



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Crowley Minor Land Division (PLN16-00232)

PROJECT DESCRIPTION: The project proposes to subdivide an approximately 34.6-acre parcel into four parcels consisting of 5.1 acres, 10.1 acres, 14.3 acres and 5.1 acres.

PROJECT LOCATION: 9691 Sterling Point Court in the Loomis area, approximately 1.3 miles from the intersection of Auburn Folsom Road and Lomida Lane, Placer County

APPLICANT: Daniel McLain

The comment period for this document closes on September 19, 2017. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Penryn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, August 23, 2016

HORSESHOE BAR RD

AUBURN FOLSOM RD

STIRLING POINT EST

LOMIDA LANE

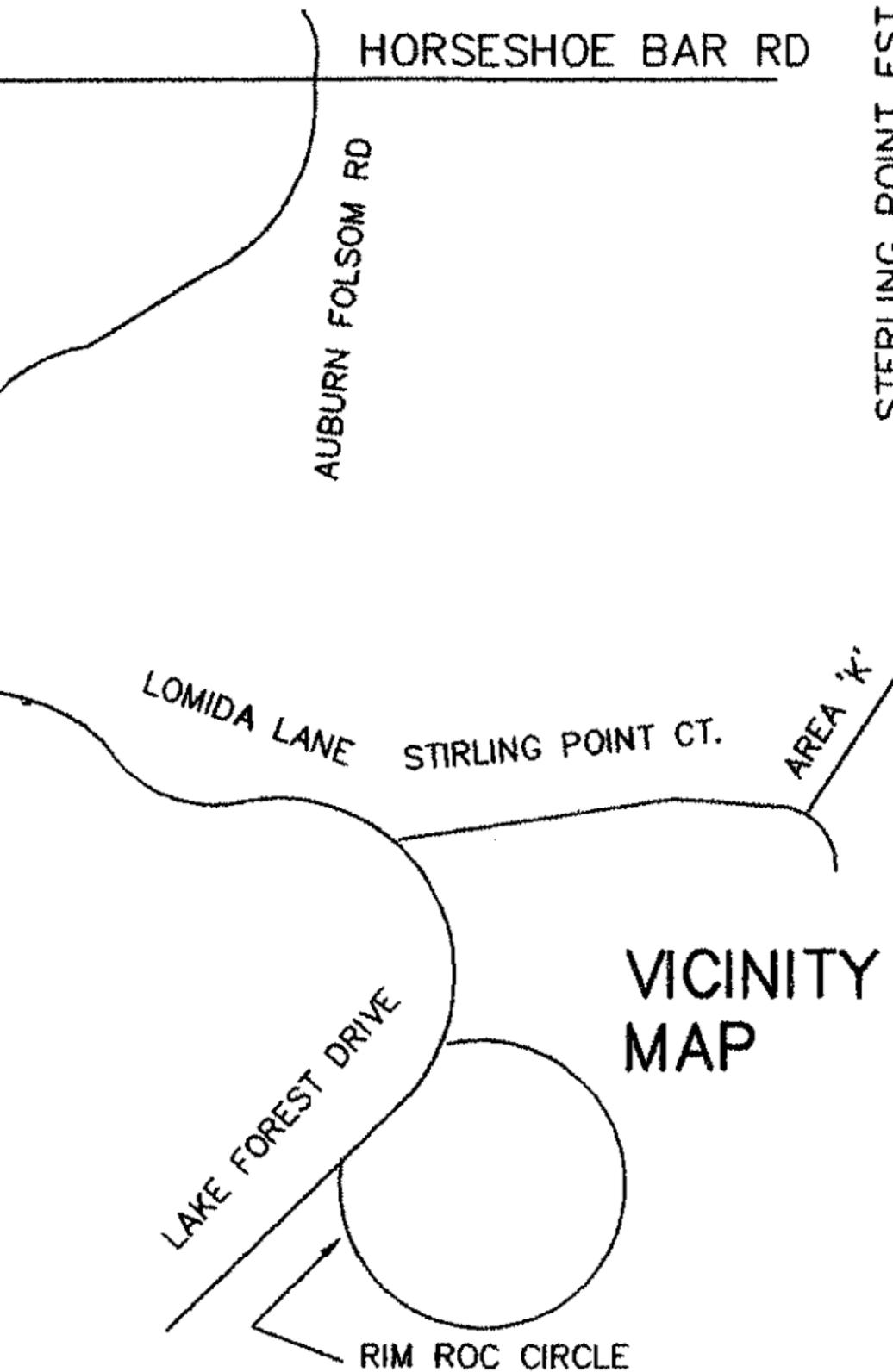
STIRLING POINT CT.

AREA 'K'

LAKE FOREST DRIVE

VICINITY
MAP

RIM ROC CIRCLE





COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Crowley Minor Land Division	Project # PLN16-00232
Description: Minor Land Divisino	
Location: 9691 Sterling Point Court in the Loomis area, approximately 1.3 miles from the intersection of Auburn Folsom Road and Lomida Lane, Placer County	
Project Owner: Timothy R. Crowley Living Trust, dated 04/29/08 – Timothy Crowley Trustee	
Project Applicant: Daniel J. McLain	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **September 19, 2017**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Penryn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Crowley Minor Land Division	Project # PLN16-00232
Entitlement(s): Minor Land Division	
Site Area: 34.6 acres	APN: 036-130-008-000 and 036-140-010-000
Location: 9691 Sterling Point Court in the Loomis area, approximately 1.3 miles from the intersection of Auburn Folsom Road and Lomida Lane, Placer County	

A. BACKGROUND:

Project Description:

The project proposes a Minor Land Division in order to subdivide an approximately 34.6-acre parcel into four parcels consisting of 5.1 acres, 10.1 acres, 14.3 acres and 5.1 acres. Parking will be provided onsite. One of the proposed parcels is developed with a single-family and a secondary residence. The remaining three parcels are undeveloped and with the recordation of the final map, will be granted rights to construct both a single-family and a secondary residence. These rights would create the possibility of three additional single-family residences and three additional secondary residences with accompanying driveways and roadway improvements. The residences will be served by Placer County Sewer Maintenance District 3 for sewage disposal and water will be provided by the Placer County Water Agency.

Project Site (Background/Existing Setting):

The project site is located at 9691 Sterling Point Court in the Loomis area, approximately 1.3 miles from the intersection of Auburn Folsom Road and Lomida Lane. The property abuts the Clo Du Lac residential subdivision and the Sterling Point Estates residential subdivision. The properties to the north of the subject parcel are larger parcels and some are developed with single-family residences. To the east of the project site is Folsom Lake, and the Folsom Lake Recreation area provides a buffer between the lake and the project site.

The property is developed with an approximately 5,200 square foot house, a 1,600 square foot metal barn, a 1,560 square foot metal barn and a 1,200 square foot trailer. The subject property contains mostly blue oak and foothill pine woodland with ruderal grassland understory. There are four existing structures and two man-made ponds present on the project site. The site also contains approximately 0.09 acres of ephemeral tributaries and two setline basins. A wetlands delineation prepared for the project site by Northstar Designing Solutions determined that only the ephemeral drainages were considered potential Waters of the United States. The subject property consists of rolling to steep topography, with 20 to 30 percent slopes on the east side of the project site, sloping towards Folsom Lake. The western portion of the site is made up of 10 to 15 percent slopes.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Horseshoe Bar/Penryn Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-X 4.6 ac. min. PD = 0.44 (Residential Agriculture, combining minimum Building Site designation of 4.6 acres, combining Planned Residential Development of 0.44 units per acre)	Rural Residential 2.3-4.6 acre minimum	Property is developed with a 5,200 square foot residence, a 1,560 square foot metal barn, a 1,600 square foot metal barn, and a 1,200 square foot trailer
North	RA-B-X 4.6 ac. min. PD = 0.44 (Residential Agriculture, combining minimum Building Site designation of 4.6 acres, combining Planned Residential Development of 0.44 units per acre)	Rural Residential 2.3-4.6 acre minimum	Undeveloped, privately owned property
South	RA-B-X 4.6 ac. min. PD = 0.44 (Residential Agriculture, combining minimum Building Site designation of 4.6 acres, combining Planned Residential Development of 0.44 units per acre)	Rural Residential 2.3-4.6 acre minimum	Sterling Point Estates Subdivision
East	O (Open Space)	Open Space	Folsom Lake / Folsom Lake Recreation Area
West	RA-B-X 4.6 ac. min. PD = 0.44 (Residential Agriculture, combining minimum Building Site designation of 4.6 acres, combining Planned Residential Development of 0.44 units per acre)	Rural Residential 2.3-4.6 acre minimum	Clo Du Loc Subdivision residential parcels and common area lots

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The AB52 consultation period expired prior to receipt of any requests for consultation under AB52, however, the County provided the United Auburn Indian Community with a copy of the cultural resources report prepared by Windmiller Consulting, Inc. for the proposed project.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan

and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Horseshoe Bar/Penryn Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

I. AESTHETICS – 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 Item I-1, 3:

The subject property is located in the Loomis area to the west of Folsom Lake. The Placer County General Plan defines “lake watersheds” (page 39, Policy 1.K.1.) as scenic resources. While the project site is not located within the physical watershed of Folsom Lake, it is within the area that would be considered a scenic vista.

The proposed project would result in the creation of three additional parcels. Each parcel would have rights to be developed with both a single-family and a secondary residence and accessory residential development such as sheds and pools. Such construction could result in visual impacts to the scenic vista. However, mitigation measures have been prepared to ensure that any impacts to the vista remain less than significant and are included, below.

Mitigation Measures Item I-1:MM I.1

Where necessary, vegetative screening shall be utilized to screen structures to ensure that they do not unduly intrude into the viewshed of Folsom Lake.

MM I.2

Structures shall be designed to blend with the natural environment by using earth tone colors similar to the natural surroundings in Loomis and by the use of natural materials such as stone and/or brick.

MM I.3

Removal of oak woodlands within the scenic corridor shall be minimized in order to screen new development on the project site from Folsom Lake and Folsom Lake Recreation Area.

MM I.4

Building envelopes shall be established to minimize impacts to the Folsom Lake Scenic Vista and shall be reviewed and approved by the Development Review Committee prior to recordation of the final map or approval of improvement plans, whichever occurs first.

Discussion Item I-2:

The project site is not located within a state scenic highway. Therefore, there is no impact.

Discussion Item I-4:

The proposed project will result in three additional parcels, each of which have the potential to be developed with a single-family and a secondary residence. Residential lighting is not anticipated to create substantial light or glare and additional lighting from residences will be consistent with a level of impact expected from the implementation of a small residential development. No other lighting is proposed for the project. For these reasons, impacts caused from residential lighting is considered less than significant. However, the following standard condition of approval will be required:

“All residential lighting shall be designed consistent with the ‘Dark Sky Society’ standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the

Illuminating Engineer Society of North America and the Illuminating Engineering Society of North America Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices. The intent of these standards is to curtail the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director.”

No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide 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, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion Item II-1, 2, 3, 4, 5:

The project site is designated as “other land” as shown on the Placer County Important Farmland Map. The property is not part of a Williamson Act contract and does not conflict with a Right-to-Farm policy because there are no agricultural uses within the project vicinity. The proposed project would not impact or convert farmland within the area because none exists. The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland because properties in the vicinity of the project site are not zoned for those uses. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)		X		
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		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)? (PLN, Air Quality)		X		

4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion Item III-1, 2, 3:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The project proposes to subdivide a 34.6-acre parcel into four parcels. A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016 as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NO_x), and particulate matter smaller than 10 microns (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀.

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

To construct the improvements proposed, disruption of soils onsite will occur, including excavation/compaction for the road improvements, driveways, residences, and various utilities. Approximately 2.3 acres of the 34.6 acre site will be disturbed by grading activities. The earthwork is proposed to include approximately 3,228 cubic yards of cut and 1,375 cubic yards of fill material onsite with approximately 1,371 cubic yards of soil export. The project also proposes a retaining wall up to 5 feet tall within a cut area to provide the required parcel map access road pavement widening as shown on the preliminary grading plan.

During construction of the project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction of minor road improvements. With implementation of the mitigation measures provided below, criteria pollutant emissions (ROG, NO_x, and PM₁₀) would be reduced below the PCAPCD thresholds for ROG, NO_x, or PM. Additionally, the applicant/contractor is required to comply with District Rule 228, Fugitive Dust, which establishes standards to be met by activities generating fugitive dust. Rule 228 applies to fugitive dust generated by construction and grading activities. The construction related impacts would have a less than significant effect with mitigation.

Mitigation Measures Item III-1, 2, 3:**MM III.1**

Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County Air Pollution Control District (PCAPCD). To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. The applicant shall not break ground prior to receiving PCAPCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.

MM III.2

With submittal of the Dust Control Plan, the contractor shall submit to the PCAPCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the contractor shall contact the PCAPCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the PCAPCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and onsite foreman.

MM III.3

With submittal of the equipment inventory, the contractor shall provide a written calculation to the PCAPCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20 percent of NOx and 45 percent of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

MM III.4

Include the following standard note on the Improvement/Grading Plan:

- a) The contractor shall not discharge into the atmosphere volatile organic compounds (VOCs) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
- b) The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- c) During construction activity, no open burning of removed vegetation shall be allowed unless permitted by the District. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (District Regulation 3)
- d) The contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. (Placer County Code Chapter 10, Article 10.14).
- e) Idling of construction related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).
- f) Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the PCAPCD to cease operations and the equipment must be repaired within 72 hours.
- g) The contractor shall suspend all grading operations when fugitive dust exceeds PCAPCD Rule 228 Fugitive Dust limitations. Fugitive dust is not to exceed 40 percent opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed PCAPCD Rule 228 limitations.
- h) Operators of vehicles and equipment found to exceed opacity limits will be notified by the PCAPCD and the equipment must be repaired within 72 hours. (APCD Rule 228)
- i) The contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. (APCD Rule 228)
- j) During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (APCD Rule 228)
- k) The contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction) to minimize wind driven dust.
- l) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (APCD Rule 228)
- m) The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. (APCD Rule 228)
- n) Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require a PCAPCD permit. Developers/contractors should contact the PCAPCD prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (APCD Rule 501)

The project related long-term operational emissions would result from vehicle exhaust from motor vehicle trips; utility usage; fuel combustion from landscape maintenance equipment; natural gas combustion emissions used for space heating, water heating, and cooking; hearth fuel combustion emissions from residential fireplaces and wood stoves; evaporative emissions of ROG associated with the application of architectural coatings and use of consumer products; and water/wastewater conveyance. The project does not propose to increase density beyond the development anticipated to occur within the SIP. The applicant is required to comply with all PCAPCD Rules applicable to the project, including Rule 225, Wood Burning Appliances, which establishes emission limits of PM entering the atmosphere from the operation of a wood burning appliance. Additionally, given the project size, the project related operational emissions would not exceed the PCAPCD's Project or Cumulative thresholds of significance and therefore would have a less than significant effect. No mitigation measures are required.

Discussion Item III-4:

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

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

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The project is required to comply with the following idling restriction (5 minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

- California Air Resources Board (ARB) Section 2449(d)(3) of the ARB's In-use Off-road Diesel regulation: Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

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

Discussion Item III-5:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from residents' vehicle exhaust that could create odors. However, residential uses are not typically associated with the creation of objectionable odors. Therefore, potential impacts from odors will be less than significant. 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, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by		X		

the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)		X		
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (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

A Biological Resources Assessment of the project site was prepared by Northstar Designing Solutions in December 2016. The purpose of this analysis was to identify and describe the biological communities onsite, record plant and animal species that were observed in the study area, evaluate the site for sensitive resources and special-status plant and animal species and to provide conclusions and recommendations for mitigation measures were appropriate. Methods used to prepare the assessment included data research and an onsite survey. Prior to conducting the onsite survey, a review of existing databases, topographic maps and aerial photos of the site were reviewed and areas of potential habitat noted. After conducting the onsite survey, the regulatory agency special-status species lists were reviewed and edited, taking into account existing conditions observed on the project site.

Discussion Item IV-1, 2, 6:

Surveys of the project site were conducted on November 17, 2016 to determine the presence of sensitive biological resources within the project site and to determine if these resources would be impacted by the proposed project. During the field surveys, plants and animals observed on site were recorded, habitat types were mapped and the potential for the site to support special-status species known to the region was assessed.

Special Status Plant Species

The biological field assessment determined that, due to the disturbed nature of the site, suitable habitat for special-status plant species is minimal. No special-status plant species were located on the project site during the field review.

Special Status Wildlife Species

The assessment determined that the project site provides suitable habitat for special status species, including valley elderberry longhorn beetle (VELB), western bumble bee, northwestern pond turtle and silver-haired bat. In addition, the assessment determined that the project site provides suitable nesting habitat for a variety of migratory birds.

Valley Elderberry Longhorn Beetle

The VELB is federally listed as threatened and critical habitat has been designated by the United States Fish and Wildlife Service (USFWS). The VELB is endemic to riparian systems along the margins of rivers and streams and in adjacent grassy savannas in the California Central Valley. The subject property contains several meandering drainages and was determined to provide habitat for the VELB. In addition, four elderberry bushes were discovered on site, of suitable size to support the VELB. There is also a known occurrence of the VELB approximately ¼ mile from the project site. Given this information, implementation of the proposed project could result in a significant impact to this protected species. Therefore, a mitigation measure has been included below to ensure impacts remain at an insignificant level.

Western Bumble Bee

The biological assessment determined that the project site grassland habitats found within the project site provide suitable nesting and foraging habitat for the western bumble bee. Rodent holes that could provide suitable nesting

habitat for the species were encountered throughout the project site. Because of this, it is possible that implementation of the proposed minor land division could result in impacts to the bee. A mitigation measure is included below to ensure that impacts to this species as a result of the project are less than significant.

Northwestern Pond Turtle

The biological assessment determined the stock pond on site provides suitable habitat for the northwestern pond turtle. The upland areas surrounding the pond could provide suitable nesting habitat. Additionally, there are known occurrences of the species in close proximity to the project site. In order to ensure that impacts resulting from the proposed project are less than significant, a mitigation measures has been included below.

Silver-haired Bat

The biological assessment determined that the blue oak woodlands on the project site provide suitable roosting habitat for the Silver-haired bat. In addition, the stock pond and northern settling basin provide suitable foraging habitat for the species. Although no bat species or roosts were observed during the field study of the project site, a mitigation measure has been included below to ensure that any impacts to the species resulting from the proposed project are less than significant.

Nesting Raptors and Migratory Birds

The biological assessment determined that the project site provides suitable nesting and/or foraging habitat for migratory birds that may nest in blue oak woodlands that occur on site. The site also provides a small amount of low vegetation that may be utilized by species that typically nest on the ground. A number of these species were observed during the field assessment on the project site. In addition, the area is known to provide habitat for nesting raptors. Therefore, in order to ensure impacts to these species are less than significant, a mitigation measure has been provided below.

Mitigation Measures Item IV-1, 2, 6:

Valley Elderberry Longhorn Beetle

MM IV.1

Direct harm or habitat destruction of the Valley Elderberry Longhorn Beetle is considered a “take” of the protected species. Where a take occurs, an Incidental Take Permit shall be obtained from the USFWS. An application for an Incidental Take Permit must include a low-effect habitat conservation plan, developed in consultation with the USFWS. This permit shall be obtained by the project applicant prior to construction on site or recordation of the final map.

MM IV.2

All mitigation measures shall be implemented in accordance with the US Fish and Wildlife Service Conservation Guidelines for the Valley Elderberry Longhorn Beetle.

All elderberry shrubs having stems measuring 1.0 inch or greater shall be completely avoided by the establishment and maintenance of a 100-foot buffer zone around the host plant, prior to approval of improvement plans. The 100-foot buffer shall be shown on the improvement plans.

For elderberry bushes that will be impacted by encroachment into the 100-foot buffer zone, the applicant shall contact USFWS for approved practices. In areas where encroachment on the 100-foot buffer has been approved by the Service, provide a minimum setback of at least 20 feet from the dripline of each elderberry bush.

Buffer zones for elderberry bushes shall be fenced and flagged, and appropriate warning signs shall be posted, along the edge of the avoidance area during construction activities. The applicant shall instruct work crews about the need to avoid the area and possible penalties for violations.

The following requirements shall also apply:

- The applicant shall restore any damage done to the buffer area during construction, including re-vegetating the area with native plants, implementing appropriate erosion control and transplanting and replacing and monitoring any elderberry plants that cannot be avoided.
- No insecticides, herbicides, fertilizers or other chemicals that might harm the beetle or its host plant shall be used in the buffer areas.
- The applicant shall provide a written description of how the buffer areas are to be restored, protected and maintained after construction is completed.
- Mowing of grasses/ground cover may occur from July through April to reduce fire hazard. No mowing shall occur within five feet of the dripline of any elderberry bush.

Plants that cannot be avoided or would be indirectly effected in a manner that would result in the death of stems or the entire shrub shall be transplanted in accordance with the US Fish and Wildlife Service Conservation Guidelines, which can be found at the following address:

https://www.fws.gov/sacramento/es_species/Accounts/Invertebrates/es_valley_elderberry_longhorn_beetle.htm.

Western Bumble Bee

MM IV.3

No more than 14 days prior to construction activities occurring onsite, a qualified biologist will conduct a pre-construction survey for western bumble bee hives/nests. If a bumble bee hive/nest is located, the biologist shall provide protocol for the protection of the species. In addition, prior to the onset of construction on site, the biologist shall provide environmental awareness training for construction personnel and brief them on how to recognize western bumble bee nests and other special-status animals that may occur in the project area.

Northwestern Pond Turtle

MM IV.4

To confirm the presence or absence of Northwestern Pond Turtle on the project site, prior to approval of Improvement Plans or construction on site, a focused survey for Northwestern Pond Turtles shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish and Wildlife within 30 days of the completed survey. If any Northwestern Pond Turtles are identified on the subject property, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish and Wildlife.

Silver-haired Bat

MM IV.5

Within 14 days prior to commencement of vegetation or structure removal activities, a preconstruction bat survey shall be conducted by a qualified biologist for the presence of any roosting bats on-site during the appropriate time of day to maximize detectability. Survey methodology may include visual surveys for bats (e.g. guano). The type of survey will depend on the condition of the potential roosting habitat. If no bat roosts are found, then no further study is required.

Any vegetation or structures that have been identified as potential roosting sites must be removed between October 1 and February 28. When trees or structures must be removed during the maternity roosting season (March 1 to September 30), a qualified biologist shall conduct a preconstruction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. Trees or structures identified as potentially supporting an active nursery roost shall be inspected by a qualified biologist no greater than 7 days prior to disturbance to determine presence or absence of roosting bats. Trees determined to support active maternity roosts will be left in place until the maternity season (September 30) or until the qualified biologist determines the bats are no longer present. If bat species are detected roosting in structures, excluding any bats from roosts will be accomplished by a qualified biologist prior to the removal of the structure. The timing and other methods of exclusionary activities will be developed by the qualified biologist in order to reduce the stress on the bats to the amount feasible while taking into account the project schedule. Exclusionary devices such as plastic sheeting, plastic or wire mesh can be used to allow for bats to exit but not re-enter any occupied roosts. Expanding foam and plywood sheets can be used to prevent bats from entering unoccupied roosts.

Migratory Bird, Raptor Nests and other Nesting Birds

MM IV.6

Prior to any site disturbance, including grading or tree removal activities, that would occur 30-days prior to the typical nesting season (generally from March 1-September 1), a focused survey/s for migratory bird, raptor and other bird nests shall be conducted by a qualified biologist. This survey(s) shall include, but is not limited to, Cooper's hawk, Long-eared owl, Ferruginous hawk, Lawrence's goldfinch, Northern harrier, yellow warbler, White-tailed kite, Merlin, Loggerhead shrike and Nuttall's woodpecker. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) no later than 30 days following completion of the survey. If an active migratory bird, raptor or other nesting birds nest is identified, appropriate avoidance measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or possibly greater distance depending on likelihood of disruption, lesser distance if site topography or vegetation shielding provides reasonable protection, as determined during coordination with CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified migratory bird, raptor and other nesting birds biologist indicating that the nest or nests are

no longer active and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the Development Review Committee (DRC), based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed outside the breeding season (i.e., September 1st to March 1st). A note which includes the wording of this condition of approval shall be placed on the Improvement Plans.

Discussion Item IV-3, 7:

The subject property is composed mostly of blue oak and foothill pine woodland. While some areas of the project site can be developed without tree removal, it is likely that some removal will be necessary. As a result, tree mitigation will be required in order to offset impacts to the oak woodlands. The following mitigation measures are included to ensure that impacts to any offsite oak vegetation remains less than significant:

Mitigation Measures Item IV-3, 7:

MM IV.7

Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to their critical root zone, shall be mitigated through the payment of in-lieu fees, as follows: A tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

MM IV.8

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

- A. Adjacent to any and all wetland preservation easements that are within 50 feet of any proposed construction activity (10 feet from the main roadway);
- B. At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map(s);
- C. Around any and all "special protection" areas such as open space parcels

No development of this site, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing. This includes both onsite and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Discussion Item IV-4, 5:

An aquatic Resources Delineation Report was prepared for the project site by Northstar Designing Solutions. The delineation determined that the project site contains a stock pond, settling basins and three ephemeral tributaries. The delineation determined that of the onsite wetlands, the 0.09 acre of ephemeral tributaries are potentially jurisdictional features. The remainder of the wetlands are considered non-jurisdictional.

The acreages located on site represent a calculated estimation of the jurisdictional area within the project site and are subject to modification following a USACE verification process. Fill within the jurisdictional features would require permitting pursuant to Section 404 and 401 if the Federal Clean Water Act. As such, in order to maintain less than significant impacts to these wetlands, the following mitigation measures are required:

Mitigation Measures Item IV-4, 5:

MM IV.9

Prior to approval of Improvement Plans, the applicant shall furnish to the Development Review Committee (DRC) evidence that the U. S. Army Corps of Engineers, Department of Fish and Wildlife, and the Central Valley Regional Water Quality Control Board has been notified by certified letter regarding the existence of wetlands and streams on the property. Any permits required shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

MM IV.10

With a 404 permit, provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The purchase credits shall be equal to the amount necessary to replace wetland habitat acreage and resource values including compensation for temporal loss in accordance with an approved 404 permit. The total amount of habitat to be replaced will be determined in accordance with the total amount of impacted acreage as determined by the U. S. Army Corps of Engineers. Evidence of payment, which describes the amount and type of habitat purchased, shall be provided to the County prior to issuance of Improvement Plans.

MM IV.11

The project applicant shall ensure that there is no loss of acreage or function of wetlands and other waters through implementation of the following measures:

- A. Work within waters of the United States shall be minimized to the extent possible.
- B. No deposition of rock or other fill material shall occur.
- C. When work within waters of the U.S. must occur, all activities shall be conducted to avoid the discharge of dredge or fill material into waters of the U.S. Further, all areas of disturbance shall be restored to pre-construction conditions and the applicant shall immediately stabilize disturbed soils with non-fill restoration methods to reduce erosion and sediment discharge. Where changes in grade occur, the applicant shall ensure no loss of functional habitat by comparing pre and post grading hydrology and vegetation. If loss of functional acreage is observed, the applicant shall conduct further onsite restoration activities or create additional habitat to ensure there is no net loss of functional habitat.
- D. Material removed from the wetlands or other waters shall not be placed within wetland or other waters, and Best Management Practices (BMPs) shall be placed to prevent the discharge of sediments to wetlands or other waters.

MM IV.12

The applicant shall provide permanent protective fencing along the perimeter of open space easements. Such fencing shall provide a physical demarcation to future homeowners of the location of the open space lots and shall be open-style (i.e. open-iron fencing, posts with split rails, etc.) as approved by the County.

Discussion Item IV-8:

Placer County does not have an adopted Habitat Conservation Plan. Therefore, the proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
4. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
5. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)				X

Discussion Item V-1, 2:

Search results obtained from North-Central Information Center indicated that there is a moderate possibility of cultural or historical resources being found on the subject property. A cultural resources assessment was conducted by Windmiller Consulting, Inc. in December of 2016. In order to protect such resources, the following mitigation measures are required:

Mitigation Measures Item V-1, 2:

A plan for the protection and avoidance of sensitive cultural or historical resources shall be prepared and shall include the following:

MM V.1

Prior to approval of improvement plans, a field survey of the project site shall be conducted and shall be supervised by a cultural resources professional who meets the appropriate Secretary of the Interior's Professional Qualifications Standards in prehistoric and historical archaeology and/or architectural history to identify, record and evaluate any objects, sites, structures and historic districts 45 years old or older that may be located on the project site. The study's results shall be presented in a written report following Placer County and California Office of Historic Preservation guidance.

MM V.2

"Historical resources" listed on or eligible for the California Register or "unique archaeological resources" or otherwise determined significant under CEQA, shall be avoided or if avoidance and preservation is not feasible, then a data recovery or treatment plan approved by the County shall be implemented prior to any ground disturbing activity.

MM V.3

To avoid or minimize the effect of construction on buried archaeological resources ("accidental discovery"), a qualified archaeologist shall provide information during the pre-construction meeting(s) to educate equipment operators and supervisors on how to recognize buried resources and procedures to follow in the event that human remains or other resources are encountered.

MM V.4

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any onsite construction activities, all work must stop immediately in the area and a Professional Archaeologist shall be retained to evaluate the deposit. The Placer County Planning Services Division and the Department of Museums must also be contacted for review of the archaeological 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 Division.

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 or sensitive nature of the site. A note stating this information shall be provided on the Improvement Plans for the project.

Discussion Item V-3, 4, 5:

The Cultural Resources Records Search that was prepared for this project determined that no religious or sacred uses exist on the subject property or the properties within its immediate vicinity. As a result, the creation of one additional single-family parcel will not result in significant impacts to any of these resources. Therefore, there is no impact.

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? (PLN, 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 Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion Item VI-1, 4:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is primarily located on soils classified as Andregg coarse sandy loam. Soil permeability is moderately rapid and well drained. No known unique geologic or physical features exist on the site that will be destroyed or modified. Creation of four parcels from the existing 34.6 acre parcel, allowing for four separate residential buildings and associated road and access improvements to be constructed, will not create any unstable earth conditions or change any geologic substructures. Therefore, there is no impact.

Discussion Item VI-2:

To construct the improvements proposed, potentially significant disruption of soils onsite will occur, including excavation/compaction for the road improvements, driveways, residences, and various utilities. Approximately 2.3 acres of the 34.6-acre site will be disturbed by grading activities. The earthwork is proposed to include approximately 3,228 cubic yards of cut and 1,375 cubic yards of fill material onsite with approximately 1,371 cubic yards of soil export. The project proposes a retaining wall up to five feet tall within a cut area to provide the required parcel map access road pavement widening as shown on the preliminary grading plan.

The proposed project's impacts associated with disruptions, displacements, and compaction of soil will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VI-2:MM VI.1

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all physical

improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

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

MM VI.2

The Improvement Plans for each project phase shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. If revegetation is undertaken from April 1 to October 1, it shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Erosion control shall be provided where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

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

Discussion Item VI-3:

The four parcel minor land division project is not proposing a substantial change in topography or ground surface relief features on the 34.6-acre site. The project will construct improvements to, and extensions of, the paved private roadway Sterling Point Court. Each parcel will also have minor grading for a building pad, driveway, and underground utilities to serve each future residential structure. There is not a substantial change in site topography as a result of this project. No mitigation measures are necessary.

Discussion Item VI-5, 6: The project proposal will ultimately result in the construction of three new single family residences including new driveways, roadway improvements and associated utilities. The disruption of soils on this undisturbed 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 in the long-term. Erosion potential and water quality impacts are always possible and can occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with 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 Item VI-5, 6:

MM VI.1, MM VI.2, as well as the following:

MM VI.3

Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

MM VI.4

The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development and Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (Plate 205), Stabilized Construction Entrance (Plate 203), Silt Fence (Plate 204), revegetation techniques, dust control measures, concrete truck washout areas, securing import loads with tarps to prevent offsite airborne contaminants, street sweeping, and limiting the soil disturbance. (ESD)

Discussion Item VI-7, 8:

The site is located within Seismic Zone 3. Because structures will be 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. There is no known landsliding or slope instability related to the project site. No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site. No mitigation measures are required.

Discussion Item VI-9:

The site is not located on soils located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion Item VII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as onsite fuel combustion for landscape maintenance equipment. The project would result in grading, subsequent paving and the construction of one single-family residence, along with the construction of associated utilities and roadways.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, required statewide GHG

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Brightline Threshold of 10,000 Metric Tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

VIII. 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? (PLN, Air Quality)			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? (PLN)			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 VIII-1, 2:

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

Discussion Item VIII-3:

The proposed project includes grading operations which would result in short-term diesel exhaust emissions from onsite heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. However, because of the dispersive properties of DPM, and the distance from any sensitive receptors to the project site, the impacts on those receptors would be less than significant. Further, operation of the project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item VIII-4, 9:

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

Discussion Item VIII-5, 6:

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

Discussion Item VIII-7:

The project site is located within an area determined by CalFire to be within a moderate risk State Responsibility Area for wildland fires. Standard fire regulations and conditions shall apply to the proposed project, including fire sprinklers in the single-family residences, maintenance of defensible space and standard fire safe setbacks, construction of onsite roadways and driveways to minimum fire department service requirements. With the implementation of these regulations and fire safe practices, impacts related to wildland fires are considered less than significant. No mitigation measures are required.

Discussion Item VIII-8:

The project site includes two ponds, which have the potential to create a health hazard by providing an environment conducive to breeding mosquito disease vectors. Mitigation has been included so that the potential impact would be less than significant with mitigation.

Mitigation Measure Item VIII-8:MM VIII.1

In order to minimize potential health hazards related to mosquito breeding, develop a Mosquito Management Plan with the Placer County Mosquito Abatement District. Additionally, the project will be conditioned to allow the Placer Mosquito and Vector Control District to review the Mosquito Management Plan and the Improvement Plans.

IX. 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 federal, state or county 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		
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:

This proposed project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from the Placer County Water Agency. The proposed project will not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item IX-2:

This proposed project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. There are no new wells proposed, there are a number of existing wells that are used to maintain the water levels of the ponds. The project will not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item IX-3, 4:

This residential parcel map project would create four new residential parcels from one existing 34.6-acre residential parcel. The resulting parcels will range from approximately 5.1 to 14.3 net acres in size. The existing site is

currently developed with a single family residence and associated outbuildings. A new paved parcel map road extension from Sterling Point Court, driveways, residences, and associated utilities are proposed. The applicant estimates that the proposed coverage of the site will increase from 9,398 square feet of impervious surfaces to 36,070 square feet of impervious surfaces. While internal drainage patterns may be altered, the overall site drainage patterns of this 34.6-acre site will remain consistent with existing development on the parcel, draining overland to the east into Folsom Lake. The proposed project has the potential to increase the peak stormwater runoff amount and volume.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval. The proposed project's impacts associated with altering the existing drainage patterns of the site as well as increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-3, 4:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, as well as the following:

MM IX.1

The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual (LDM) and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing and proposed conditions, the downstream effects of the proposed improvements, and a Best Management Practices (BMP) Plan to provide temporary and permanent water quality protection.

MM IX.2

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans.

Discussion Items IX-5, 6, 12:

The area of disturbance for the ultimate build-out of three additional residential structures, roadway and individual driveways is relatively small as compared to the entire project area, 34.6 acres. The project will construct approximately 36,070 square feet of impervious surfaces. This project parcel is located immediately adjacent to Folsom Lake. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as driveway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. During construction, the driveway improvements will potentially cause erosion, sediment, and water quality impacts to the watershed. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. Stormwater runoff from the site flows via overland ditches into Folsom Lake; however, the runoff will be treated by bioretention basins prior to reaching Folsom Lake, an important surface water resource. Therefore, with the improvements proposed as part of the project, the project does not substantially impact an important surface water resource. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-5, 6, 12:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM IX.1, MM IX.2, as well as the following:

MM IX.3

The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

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 Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: rock lined ditches, bioretention basins, and tree and vegetation preservation. 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 BMPs shall be maintained as required to ensure 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 ESD upon request. (ESD)

Discussion Item IX-7:

The proposed project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion Item IX-8, 9, 10:

The project site is not located within a flood hazard area shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and there are no proposed building sites within a FEMA-designated Flood Zone or Special Flood Hazard Area. The project improvements will not impede or redirect flood flows. The project will not 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. Therefore, there is no impact.

Discussion Item IX-11:

The proposed project will not alter the direction or rate of flow of groundwater as the project does not use a groundwater source for drinking water. It is anticipated that there will be no impact to the direction or rate of flow of groundwater. Therefore, there is no impact.

X. 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 X-1, 2, 3, 4, 5, 6, 7, 8:

The proposed project includes the subdivision of approximately 34.6 acres into four parcels comprised of 5.1 acres, 10.1 acres, 14.3 acres and 5.1 acres. Each parcel has the potential to be developed with a single-family residence and a secondary residence with associated infrastructure, including residential accessory buildings, onsite roadways and driveways, water wells, and onsite sewage disposal. The proposed development is consistent with the site zoning of Residential Agriculture, combining minimum Building Site of 4.6 acres, combining Planned Residential Development of 0.44 units per acre and the Horseshoe Bar/Penryn Community Plan designation of Rural Residential 2.3-4.6 acre minimum. The project is consistent with the surrounding residential uses and it would not divide an established community. For these reasons, the project would not result in impacts related to land use and planning. Therefore, there is no impact.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion Item XI-1, 2:

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

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

With respect to those mineral deposits formed by hydrothermal processes, the site and vicinity have been classified as Mineral Resource Zone MRZ-4, meaning, this is an area where there are no known mineral occurrences but the geologic information does not rule out either the presence or absence of significant mineral resources.

There is no evidence that the site has been mined and there are no mineral resources known to occur on the property. Therefore, there is no impact.

XII. 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 Item XII-1, 3:

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

Mitigation Measures Item XII-1, 3:MM XII.1

Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:

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

Discussion Item XII-2:

The proposed project involves the creation of three undeveloped residential parcels. Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures are required.

Discussion Item XII-4:

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

Discussion Item XII-5:

The proposed project is not located within the vicinity of a private air strip. Therefore, there is no impact.

XIII. PALEONTOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X

Discussion Item XIII-1:

A records search was prepared by Windmiller Consulting (Archeology, Paleontology, Architectural History). No paleontological resources were identified within the survey and no known recorded paleontological sites are located within the vicinity of the project site. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial 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 XIV-1:

Because the proposed project would result in the creation of three new residential lots, it will result in a slight increase in population growth. This increase is consistent with what was anticipated for this site in the Horseshoe Bar/Penryn Community Plan and the Placer County General Plan and has been analyzed as a part of these plans. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project will not displace existing housing. Therefore, there is no impact.

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	

5. Other governmental services? (ESD, PLN)				X
--	--	--	--	---

Discussion Item XV-1:

The servicing fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this project. While there would be an increase in residents in the area, the increase would be negligible and would therefore not result in significant impacts. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2:

The proposed project would result in the creation of three new parcels that would have the potential to be developed with a single-family and secondary residence, which would increase the number of residents in the project area. However, this increase would not adversely affect Sheriff Protection facilities because the small increase in the number of residents is considered negligible and does not exceed the number of potential residents that were analyzed in the Horseshoe Bar/Penryn Community Plan and the Placer County General Plan. Therefore, there is no impact.

Discussion Item XV-3:

The proposed project would result in the creation of three parcels and would have the potential to increase the number of residents in the area. However, this increase would not result in an adverse effect to schools in the area. This is because the increase in the number of residents is minimal and does not exceed the number of potential residents analyzed in the Horseshoe Bar/Penryn Community Plan and the Placer County General Plan. Therefore, there is no impact.

Discussion Item XV-4:

The proposed project will not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Zoning of the parcel. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XV-5:

The proposed project is not expected to impact any other governmental services. Therefore, there is no impact.

XVI. 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 XVI-1:

There would be a negligible increase in the use of existing recreational properties in the surrounding area as a result of the proposed Minor Land Division. The increase will not result in a substantial deterioration of facilities as improvements and/or maintenance of these services are offset by the payment of park fees as a part of the conditioning process. Impacts are considered less than significant. No mitigation measures are required.

Discussion Item XVI-2:

The proposed project does not include recreational facilities nor require the construction or expansion of recreational facilities that might have an adverse effect on the environment. Therefore, there is no impact.

XVII. 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 onsite or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion Item XVII-1:

The project proposal would result in the creation of four parcels where one single family residence previously existed. The proposed project will generate approximately three additional PM peak hour trips, with the afternoon commute hours being the most congested time on local area roadways. The peak hour trip generation of the proposed project is consistent with the land use zoning for this property.

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 and roadway segment / intersection existing LOS; 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 (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measure Item XVII-1:MM XVII.1

This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay 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 DPWF prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current estimated fee is \$7,224 per single family residence. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (DPWF)

Discussion Item XVII-2:

This proposed minor land division would ultimately result in the creation of four new residential single family parcels where one previously existed. The proposed project is consistent with the Community Plan land use zoning for this property. No mitigation measures are required.

Discussion Item XVII-3:

The existing 34.6 acre site had a previous residence that took access to Sterling Point Court, which starts as a private road and becomes public as it proceeds to the west. The project will include construction of a new County Standard Plate 100 parcel map road and each parcel will access the paved private roadway. The offsite portion of Sterling Point will also be widened to the County Standard Plate 100 width of 20 feet of pavement plus 2 foot shoulders. No mitigation measures are required.

Discussion Item XVII-4:

The project will improve the private parcel map access road and provide a paved turnaround onsite to meet the requirements of the South Placer Fire District. A fire district representative’s signature shall be required on the Improvement Plans. No mitigation measures are required.

Discussion Item XVII-5:

Sufficient parking capacity will be provided onsite with the development of each single family residential parcel in accordance with the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion Item XVII-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. Therefore, there is no impact.

Discussion Item XVII-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion Item XVII-8:

The proposed project would not result in a change in air traffic patterns, including an increase in air traffic levels or a change in location that would result in substantial safety risks. Therefore, there is no impact.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion Item XVIII-1, 2:

A cultural resources records search was conducted by Windmill Consulting, Inc. for the project site. The search resulted in findings that no known resources eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) exist onsite. In addition, no resource has been determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

Although the AB52 consultation period expired prior to receipt of any requests for consultation, the United Auburn Indian Community forwarded correspondence to the County with suggestions for measures to mitigate impacts to Tribal Cultural Resources if found during construction. These measures have been conveyed to the project applicant and will be incorporated into project Conditions of Approval as feasible. Further the County provided the United Auburn Indian Community with a copy of the cultural resources records search prepared by Windmill Consulting, Inc. for the proposed project. Therefore, impacts to Tribal Cultural Resources are considered less than significant. No mitigation measures are required.

To ensure that any resources discovered onsite during project implementation are protected, a condition of approval for the project will be included (as described in Section V. Cultural Resources, Discussion Item V-1, 2.). Therefore, there is no impact.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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 onsite 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 Item XIX-1, 2, 6:

The type of wastewater to be produced by this residential parcel map project is typical of wastewater already collected and treated by Placer County Sewer Maintenance District #3 (SMD 3). A public gravity sewer system is proposed to be constructed with the project to connect to the existing manhole within Sterling Point Court, approximately 900 feet from the project. The project is located within the Placer County Water Agency service area and will connect to public water service within Sterling Point Court also located 900 feet from the project within Sterling Point Court. Therefore, there is no impact.

Discussion Item XIX-3:

The proposed project will not result in the construction of new onsite sewage systems. Therefore, there is no impact.

Discussion Item XIX-4:

The project will divide the existing 34.6 acre property into four separate parcels, each with driveway access to a proposed paved private roadway. The existing property has no stormwater treatment or BMPs. As proposed, the project storm water runoff will be collected and conveyed via roadside ditches or swales and conveyed to bioretention basins. The construction of these onsite drainage facilities, including permanent BMPs, will not cause significant environmental effects. No mitigation measures are required.

Discussion Item XIX-5:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the proposed project. These requirements are routine in nature and do not represent significant impacts. The proposed project will not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of “will-serve” letters from each agency. Therefore, there is no impact.

Discussion Item XIX-7:

The proposed project will be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs. Therefore, there is no impact.

F. 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

G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval may be required:

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

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project COULD have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures described herein have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
-------------------------------------	--

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

Planning Services Division, Melanie Jackson, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Rebecca Taber, P.E.
 Department of Public Works and Facilities-Transportation, Stephanie Holloway
 DPWF-Environmental Engineering Division, Huey Nham
 DPWF-Flood Control and Water Conservation District, Brad Brewer
 DPWF-Facility Services-Parks Division, Ted Rel
 HHS-Environmental Health Services, Joey Scarbrough
 Placer County Fire Planning/CDF, Mike DiMaggio

Signature  Date August 18, 2017
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/>	
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis

		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
<input type="checkbox"/> Traffic & Circulation Plan		
<input type="checkbox"/>		