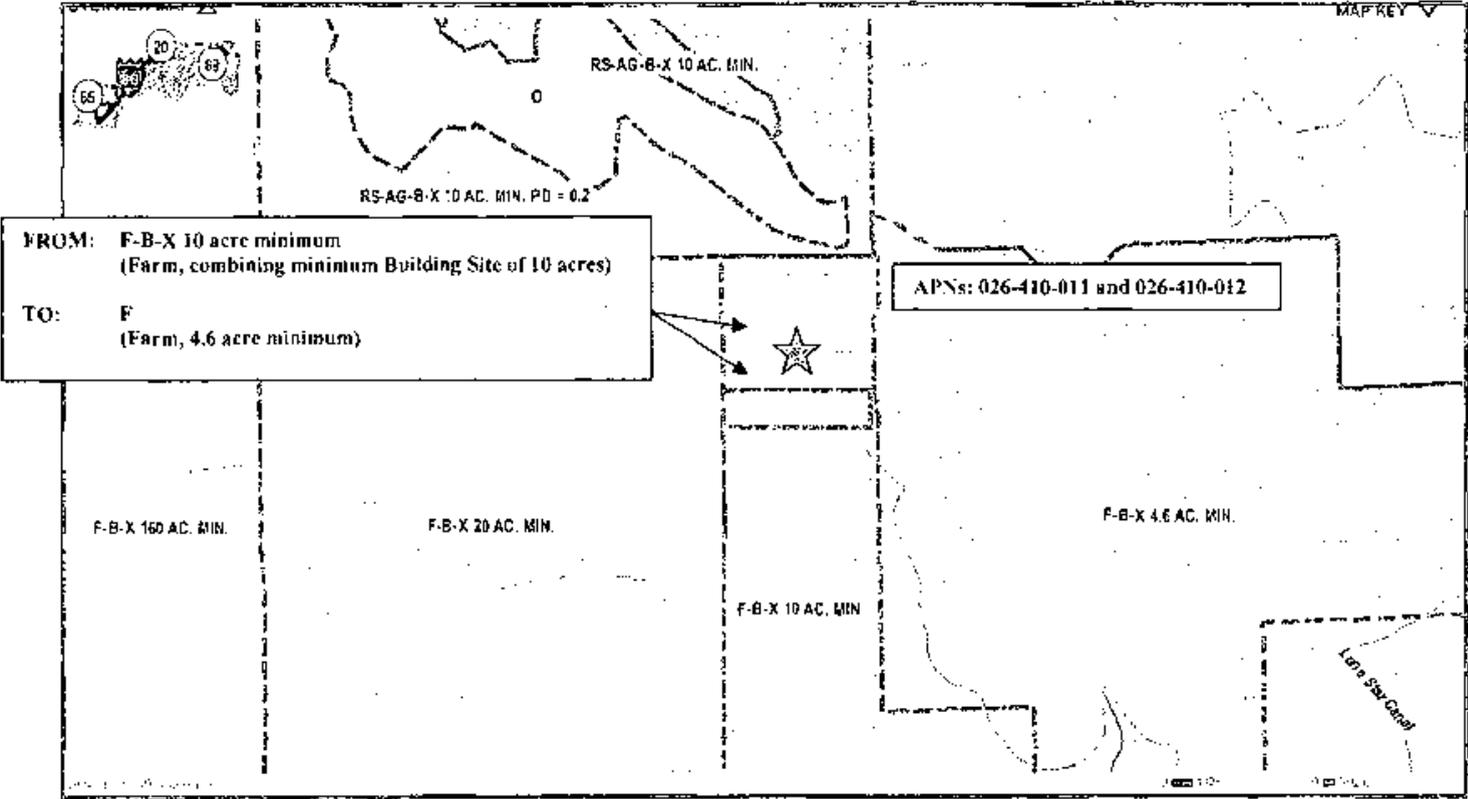
**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE
COUNTY OF PLACER:**

Section 1: That the portion of the Placer County Code, Chapter 17, relating to the rezoning of the Gary Guerrero property (APNs 026-410-011 and 026-410-012), is hereby amended from F-B-X-10 acre

minimum (Farm, combining minimum Building Site of 10 acres) to F (Farm, 4.6 acre minimum), as shown on Exhibit A, attached hereto and incorporated herein by reference.

Section 2: This ordinance shall take effect and be in full force and effect upon thirty (30) days after its passage. The Clerk is directed to publish a summary of this ordinance within fifteen (15) days in accordance with Government Code Section 25124.

GARY GUERRERO (PGPA 20070790)
Zoning Map





**RECOMMENDED CONDITIONS OF APPROVAL –
GENERAL PLAN AMENDMENT/REZONE/TENTATIVE PARCEL
MAP/MITIGATED NEGATIVE DECLARATION
LANDS OF GUERRERO (PGPA 20070790/PMLD 20070789)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. Tentative Parcel Map is approved to allow for four lots ranging between 4.61 and 4.7 net acres.
2. Provide will-serve letters from the following agencies that express satisfaction with the proposed project.

School Districts: Placer Union High School District

Fire District: California Department of Forestry (CAL-FIRE)

3. Show all record easements on the parcel map.
4. Provide proof of minimum off-site right-of-way access in accordance with Placer County Minor Subdivision Ordinance Section 16.20.160 (3) (F); formerly 19.332. Right-of-way shall be of sufficient width to accommodate the required road improvements with their cut, fill and drainage facilities.
5. Dedicate to Placer County one-half of a 60 foot road and public utility easement where the project fronts Bell Road as measured from the existing centerline of the road, plan line or other alignment as approved by the Transportation Division of the Department of Public Works.
6. Create a 40 foot (minimum) road and public utilities access to parcel(s) 1 & 2 and a 20 foot (minimum) road and public utilities access to parcel(s) 3 & 4.
7. Offer to Dedicate to Placer County a road and utility easement for all on-site road and utility easements being created by this minor land division.
8. Construct a new on-site road to Parcel(s) 1 & 2 to the following standards: 20-foot section – 3” asphalt on 8” aggregate base (Class II) with 2-foot wide aggregate base shoulders; Construct a new on-site road to Parcel(s) 2 & 4 to the following standards: 12-foot section – 2” asphalt on 4” aggregate base (Class II).
9. Construct a turnaround per Plate R-2, unless otherwise approved by Placer County Engineering and Surveying Dept., Special Districts or Fire Districts.

AUGUST, 2008 - PC

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GUERRERO.DOC

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EXHIBIT 6

10. Contact CDRA, "Addressing" @ (530) 745-7530, for address numbering and/or road name requirements for the existing and proposed parcels using the on and off-site accesses. All roads, both off-site and on-site, shall be named, if needed, in accordance with Placer County's Uniform Addressing Ordinance. All roads, both off-site and on-site, shall also be signed in accordance with Placer County major subdivision requirements.
11. All parcels created by the parcel map shall be made party to a road maintenance agreement for the maintenance of all roads, both off-site and on-site, used to access the newly created parcels.

NOTE: Neighbors do not have to sign the agreement.

12. Obtain an Encroachment Permit to construct a new encroachment onto Bell Road. The encroachment shall be constructed to Plate R-17 standards, unless otherwise approved by the Placer County Engineering and Surveying Dept.

NOTE: The following constraints were noted in the field and may require special design or construction efforts approved by the Transportation Division of the Department of Public Works:

Limited sight distance

13. Road inspection fees to be paid to the Placer County Engineering and Surveying Dept. per Sections 16.08.160 & 16.08.170 (formerly 19.336) of the Land Development Manual.
14. Submit evidence that there are no delinquent taxes and that any existing assessments have been split.
15. Submit evidence of title report in the form of a "Parcel Map Guarantee" from a Title Company. A current Title Report (not older than 90 days) shall be submitted with the Parcel Map when it is submitted for checking.
16. Install fire protection facilities, as listed below or as required by the serving Fire Protection District, if more restrictive than County requirements (A or B through E as appropriate):
 - A. Extend existing water line and/or install fire hydrant as required by the serving fire entity (see Section 16.08.080 [formerly 19.105] of the Land Development Manual).

OR

 - B. Construct fire protection tank and approved appurtenances.
 - C. Submit Improvement Plans to the California Department of Forestry and any other serving fire district for checking and approval and pay any required checking fee.

- D. Dedicate necessary easements to serve fire protection for this parcel as approved by the fire-serving district.
- E. Create a maintenance agreement for the maintenance of the water tank to which all parcels shall be made a party.

NOTE: If the parcel is rated ISO-8, this condition does not apply for Placer County Engineering and Surveying Dept. but applicant will have to comply with any other conditions that may be required by the fire protection agencies.

- 17. Submit to the Placer County Engineering and Surveying Dept. (ESD), for review and approval, **Improvement Plans** for the required improvements and pay the appropriate plan check fee. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 c, 3, f).
- 18. A drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the above required improvements.
- 19. All Parcels must meet all zoning requirements (area, width, setbacks, etc.).
- 20. The building envelope(s) shown on Tentative Parcel Map #P-20070487 shall be shown and located on the informational sheet to be recorded with this minor land division. A note shall be placed on the face of the informational sheet which states:

The building envelope(s) shown on Parcels are the only approved building sites for primary structures; no other sites are permitted unless approved by the Parcel Review Committee.
- 21. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee currently is \$615 per lot to be paid at final map and \$3,240 per unit due when a building permit is issued.) The lot with the existing house is not subject to the park fee. **(PD)**
- 22. Perform soil mantle testing in the proposed leachfield area for Parcels 1 (repair area) 2, 3, and 4 to a minimum depth of 6 feet, unless soils or special engineering considerations dictate otherwise. (EH) **(Completed)**
- 23. Soil percolation testing shall be performed by a qualified consultant in the sewage disposal area for Parcels 1, 2, 3, and 4. Submit the test results to the Division of Environmental Health for review and approval. (EH) **(Completed)**

24. Submit to Environmental Health Services, a site plan, prepared by a qualified consultant, for Parcels 1, 2, 3, and 4. Each site plan must accurately depict the lot boundaries, the minimum required sewage disposal area, percent slope in the sewage disposal area, major rock outcroppings, all test hole locations, drainage and water ways, proposed well locations, roadways, easements and other pertinent or special design considerations.(EH) **(Completed)**
25. At such time that the existing residence on Parcel 1 is expanded or modified, the property owner shall install an on-site sewage disposal system consistent with the requirements of the Environmental Health Services Department. (EH)
26. A water well shall be drilled on parcels 1, 2 and 3 under permit with Environmental Health Services, which meets minimum water quality standards and for which a well final certificate has been issued. (EH)**(Completed)**
27. Submit to Environmental Health Services, for review and approval, a 4-hour yield report for the well located on Parcel 4. Additional domestic water storage or construction of a new well with adequate yield may be required, depending upon the results of the report.(EH)
28. Submit to Environmental Health Services, for review and approval, the results of a bacteriological water analysis from the wells located on Parcel 1, 2, 3 and 4. Bacteriological analysis must also include a negative chlorine residual result.(EH)
29. Should the proposed project impact known waters of the United States the applicant shall consult with the U.S. Army Corp of Engineers and receive any approvals needed from State and Federal agencies to allow for the implementation of the proposed project. **(ESD/PD)**

Mitigation Measures:

30. MM IV.1 To avoid take of active nests, it is recommended that trees proposed for removal only be removed outside of the nesting season (April through August). If trees cannot be removed outside the nesting season, a qualified biologist shall conduct a nesting survey no earlier than seven days and no more than 30 days prior to tree removal in the Study Area to search for nesting sites. Survey results shall then be submitted to the Placer County Planning Department and the California Department of Fish and Game (CDFG). If active raptor nests are found on or immediately adjacent to the site, consultation shall be initiated with CDFG to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.

An additional survey may be required if periods of construction inactivity (e.g., gaps of activity during grading, tree removal, road building, or structure assembly) exceed a period of two weeks, an interval during which bird species, in the absence of human or construction-related disturbances, may establish a nesting territory and initiate egg laying and incubation.

Surveys shall be conducted no sooner than two weeks prior to the initiation of construction activities or other site disturbances.

Should any active nests or breeding areas be discovered, a buffer zone (protected area surrounding the nest, the size of which is to be determined by a qualified biologist) and monitoring plan shall be developed. Nest locations shall be mapped and submitted, along with a report stating the survey results, to the Placer County Planning Department within one week of survey completion.

31. MM IV.2 The applicant shall submit site maps indicating the location of the Elderberry Shrub in relation to any grading or construction activities to insure complete avoidance of the elderberry shrub. If VELB habitat exists within 100 feet of the project, then the U.S. Fish and Wildlife Service (USFWS) Conservation Guidelines for the Valley Elderberry Longhorn Beetle shall be implemented and coordination shall be initiated to determine appropriate avoidance or mitigation measures.
32. MM IV.3 Establish any landmark oaks and oak groves outside of building envelopes and adjacent to construction as Environmentally Sensitive Areas (ESA) during construction. The boundaries of the oak ESAs shall be established at the drip line of the oaks or oak groves. The ESA boundaries shall be shown on plans and specifications shown to contractors.
33. MM IV.4 Plans and specifications shall clearly state protection procedures for oaks to be preserved on the project site (a penalty of \$50.00 per scar is required by Placer County). The specifications should also require contractors to stay within designated work areas and shall include a provision for penalties if oak trees are damaged unintentionally.
34. MM IV.5 No vehicles, construction equipment, mobile offices, or materials should be parked or located within the drip lines of oaks and other hardwoods that are to be preserved.
35. MM IV.6 Soil surface removal greater than one foot shall not occur within the driplines of oaks to be preserved. No cuts or trenching shall occur within these driplines. If these areas cannot be avoided, then the tree shall be added to the list of oaks marked for mitigation

Underground utility line trenching shall not occur within the driplines of oaks to be retained. If it is necessary to install underground utilities within the driplines of oak trees, the trench shall not be dug within twelve feet of the trunk to avoid killing or weakening the tree.
36. MM IV.7 Earthen fill greater than one foot deep shall not be placed within the driplines of oak trees to be retained, and no fill shall be placed within twelve feet of their trunks, except for those trees marked for mitigation. In addition, no paving shall be placed within the dripline of oaks to be retained.

37. MM IV.8 No irrigation, or ornamental plantings requiring irrigation, shall be installed within the driplines of oaks to be preserved. Mulches or drought-tolerant, non-irrigated plantings are suitable within these driplines.

38. MM IV.9 Prior to map recordation, a copy of the prepared information, Appendix G of the Biological Survey prepared for the project, shall be submitted to the Planning Department to be maintained in the project file.

A. If onsite replacement is not proposed the applicant shall submit to Placer County the current market value of the trees to be removed, including the cost of installation and pay that amount 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. The tree replacement study is subject to verification and approval by the Parcel Review Committee prior to payment in to the Tree Preservation Fund.

OR

Provide a contribution of \$100 per diameter inch at breast height for each tree removed or impacted shall be paid to the Placer County Tree Preservation Fund. These fees must be paid prior to the Parcel Map for the project being filed at the Placer County Recorders Office.

B. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Parcel Review Committee prior to Parcel Map for the project being filed at the Placer County Recorders Office. At its discretion, the Parcel Review Committee may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

C. Revegetation utilizing seedlings, as recommended by a certified arborist or similarly qualified professional and as approved by the Parcel Review Committee. If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Parcel Review Committee prior to the Parcel Map for the project being filed at the Placer County Recorders Office. At its discretion, the Parcel Review Committee may establish an alternate deadline for installation of mitigation replacement trees.

39. MM IV.10 On-site canals/drainages shall be protected by structural setbacks as follows:

- A setback of 50 feet shall be maintained from all drainages from future construction including roadways and structures.

- All drainages with their setbacks shall be located and shown at the property lines. The drainages shall be labeled as canals or drainages. The following note shall appear on the face of the Parcel Map:

"Drainages are for the flow of water as shown on this Parcel Map and designated canal or drainage"

40. This Tentative Parcel Map shall expire 36 months from the effective date of approval, unless extended pursuant to Chapter 16 of the Placer County Land Development Manual.

41. MM VI.1 Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department. Best Management Practices 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.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All Best Management Practices shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to Engineering and Surveying Department upon request. 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. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the Engineering and Surveying Department upon request. Failure to do so will be grounds for discretionary permit revocation.) Prior to Improvement Plan or Final Map 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.

42. MM VI.2 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

43. MM VII.1 The project proponent shall abide by a mosquito abatement program with the Mosquito Abatement District. The Mosquito Abatement District shall review and approve the Improvement Plans to ensure project features will not pose a significant impact with regard to mosquitoes and health hazards.

44. MM XV.1 The project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn Bowman Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to

Placer County Department of Public Works prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$3,838. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete

R E C E I V E D
JUL 16 2008

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PLANNING DEPT.

County of Placer
Community Development Resource Agency

Tuesday, July 15, 2008

To Whom It May Concern:

We have been advised that the lands of Guerrero (PMLD20070789/PGPA 20070790) Are applying for a general plan amendment/rezone/tentative map subdivision.

We would like the Agency to be advised that we are NOT in favor of this happening. We do NOT want the 20 acres to be split into four 4.6-acre land plots.

Our main reasons for being opposed are due to water and sewage concerns. We are up hill from the above-mentioned properties, and our well only produces 2 ½ gallons of water per minute. Our neighbors above us and around us mostly have these low level producing wells. In such a dry area as this, and dependence on well water as it is, we strongly feel that to impact the area with more producing wells would be an immense disservice to us all. There are also two creeks that flow through this property and we are concerned about the environmental impact of 4 new septic tanks and leech systems on these creeks.

We will be out of town during the hearing (set for July 24 at 10:20 a.m) but would strongly vote against said proposal.

Thank you for your concern in this matter.

Louis Salatino
Carol Salatino
Louis & Carol Salatino

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EXHIBIT 7

