



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: La Faille Ranch Planned Residential Development (PSUB20110084)

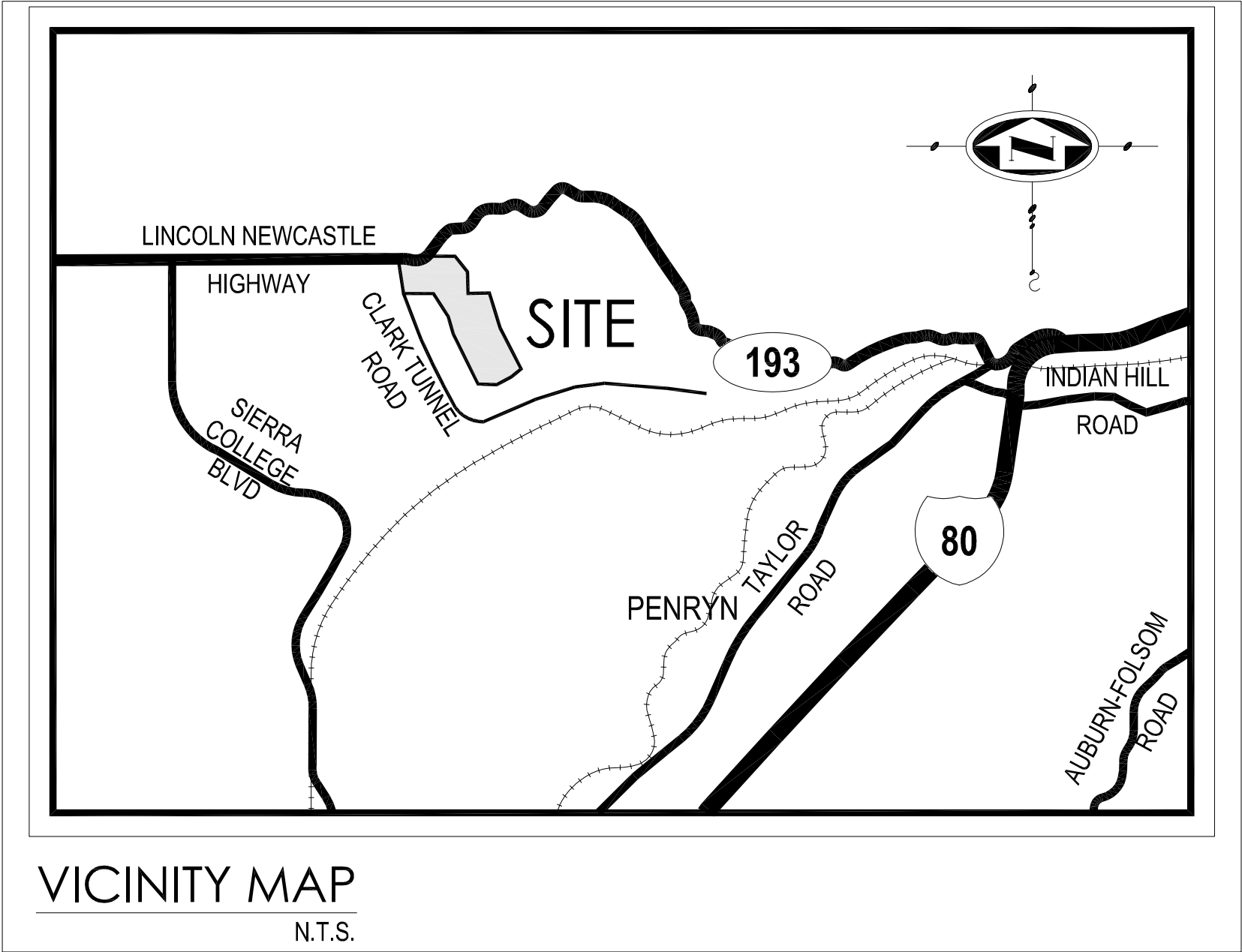
PROJECT DESCRIPTION: The project proposes a 14-unit Major Subdivision on an approximately 172-acre property located in the Penryn area with parcels ranging in size from approximately 10 to 15 acres.

PROJECT LOCATION: Southeasterly of the intersection of State Route 193 and Clark Tunnel Road in the Penryn area, Placer County

APPLICANT: The MacDiarmid Company, Kent MacDiarmid

The comment period for this document closes on March 9, 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 Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, February 9, 2017



VICINITY MAP

N.T.S.

FIGURE 1



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: La Faille Ranch Planned Residential Development	Project # PSUB20110084
Description: 14-unit Major Subdivision on an approximately 172-acre property located in the Penryn area with parcels ranging in size from approximately 10 to 15 acres.	
Location: Southeasterly of the intersection of State Route 193 and Clark Tunnel Road in the Penryn area, Placer County	
Project Owner: Southfork LP	
Project Applicant: The MacDiarmid Company, Kent MacDiarmid	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **March 9, 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 **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

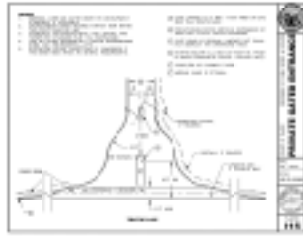
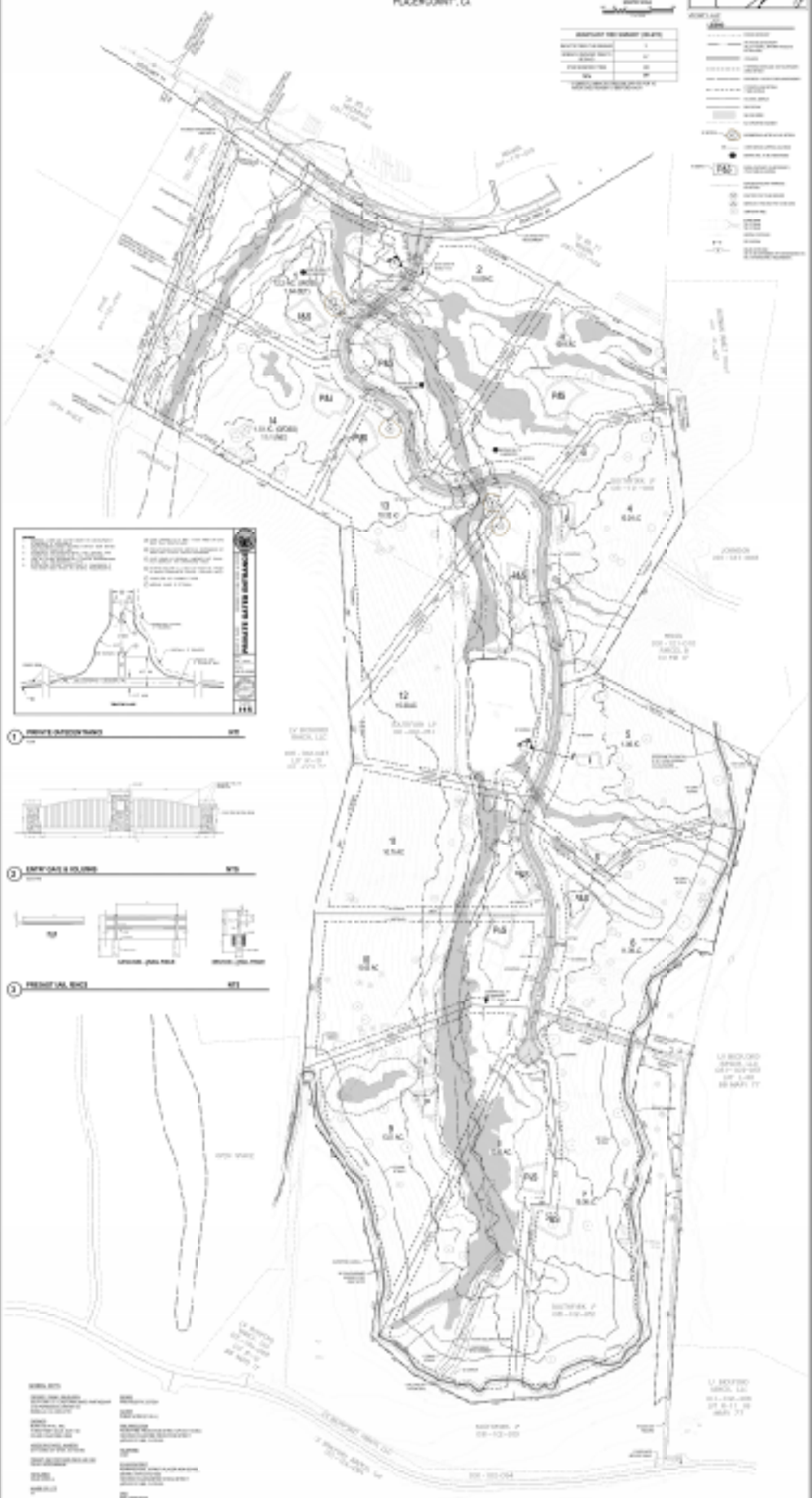
**LA FAULX RANCH
VESTING TENTATIVE MAP**
PORTIONS OF SECTIONS 8, 21, 1, 14, 2, 7, 8, 9, 10,
AGGIST 9, 2016
PLACER COUNTY, CA

ADJUSTED PROPERTY VALUES

AGGRIED LAND	1
AGGRIED IMPROVEMENTS	1
AGGRIED TOTAL	2
RESIDENTIAL LAND	1
RESIDENTIAL IMPROVEMENTS	1
RESIDENTIAL TOTAL	2
TOTAL ADJUSTED VALUE	4

LEGEND

	BOUNDARY
	EASEMENT
	RIGHT OF WAY
	UTILITY
	WATER FEATURE
	PROPOSED STRUCTURE
	PROPOSED ROAD
	PROPOSED LOT
	PROPOSED PARCEL
	PROPOSED SUBDIVISION
	PROPOSED TRACT
	PROPOSED SECTION
	PROPOSED TOWNSHIP
	PROPOSED RANGE
	PROPOSED COUNTY
	PROPOSED STATE



1 PROPOSED WATER DIVERSION 4/16



2 PROPOSED CANALS AND DITCHES 4/16

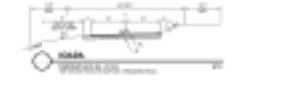


3 PROPOSED ROAD 4/16



NOTES

1. ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL PROPOSED ROADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC WORKS CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL PROPOSED CANALS AND DITCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER CODE AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL PROPOSED CHANNELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER CODE AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL PROPOSED EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL PROPOSED RIGHTS OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL PROPOSED WATER FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER CODE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL PROPOSED SUBDIVISIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL PROPOSED TRACTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL PROPOSED SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL PROPOSED TOWNSHIPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL PROPOSED RANGES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL PROPOSED COUNTIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL PROPOSED STATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE LOCAL ORDINANCES.





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 C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

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

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an 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: La Faille Ranch Planned Residential Development	Project # PSUB20110084
Entitlement(s): Major Subdivision – Vesting Tentative Subdivision Map	
Site Area: 172 acres	APN: 031-121-069-000, 031-102-051-000, 031-102-052-000
Location: Southeasterly of the intersection of State Route 193 and Clark Tunnel Road in the Penryn area.	

A. BACKGROUND:

Project Description:

The proposed project consists of a 14-unit Major Subdivision on an approximately 172-acre property located in the Penryn area. The property is zoned F-B-X 10 AC. MIN. (Farm, combining Building Site designation of 10-acre minimum parcel size) and has a Placer County General Plan designation of Agriculture/Timberland, 10-acre minimum. The proposed parcels would range in size from approximately 10-15 acres.

Access to the site would be from a private road extending south/ southeast from State Route 193. Subdivision improvements will include a private gated entry with an approximate 4,000 foot road provided to each lot. Sewage disposal areas would be located on site and minimum usable sewage disposal areas (MUSDA) are identified on each lot, as shown on the Vesting Tentative Subdivision Map.

Potable water would be supplied to the property by Placer County Water Agency (PCWA). In order to acquire service from PCWA, a connection to the nearest PCWA clean water connection point would be required to bring water to the subdivision. Two alternatives exist to allow for this connection, including a connection to the water main proposed as part of the Bickford Ranch project or a connection to the existing water main located in English Colony Way.

It is anticipated that site development will involve partial clearing and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of new roadways, trails/pathways, driveways, buildings, and landscaping.

Project Site (Background/Existing Setting):

The project site is located on hilly terrain east of the City of Lincoln at a median elevation of approximately 500 feet. State Route 193 and a cement-lined reach of the Caperton Canal roughly mark the northern and southern boundaries, respectively, while the surrounding lands are occupied by ranchettes and agricultural operations. A riparian corridor with an impoundment bisects the site from south to north. The parcel was previously used for livestock pasture, and is presently developed with a barn and four water wells. The wells were constructed on four of the proposed lots to determine if each lot could be served by on-site wells. The wells were tested for primary and secondary drinking water standards. Results of the water quality testing indicated that the wells had arsenic levels exceeding the Maximum Contaminant Level and could not be used to provide potable water. As a result, it was determined that potable water would be provided by PCWA and the wells will be properly abandoned as required by Placer County Health and Human Services.

The site is physically characterized by rolling topography in the northerly area and along the spine of the central and southerly area, and rolling to steep slopes along the westerly, southerly and easterly areas, forming an enclosed canyon at the southerly end. Four oak woodland types, totaling approximately 105 acres, have been identified, including nearly 17 acres of Valley Foothill Riparian Woodland that is concentrated along the two intermittent streams located onsite. The remainder of the site is composed of non-native annual grassland with some scattered rock outcroppings, an abandoned olive orchard, a tree-of-heaven grove, five elderberry clusters, two interconnected barn buildings with a small corral, a pond and seasonal wetlands. There are two intermittent creeks and associated wetlands that converge at or near State Route 193 and flow northerly under the highway to Auburn Ravine. The site also contains scattered seasonal wetland swales.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F-B-X 10 AC. MIN. (Farm, combining Building Site designation of 10 acre minimum parcel size)	Agriculture/Timberland 10 Ac. Min.	Undeveloped,
North	F-B-X 5 AC. MIN. (Farm, combining Building Site designation of 5 acre minimum parcel size); F-B-X 10 AC. MIN. (Farm, combining Building Site designation of 10 acre minimum parcel size)	Agriculture/Timberland 10 Ac. Min.; Rural Residential 1-10 acre minimum	State Route 193; Agriculture, Williamson Act Contract; Single-family residences
South	F-B-X 10 AC. MIN. (Farm, combining Building Site designation of 10 acre minimum parcel size)	Rural Residential 1-10 acre minimum;	Bickford Ranch Specific Plan acreage; Single-family residence
East	F-B-X 5 AC. MIN. (Farm, combining Building Site designation of 5 acre minimum parcel size); F-B-X-DR 10 AC MIN (Farm, combining Building Site designation of 10 acre minimum parcel size, combining Density Reserve)	Rural Residential 1-10 acre minimum;	Small Agriculture, Single-family residences
West	F-B-X 10 AC. MIN. (Farm, combining Building Site designation of 10 acre minimum parcel size); F-B-X-DR 10 AC. MIN. (Farm, combining Building Site designation of 10 acre minimum parcel size, combining Density Reserve)	Rural Residential 1-10 acre minimum;	Clark Tunnel Road; Bickford Ranch Specific Plan acreage; Small Agriculture, Single-family residences

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

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

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the 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, 2:

The subject property is not located within a scenic vista or a state scenic highway. Therefore, there is no impact.

Discussion Item I-3:

The project site is located on the south side of Highway 193 in the Penryn area. The proposed project would involve the subdivision of an approximately 172 acre property to create 14 single-family residential parcels, each a minimum of ten acres. The proposed subdivision would involve grading, tree removal, road and utility improvements and residential construction. The disturbances resulting from the implementation and build-out of the subdivision would have the potential to degrade the visual character and quality of the project site.

However, due to noise impacts, the subdivision will also include the construction of a 7-foot sound wall or a 305-foot buffer shall be required from the centerline of Highway 193 to any proposed residence (See Noise Section XII, MM XII.1). Should a sound wall be constructed, the wall would act as a screen between Highway 193 and the visual impacts resulting from the proposed project. While a wall may also be considered a visual impact, the wall would be subject to the Placer County Design Guidelines and approval by the Development Review Committee. Such approval would occur prior to the approval of improvement plans and approval of a building permit for the construction of the wall.

Should the applicant choose to record a 305-foot buffer from the centerline of Highway 193 to any proposed residence, this buffer shall also act as a screen from Highway 193. Additionally, the large size of the parcels create the opportunity for residences and other structures to be constructed further from the highway and away from neighboring property lines.

While such development has the potential to degrade the visual character and quality of the site, the proposed sound wall or 305-foot residential buffer area and the large size of the proposed lots, such degradation would be less than significant. No mitigation measures required.

Discussion Item I-4:

The proposed project would result in the creation of 14 residential lots, all of which could be developed with single family and secondary residences. Development of such residences would result in an increase of light or glare in the area because residential lighting would be necessary for the use of the residences. However, each of the proposed lots would be a minimum of ten acres. Because of this, the residences would likely be constructed a distance away from each other, minimizing the effects of a collective output of night lighting. As such, residential lighting would not have a significant impact on nighttime views in the area. No mitigation measures 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, 3, 5:

The California Resources Agency Farmland Mapping and Monitoring Program designates the subject property as Farmland of Local Importance. Farmland of Local Importance describes property that is zoned for agriculture by County ordinance and the California Land Conservation Act as well as dry farmed lands, irrigated pasture lands, and other agricultural lands of significant economic importance to the County and include lands that have a potential for irrigation from Placer County water supplies.

The subject property was previously utilized for cattle grazing and was part of a Williamson Act Contract (California Land Conservation Act). Prior to the application to subdivide the subject property, the property owner filed for a Notice of Nonrenewal, which took the property out of the contract and therefore, the contract is no longer applicable.

The subject property is unoccupied and is not currently being used for residential purposes. The proposed project will subdivide the property into 14 lots ranging in size from approximately 10 to 15 acres and each lot will have the potential to be developed with residences. Such development would modify the use of the property as it currently exists because it would create the possibility of 14 residences on what is now a largely undeveloped site previously utilized for an agricultural operation. By subdividing the property, agricultural uses maintained by individual property owners will not operate at the same scale as the prior agricultural use. However, while development of 14 residences would impair the agricultural use of the entire property for grazing purposes, it would not change the Farm Zone designation of the property and each property owner would retain the ability to conduct agricultural operations on the individual parcels. The proposed parcels would be consistent with the large parcel size as designated (10 acres) by the zoning and would also be consistent with the goals and policies of the Placer County General Plan which encourages large parcel sizes for agricultural lands. Thus, while the subject property would be subdivided into several smaller parcels, the large size of the resulting parcels would not preclude the use of the property for farming or other agricultural uses. As such, the proposed subdivision would have a less than significant impact resulting from the conversion of Farmland of Local Importance or interfere with property under a Williamson Act Contract. Additionally, because the proposed parcels would remain within Farm Zone, the properties would still be capable of use for agricultural purposes and would therefore not interfere with Placer County's Right-to-Farm policy. No mitigation measures required.

Discussion Item II-2:

The subject property is located in an area largely developed with agricultural uses. While some properties are developed with non-commercial agricultural operations, two properties near or abutting the subject property are

used for commercial agriculture. This includes Brenner Ranch, which is located to the northwest of the subject parcel, on the other side of State Route 193, which is located between Brenner Ranch and the subject property, and Maple Rock Gardens, on the other side of Clark Tunnel Road, which is located between Maple Rock Gardens and the subject property. Both of these commercial operations include irrigated orchards. Other properties within the vicinity are also developed with small scale or personal agricultural uses.

The Placer County General Plan requires that buffers be provided between uses that may be considered incompatible. The Placer County General Plan includes a table (Table 1-4, Minimum Agriculture/Timberland Buffer Zone Width) that provides standard buffer widths. In the case of residential single-family properties that border irrigated orchards, a 300 foot buffer between the agricultural use and the single-family residence is required. However, the Placer County General Plan also allows for specific buffers to be required as determined during the entitlement process. In the present case, both of the commercial agricultural operations are separated from the subject property by a well-traveled or major roadway. It is likely that the location of these roads act as a mitigating factor between the possible incompatibility of the proposed subdivision and the neighboring agricultural uses. Therefore, while a land-use buffer will be required (consistent with the Placer County General Plan), the required width of the buffer shall remain flexible and shall be determined at the time of entitlement review. In order to monument the requirement of this land-use buffer, the following mitigation measure is required:

Mitigation Measures Item II-2:

MM II.1 In order to ensure compatibility between the proposed residential subdivision and surrounding agricultural operations, a 300-foot land-use buffer area shall be required. This area shall be measured from the boundary of the agricultural use to the building site of any proposed residences. The buffer shall apply to all proposed lots adjacent to active agricultural operations, including lots 1, 2 and 14.

Discussion Item II-4:

The subject property is not zoned forest land, timberland or timberland zoned Timberland Production. 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 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 proposed project requests approval of a tentative subdivision map in order to create 14 single-family residential lots, on lots greater than 10 acres each, within a 172-acre site. 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 project-level thresholds of significance. The project does not propose to

increase density beyond the development anticipated to occur within the SIP. Further, the emissions from the additional housing units and associated mobile emissions would not exceed the PCAPCD's Project-level thresholds of significance. An air quality analysis was prepared by County staff using CalEEMod (2013.2.2) which indicated that the mitigated maximum daily emissions from the project would result in 1.21 lbs per day of Reactive Organic Gasses (ROG), 1.56 lbs/day of Nitrogen Oxides (NO_x) and 0.89 lbs/day of Particulate Matter with a particulate matter size of 10 microns (PM₁₀). With implementation of the mitigation measures described below, the project would not result in a significant obstruction to the SIP.

As stated above, 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 related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. The air quality analysis indicates the project will result in an increase in regional and local emissions from construction of the project. In order to reduce construction related emissions, associated grading/improvement plans shall list the District's Rules and Regulations, as well as submittal of a Dust Control Plan (DCP). The DCP shall be submitted to the PCAPCD prior to the commencement of earth disturbing activities and shall demonstrate all feasible measures to reduce emissions. Although impacts related to construction activities have been determined to be less than significant, implementation of the following conditions of approval and mitigation measures will further reduce any impacts.

The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. The air quality analysis indicates the project will result in an increase in regional and local emissions from operation of the project and would exceed the PCAPCD's cumulative threshold of 10 lbs per day for ROG emissions only, if left unmitigated. With the implementation of the MM III.3, the project emissions would be reduced below the cumulative level threshold and would therefore not result in a significant cumulative contribution of incremental emissions of ROG and NO_x within the SVAB.

Mitigation Measures Item III-2, 3:

MM III.1 Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. 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 Include the following standard notes on the Grading Plans or Improvement Plans:

1. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
2. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
3. The prime 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. *(Based on APCD Rule 228 / section 401.5)*
4. 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. *(Based on APCD Rule 228 / section 401.1, 401.4)*
5. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)*
6. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)*
7. In order to minimize wind driven dust during construction, the prime 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). *(Based on APCD Rule 228 / section 402)*
8. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to

- exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on APCD Rule 228)*
9. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202)*
 10. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) 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. *(Based on APCD Rule 217)*.
 11. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 12. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 13. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. 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. *(Based on APCD Rule 310)*
 14. The prime contractor shall submit to the District a comprehensive 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 prime contractor shall contact the District 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 District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

MM III.3 Include the following requirement in the CC&Rs associated with this project: Wood burning or Pellet appliances are not permitted. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application.

Discussion Item III-4:

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. Additionally, DPM would result from occasional delivery equipment during the operations of the residential subdivision.

Localized concentrations of Carbon Monoxide (CO) can be a Toxic Air Contaminant and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed 14 single-family residences would not impact the nearby intersections ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, provided that the project would not result in substantial CO emissions at intersections, short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures required.

Discussion Item III-5:

The 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 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 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)		X		
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

Discussion Item IV-1, 2, 6:

The proposed subdivision would create 14 lots that would range in size from 10 to 15 acres and would include improvements to roads and installation of utilities. Each lot would have the potential to be developed with both a single-family and secondary residence, as well as accessory structures and improvements. Such development of the project site has the potential to adversely affect sensitive or special status species.

A Jurisdictional Delineation and Special Status Species Evaluation was prepared by Gibson and Skordal, LLC wetland consultants in June 2010 and was revised in August of 2010. Field surveys were conducted on May 13 and 17 of 2010 and a field verification was conducted on August 3, 2010. The delineation map was updated in March of 2014. The study area was assessed for the potential presence of special status species. Initially, a record search of the California Natural Diversity Database (CNDDDB) was conducted to list all documented sightings of special status species within five miles of the site. In addition to occurrences identified in the CNDDDB search, other special status species that may be present based on suspected or known range data were also included.

Habitat Communities

Habitat on the site includes blue oak woodland, non-native annual grasslands, seasonal wetlands and riparian plant communities. Blue oak woodland occupies the majority of the site and possesses a tree stratum chiefly composed of blue oak, interior live oak, California buckeye and foothill pine. The understory consists of dogtail, soft chess, ripgut brome, poison oak, Italian thistle, rat-tail fescue, wild oats, yellow star-thistle and other grasses and forbs. The riparian corridor supports a plant community consisting of Himalayan blackberry, white alder, cottonwood, willows and blue elderberry. The study area also contains seasonal wetlands.

Foothill Woodland

An Oak Woodland Inventory was prepared by Foothill Associates in March 2011 and was updated in June of 2014. to determine the extent and composition of oak woodlands on the project site. As a part of the study, oak woodland boundaries were identified and mapped on an aerial photograph of the site. The site was surveyed by an ISA Certified Arborist on January 7, 11, 17 and 19, 2011 and resurveyed on May 29, 2014. Four oak woodland types, totaling 105.28 acres, were documented on the project site, including blue oak woodland, interior live oak woodland, valley oak woodland and valley foothill riparian woodland. The remainder of the site is composed of non-native annual grassland, which is dominated by wild oats and heavily invaded by yellow star thistle, an abandoned olive orchard, a tree-of-heaven grove, seasonal wetlands, a pond and ranch buildings.

The report analyzed impacts that would result from road improvements, utility improvements and site grading. A 50-foot buffer from the edge of the proposed development was used to calculate oak woodland impacts. A 50-foot buffer from the edge of the proposed development was used to calculate oak woodland impacts. The report determined that the proposed project would impact 6.67 acres of oak woodland, including 4.09 acres of blue oak woodland, 0.8 acres of interior live oak woodland, 1.59 acres of valley oak woodland and 0.91 acres of valley foothill riparian woodland.

Wetlands

A creek system with associated wetlands totaling 11.05 acres was delineated within the study area. Parts of the creek possess an ordinary high water mark and distinct beds and banks. The west fork of the creek is intermittent. The east fork is naturally intermittent, but flows most of the year due to irrigation releases, overflows and leakages from the Caperton Canal. The associated wetlands support a plant community consisting of dotted smartweed, perennial rye, Himalayan blackberry, common velvet grass, creeping bent-grass, toad rush, tall flat sedge and curly dock. The creek corridor vegetation consists of woody vegetation such as white alder, cottonwood and willows. The soils within the adjacent wetlands are clay loams; soils in the channel mostly consist of cobble and lacked fines.

A 2.5 acre pond with adjacent wetlands is located near the center of the study area. The pond represents a historic impoundment within the main creek channel. A small wetland rims the feature and primarily supports creeping spoke-rush. A maintained concrete overflow channel located on the western-most corner of the pond connects it to the adjacent downstream portion of the creek channel.

An approximately 0.97 acre portion of the Caperton Canal is located near the south and east border of the study area. This feature is lined with cement and supports no vegetation.

Three channels totaling approximately 0.13 acres were mapped within the study area. These channels typically possessed a bed and bank with an ordinary high water mark and the destruction of terrestrial vegetation. Perennial rye, Mediterranean barley, clustered dock and curly dock represents the majority of wetland species within these channels, though most reaches contain little vegetation.

Wildlife Occurrence on Site

A Special Status Species Evaluation was conducted on the subject property and was included in the Jurisdictional Delineation. The special status species evaluation considered those species identified as having relative scarcity and/or declining populations by the United States Fish and Wildlife Service (USFWS) or the California Department of Fish and Game (CDFG). Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing and those classified as species of special concern by CDFG. A record search of the CNDDDB was conducted to identify all documented sightings of special status species within five miles of the study area. In addition to species identified in the CNDDDB search, we included other special status species that may occur in the study area based on historical range data. Several special status species were identified as likely to occur on the project site, including *Townsend's Big-Eared Bat*, *Swainson's Hawk*, *Grasshopper Sparrow*, *White-Tailed Kite*, *California Black Rail*, *Osprey*, *Western Pond Turtle*, *Valley Elderberry Longhorn Beetle* and *Ricksecker's Water Scavenger Beetle*. The proposed project has the potential to significantly impact these species. However, with the mitigation measures included below, these impacts will remain less than

significant.

Special Status Plant Species

In addition to the Jurisdictional Delineation and Special Status Species Evaluation, a Special Status Plant Survey was conducted on the project site. The surveys were conducted to coincide with the blooming periods of special-status plant species listed by the California Natural Diversity Database (CNDDDB) as occurring within the study area. Field surveys were conducted on May 13 and 17, 2010 and on July 7, 2010. Meandering transects were performed throughout the study area parcels on foot. Several visits were made to known reference populations throughout the growing season to assess the local phenology of target species. Although the CNDDDB identified 24 special status plant species as occurring within the target areas near the project site, no species were discovered on site. As a result, the project would not impact special status plant species on the project site.

Mitigation Measures Item IV-1, 2, 6:

Raptors, Migratory Birds and other Nesting Birds

MM IV.1

If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than 14 days prior to the initiation of construction. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish & Wildlife within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

If active nests are identified in these areas, the County shall coordinate with California Department of Fish and Wildlife (CDFW) to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site. If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location.

Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Wildlife.

If all project construction occurs between September 2 and February 14, a survey is not required and no further studies are necessary.

Townsend's Big-Eared Bat

MM IV.2 Townsend's big-eared bat (*Corynorhinus townsendii*) is currently listed by CDFG as a species of special concern. Prior to approval of Improvement Plans or construction on site, a focused survey for Townsend's big-eared bat 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 Game within 30 days of the completed survey. If any Townsend's big-eared bat are identified on the subject property, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish and Game.

Valley Elderberry Longhorn Beetle

MM IV.3 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 shall be transplanted in accordance with the US Fish and Wildlife Service Conservation Guidelines.

Western Pond Turtle

MM IV.4 Prior to approval of Improvement Plans or construction on site, a focused survey for *Western 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 Game within 30 days of the completed survey. If any *Western 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 Game.

Ricksecker's Water Scavenger Beetle

MM IV.5 Prior to approval of Improvement Plans or construction on site, a focused survey for *Ricksecker's Water Scavenger Beetles* 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 Game within 30 days of the completed survey. If any *Ricksecker's Water Scavenger Beetle* are identified on the subject property, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish and Game.

Discussion Item IV-3, 7:

The Placer County Tree Preservation Ordinance regulates both the removal of protected trees and the encroachment of construction activities into the protected zones of the trees. Protected trees include any tree, excluding foothill pine, with a diameter at breast height of six inches or greater, or a multiple-trunked tree with an aggregate diameter of ten inches or greater.

Placer County also has Oak Woodland Impact Guidelines. The guidelines apply to any discretionary entitlement subject to CEQA review on property occupied by oak woodland where the woodland comprises an area larger than two acres. The project applicant assessed the proposed project's impact on oak woodland by superimposing the development footprint on the mapping of oak woodland types. The overlay included roads, utilities/facilities, and graded areas plus a minimum 50-foot buffer, except those areas within wetland preservation areas that will not be disturbed.

It is County policy to require mitigation on a per-acre basis. Mitigation for oak woodland losses within the development footprint must be achieved off-site. No credit is provided for oak woodland preserved on-site. With County consent, the project applicant or project sponsor may dedicate to private or public ownership one or more areas equivalent to twice the area of oak woodland lost. The second option is for the project applicant or project sponsor to make an in lieu payment to the County for each acre of oak woodland lost. This payment is equivalent to the general land value of oak woodland properties in the County as determined by the County.

In addition to the Jurisdictional Wetland Delineation and Special Status Species Evaluation, an Oak Woodland Inventory was conducted on the project site and a report discussing the findings was prepared by Foothill Associates in March 2011. This report was later updated in June of 2014. The report documents the type, extent and function of the oak woodlands located on the project site and discusses the impacts to these woodlands that would result from the implementation of the proposed project. In addition, significant trees and potential impacts are also identified. Significant trees are defined by the Placer County Tree Ordinance as trees with a trunk diameter at breast height greater than 24 inches or multi-trunked oak trees with a total circumference greater than 72 inches (22-inch diameter) at ground level.

The Oak Woodland Inventory report includes a discussion of the determination that, of the 105.28 acres of oak woodland that occur on site, the proposed project would impact 6.67 acres, including 4.09 acres of blue oak woodland, 0.08 acres of interior live oak woodland, 1.59 acres of valley oak woodland and 0.91 acres of valley foothill riparian woodland. In addition, the report states that a total of 288 oak trees were inventoried on the project site and of those, 12 would be directly impacted by the proposed project and 18 trees would be indirectly impacted. These impacts are considered significant. However, with the implementation of the following mitigation measures, these impacts will be reduced to less than significant:

Mitigation Measures Item IV-3, 7:

MM IV.6 To mitigate for the loss of oak woodlands, the project applicant shall obtain a Tree Permit from Placer County's Planning Services Division prior to construction activities that could impact native oak trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall occur offsite and shall consist of one of the following:

- A. Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance - Replacement Programs and Penalties. These fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. Removal of significant trees (>24 inches in diameter at breast height or clumps >72 inches in circumference measured at ground level) requires additional mitigation on a per-inch DBH (diameter at breast height) removed.
- B. Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.
- C. Provide for a combination of payment to the Tree Preservation Fund and creation of an offsite Oak Preservation Easement.

MM IV.7 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 Development Review Committee 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 on-site 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:

The revised jurisdictional wetland delineation determined that approximately 18.8 acres of potential jurisdictional wetlands are located on the subject property. These wetlands are made up of 4.18 acres of seasonal wetlands, 11.05 acres of creek and associated wetlands, a 2.5 acre pond, 0.97 acres of the Caperton Canal and 0.13 acres of channels.

Seasonal Wetlands

Ten seasonal wetlands totaling 4.18 acres are located on the project site. Seasonal wetlands sustain long-term ponding and/or saturated soil conditions during and following periods of heavy precipitation in the winter and early spring. The hydrophytic plant communities consisted of Himalayan blackberry, perennial rye, dotted smartweed

(*Polygonum punctatum*), annual rabbit foot-grass (*Polypogon monspeliensis*), as well as other grasses and forbs. The presence of oxidized rhizospheres along living roots, saturation to the surface, and/or surface water are typically indicators of wetland hydrology.

Creek and Associated Wetlands

A creek system with associated wetlands totaling 11.05 acres was delineated within the study area. Parts of the creek possess an ordinary high water mark and distinct beds and banks. The west fork of the creek is intermittent. The east fork is naturally intermittent, but flows most of the year due to irrigation releases, overflows and leakages from the Caperton Canal. The associated wetlands support a plant community consisting of dotted smartweed, perennial rye, Himalayan Blackberry, common velvet grass, creeping bent-grass (*Agrostis stolonifera*), toad rush (*Juncus bufonius*), tall flat sedge (*Cyperus eragrostis*), and curly dock (*Rumex crispus*). The creek corridor vegetation consists of woody vegetation such as white alder, cottonwood and willows. Surface water and oxidized rhizospheres along living roots are the primary indicators of wetland hydrology.

Pond

An approximately 2.5-acre pond with adjacent wetlands is located near the center of the study area. The pond represents a historic impoundment within the main creek channel. A small wetland rims the feature and primarily supports creeping spike-rush (*Eleocharis macrostachya*). A maintained concrete overflow channel located on the western-most corner of the pond connects it to the adjacent downstream portion of the creek channel.

Caperton Canal

An approximately 0.97-acre portion of the Caperton Canal is located near the south and east borders of the study area. This feature is lined with cement and supports no vegetation.

Ephemeral Channels

Three channels totaling 0.139 acres were mapped within the study area. These channels typically possessed a bed and bank with an ordinary high water mark and the destruction of terrestrial vegetation. Perennial rye, Mediterranean barley, clustered dock and curly dock represent the majority of wetland species within these channels, though most reaches contain little vegetation. The three channels are identified on the Jurisdictional Delineation map as C1, C2 and C3. Channel C1 is ephemeral and flows only during and after storm events. Channel C2 is naturally ephemeral but appears to receive periodic runoff from Caperton Canal. Channel C3 is also naturally ephemeral but receives irrigation runoff from the adjacent upslope property.

Mitigation Measures Item IV-4, 5:

MM IV.8 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 and Department of Fish and Wildlife has been notified by certified letter regarding the existence of wetlands and streams on the property. Where it is determined that a 404 permit is required, 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. Any permits required shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work on the subject property.

MM IV.9 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 that 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.10 The Improvement Plans and Final Subdivision Map shall show wetland preservation easements. these areas, as depicted on the Tentative Subdivision Map, shall be defined and monument as "Open Space/Conservation Easement". The purpose of said easements is for the protection and preservation of onsite wetland/stream corridor habitats. A note shall be provided on the Final Subdivision Map information sheet prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, and fencing (excepting that specifically required by project conditions of approval). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee.

MM IV.11 The applicant shall provide permanent protective fencing along the perimeter the 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, post and cable, etc.) as approved by the County.

Discussion Item IV-8:

Placer County has not adopted a Habitat Conservation Plan or a Natural Communities 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 formal cemeteries? (PLN)		X		
6. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code, Section 21074? (PLN)		X		

Discussion Item V-1, 2, 6:

A Cultural Resources Assessment was prepared for the subject for the subject property to determine whether cultural, historical or archaeological resources exist on the project site. This assessment included the following: a cultural resources records search by the North Central Information Center, California Historical Resources Information System, a search of the Native American Heritage Commission's sacred lands file, inquiries made of Native Americans listed by the commission for this project, archival research, interviews and field inspection supervised by a qualified archaeologist who documented the identified cultural resources on the forms distributed by the California Office of Historic Preservation. As a result of this research, 20 cultural resources were identified, including one ancillary building, one prehistoric archaeological site, 16 historic sites, one historic orchard and an isolated find of a historic wine bottle. None of the historic sites, building or orchard meet any criterion for the California Register of Historical Resources eligibility. However, the prehistoric archaeological site is eligible for the California Register under Criterion 4, because it has the potential to yield information important in history and/or prehistory. In order to ensure that these sensitive resources do not suffer a significant impact, the following

mitigation measures are required:

Mitigation Measures Item V-1, 2, 6:

MM V.1 Prior to any ground disturbing activity, within the area designated as Lot 1 on the La Faille Ranch Vesting Tentative Subdivision Map, including the movement of heavy equipment on the aforementioned lot, any portion of the prehistoric archaeological site designated 03-PLA-193-1 by Caltrans and by field number LF-10 in the present study and located within Lot 1 must be protected by temporary construction fencing and avoided. Protective fencing shall be placed around the cultural resources site during construction of the project. If ground disturbance will occur within 15 feet of the site, an archaeological monitor should be present, to ensure protection of these resources. After project construction, the site shall be fenced with a minimum five foot buffer zone and a permanent informative plaque shall be installed.

MM V.2 In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of section 15064.5(e)(1) and (2) of the CEQA Guidelines has occurred.

MM V.3 If any prehistoric or historic artifacts, or other indications of cultural resources such as historic privy pits or trash deposits are found once ground-disturbing activity are underway, the find shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resources, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available, as provided in section 15064.5 of the CEQA Guidelines. Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place.

Discussion Item V-3, 4:

The project does not have the potential to cause a physical change that would affect unique ethnic or cultural values and there are no known existing or historic religious or sacred uses of the project site. Therefore, there is no impact.

Discussion Item V-5:

No human remains are known to be buried at the project site nor were there any indications of human remains found during the field survey. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. Implementation of the following standard mitigation measure would reduce this impact to less than significant.

Mitigation Measures Item V-5:

MM V.4 If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code Section 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5(e).

The Improvement Plans shall include a note stating that 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 qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and 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 Services 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 that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

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:

A preliminary Geotechnical Report was prepared for the project. The site is located near the boundary of the Great Valley and Sierra Nevada Geomorphic Province of California. The Great Valley Province is an asymmetric trough filled with a thick sequence of sediments from the Jurassic to recent age. The Sierra Nevada Geomorphic Province is a fault block mountain range trending generally north-northwest along the eastern portion of California. According to the Geologic Map of the Sacramento Quadrangle and the Engineering Geologic Map of the Gold Hill Quadrangle, this site is mapped as Mesozoic Dioritic Rocks and conglomerates of the Tertiary Mehrten Formation. Mesozoic dioritic rocks generally consist of quartz diorite or diorite. This rock often called granite and has a similar appearance and texture, even though it has a slight difference in chemical composition and mineralogy. Locally, this rock unit is called the Penryn Pluton. The Mehrten conglomerate contains rounded to subrounded cobbles in a siltstone-sandstone matrix. The conglomerate contains discrete beds of siltstone and sandstone. Dioritic rocks were observed as scattered outcrops and weathered soils in the central portion of the site and Mehrten Formation as ridges of gravels, cobbles, and boulders along the eastern, western, and southern boundaries of the property.

The central area of the site is a ravine draining towards the northwest. In the northwest, an additional drainageway joins the main drainageway from the west. The eastern and western boundaries of the property are ridges that converge in the south. An approximate 2-acre reservoir is located in the central portion of the site and is retained on the north end by a 250-foot-long approximately 20-foot-tall earth dam. A concrete lined spillway is located at the northwest corner of the reservoir. According to aerial photographs, the reservoir was apparently constructed sometime between 1952 and 1961. The applicant's engineer states that based on the size of the earthen dam, it is considered non-jurisdictional; therefore, not regulated by the Department of Water Resources, Division of Safety of Dams. A mineshaft prospect is located near the eastern boundary of the property approximately 40 feet down slope of the Caperton Canal. A second mineshaft has been reported but not observed. The concrete lined Caperton Canal circles the southern and eastern boundary of the site.

The Report does identify the mineshaft prospect abandonment that would be destroyed or modified. The Report does not identify the site as located on a geological unit or soil that is unstable or that will become unstable as a result of the project. The report identifies the possibility of blasting requirements during excavation. Construction of the proposed buildings and associated circulation improvements will not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. The project's site specific impacts associated with unstable earth conditions, changes in geologic substructures, and the covering or modification of any unique geologic or physical feature can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VI-1, 4:

MM VI.1 The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:

- A. Road, pavement, and parking area design;
- B. Structural foundations, including retaining wall design (if applicable);
- C. Grading practices;
- D. Erosion/winterization;
- E. Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, abandonment of existing mineshaft(s), etc.)
- F. Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This requirement shall be so noted on the Improvement Plans, in the CC&Rs, in the Development Notebook, and on the Informational Sheet filed with the Final Subdivision Map(s). **(ESD)**

MM VI.2 Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work. **(ESD)**

Discussion Item VI-2, 3:

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the residential lots and circulation improvements, foundations, and various utilities. Approximately 10 acres of the site will be disturbed by grading activities. The earthwork is proposed to include approximately 24,000 cubic yards on site and no soil is proposed to be imported or exported. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts of approximately 19 feet and fills of up to approximately 14 feet as shown on the preliminary grading plan and project description. Maximum slopes of 2:1 (horizontal/vertical) are proposed on the site. Unexcavatable rock may be encountered during earthwork and blasting may be necessary to excavate. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VI-2, 3:

MM VI.1, MM VI.2

MM VI.3 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. 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 and, if applicable, Placer County Fire Department improvement plan review and inspection fees, with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost 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.

The applicant shall provide five (5) copies of the approved Tentative Subdivision Map(s) and two copies of the approved conditions with the plan check application. The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(ESD)**

MM VI.4 The Improvement Plans 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. Revegetation, undertaken from April 1 to October 1, 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. Provide for erosion control 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. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, 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. **(ESD)**

MM VI.5 The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

Discussion Item VI-5, 6:

The disruption of the soil discussed in Item VI-2, 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can 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, MM VI.3, MM VI.4, MM VI.5

MM VI.6 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) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques. **(ESD)**

MM VI.7 Prior to construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit. **(ESD)**

MM VI.8 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management. **(ESD)**

Discussion Item VI-7, 8, 9:

According to the preliminary Geotechnical Report, there are no known active faults crossing the property and the site is not located within an Earthquake Fault Special Study Zone. Therefore, the potential for ground rupture at the site is unlikely. In addition, the risk of subsidence or uplift, soil liquefaction, lateral spreading, or landslides are considered negligible. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic design standards. The preliminary Geotechnical Report did not identify any expansive soils at the site. Therefore, these impacts are less than significant. No mitigation measures 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 on-site fuel combustion for landscape maintenance equipment. The project would result in grading, subsequent paving and the construction of 14 single-family residences, along with the installation of associated streets and utilities.

To date, the Placer County Air Pollution Control District (PCAPCD) and the California Air Resources Board (CARB) have not established significance thresholds for GHG emissions under CEQA. Until a threshold is adopted, projects in Placer County propose thresholds that are based on those figures adopted by surrounding counties or air districts. In 2015, the Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted a “bright line” threshold of 1,100 metric tons per year (MT/CO₂e/yr) of greenhouse gases per project. The 1,100 MT CO₂e/yr threshold, as stated in the Justification for Greenhouse Gas Emissions Thresholds of Significance prepared by SMAQMD, is roughly equivalent to the emissions that result from 54 residential dwelling units. Projects which generate emissions beyond this threshold are considered to result in a significant cumulative impact to climate change. PCAPCD has identified the 1,100 MT/CO₂e/yr as an appropriate interim threshold for determining the significance of a project’s impacts to global climate change.

The CalEEMod analysis prepared for this project also included a quantification of project emissions of Greenhouse Gases. The GHG emissions resulting from the project were found to be approximately 694.36 MT CO₂e/yr during the second and third year of construction, and 223.14 MT CO₂e/yr during the operational phase. These levels do not exceed the PCAPCD accepted threshold of 1,100 MT CO₂e/yr, and therefore would not substantially hinder the State’s ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020). 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 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 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 required.

Discussion Item VIII-3:

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site 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 required.

Discussion Item VIII-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact.

Discussion Item VIII-5, 6:

The project site is not located in an Airport Land Use Plan area, and no public or private airfields are within two miles of the project site; the project would not result in a safety hazard for people residing or working at the project site. Therefore, there is no impact.

Discussion Item VIII-7:

The project site is located in an area that is classified as moderate risk for wildland fires. The proposed project has been reviewed by the Placer County Fire Protection District and has been designed with adequate emergency vehicle access and water supply for use by the District to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. No mitigation measure required.

Discussion Item VIII-8, 9:

A Phase 2 Soil Sampling Environmental Site Assessment was completed by ENGEO, Inc. dated June 20, 2012 in order to evaluate potential contamination related to past land uses as an orchard. Soil sample results indicated that several samples were above published screening levels for arsenic but additional analysis concluded that prior agricultural practices had not impacted the property and the soil within the former orchard areas. Lead was also reported above published screening levels in the vicinity of the barn. Lead impacted soil will be required to be

remediated under oversight Placer County Environmental Health Services as a condition of approval. This is considered a potentially significant impact that will be reduced to a less than significant impact with the implementation of the mitigation measures.

There is also a mine shaft located on Lot #6 of the subject parcel. This mine shaft was reviewed in the abovementioned Phase 2 Site Assessment. Sampling was completed and there appears to be no chemical hazards associated with the mine shaft only a physical hazard. This is considered a potentially significant impact that will be reduced to a less than significant impact with the implementation of the mitigation measures. A condition of approval for the project will required that the mine feature be adequately addressed to protect public health, under oversight by a qualified professional.

Mitigation Measures Item VIII-8, 9:
MM VIII.1

- 1) Prior to improvement plan or grading permit approval the lead impacted soil in the vicinity of the barn shall be remediated under oversight by Placer County Environmental Health Services.
- 2) Prior to improvement plan or grading permit approval the physical hazard associated with the mine feature on Lot #6 shall be adequately addressed, to be protective of public health, by a qualified professional.

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		
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Discussion Item IX-1, 7:

This project originally proposed to utilize individual water wells for each lot of the proposed subdivision. Water wells were constructed on four of the proposed 14 lots. The wells were tested for primary and secondary drinking water standards. Results of the water quality testing indicated that the wells had arsenic levels exceeding the Maximum Contaminate Level (MCL). One of the wells was modified in an attempt to determine if the strata containing the arsenic could be eliminated from the water supply. The modification was not successful and the applicant decide to utilize public treated water as the water supply for the project. The four wells on the parcel contain arsenic above the MCL and therefore have the potential to violate potable water quality standards as well as have the potential to degrade groundwater quality. This is a significant impact that can be reduced to a less than significant impact with the implementation of the mitigation measures.

Mitigation Measure Item IX-1, 7:MM IX 1

- 1) Prior to improvement plan approval, the four existing wells on the property shall be properly abandoned by a licensed well driller under permit with Environmental Health Services.
- 2) The future construction of water wells for domestic or irrigation use are prohibited on any future lot of the subdivision.

Discussion Item IX-2, 11:

The parcels will be connected to public water through Placer County Water Agency (PCWA). PCWA has indicated its ability to serve the project. The project will not utilize groundwater nor alter the rate or flow of groundwater due to domestic use. Therefore, there is no impact.

Discussion Item IX-3:

A preliminary drainage report was prepared by the applicant's engineer. The existing approximate 170-acre site consists of dense trees and heavy vegetation on most of the site. There are two channels running through the site. The main channel on the east side of the site flows from the southeast to northwest and the second channel on the west side of the property flows from south to north and they converge at the site's ultimate discharge point at the northern boundary at SR 193. The site is located in the Auburn Ravine sub-watershed of the Cross Canal Watershed. The total watershed area through the project site is approximately 379 acres with the eastern drainageway conveying approximately 206 acres and the western drainageway conveying approximately 173 acres. The two drainageways ultimately discharge into Auburn Ravine northwest of the project site.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall onsite watershed runoff continues to be conveyed to both the existing onsite drainageways and ultimately into Auburn Ravine. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item IX-4:

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The post development peak flows at the discharge point from the site are equal to the existing peak flows for the 10 and 100 year storm events. The 25 year storm event resulted in an increase in flow of 1 cfs. The project is located within the Cross Canal Watershed. The Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation study (June 1993) prepared for the Placer County Flood Control and Water Conservation District recommends onsite detention be implemented for projects located within the Cross Canal Watershed in order to mitigate the increase in peak stormwater flows. In addition, Caltrans does not support any increase in 100 year stormwater flows to their facilities.

The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-4:

MM VI.3, MM VI.4

MM IX.1 As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of improvement plan submittal. **(ESD)**

MM IX.2 The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities or other measures as approved by the Engineering and Surveying Division (ESD). Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(ESD)**

Discussion Item IX-5, 6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-5, 6:

MM VI.1, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM VI.7, MM VI.8, and MM IX.1

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) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

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: Vegetated Swales (TC-30), Bioretention (TC-32), Infiltration Trenches (TC-10) Storm Drain Signage (SD-13), etc. 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. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(ESD)**

MM IX.4 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

MM IX.5 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. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. **(ESD)**

Discussion Item IX-8, 9, 10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). However, there are local 100-year flood hazard areas that have been identified on the site. The preliminary drainage report identified two watersheds of approximately 173 and 206 acres that drain through the site as shown on the pre development shed map. The proposed site improvements will not be located within the local 100 year floodplain except for two roadway crossings of the eastern onsite drainageway. These roadway crossings are proposed to span the 100 year floodplain and existing wetlands. The proposed storm drain system will not significantly alter the upstream or downstream 100 year floodplain limits and no flood flows would be significantly redirected after construction of the improvements.

An approximate 2-acre reservoir is located in the central portion of the site and is retained on the north end by a 250 foot long approximately 20 foot tall earth dam. A concrete lined spillway is located at the northwest corner of the reservoir. According to aerial photographs, the reservoir was apparently constructed sometime between 1952 and 1961. The applicant's engineer states that based on the size of the earthen dam, it is considered non-jurisdictional; therefore, not regulated by the Department of Water Resources, Division of Safety of Dams. The project development area is not located within any significant levee or dam failure inundation area.

A study of the existing Caperton Canal was prepared by the applicant's geotechnical engineer. The existing canal was constructed by hand over 100 years ago and has been in continuous operation since. The canal is concrete lined over the entire length adjacent to the project. Maintenance of the canal occurs annually by PCWA and repairs are prioritized based on observations made during routine inspections. Areas of the existing canal that include newer concrete lining or previous repairs appear to be in satisfactory condition. In older areas, there are minor cracks, settlement, and areas with little freeboard; however, there was no visible seepage or wet soils downhill of the canal. Approximately half the canal has a relatively recent concrete lining. There have been several historic failures of the Caperton Canal including the 2010 break near the southeast corner of Lot 7 that included damage to about 40 feet of the canal. The required 100 foot building setback from the centerline of the canal will preclude future construction immediately adjacent to the canal. Relatively minor cuts and fills associated with future residential construction and ancillary improvements downslope of the canal will not significantly impact the global stability of the slopes supporting the canal. Residential development should be and is generally located away from natural swales that could collect upslope water from a potential future canal failure. The depth of flow from a potential canal failure is not significant due to the down slope of approximately 3 to 1 and the velocity of flow of 10 to 15 feet per second. The project proposes a minimum finished floor elevation of 18 inches above the adjacent ground and grading around the structure to be done such that runoff is directed away from the structures. The

study also identified areas of the canal that may need maintenance and repair. The project will need to obtain a Will Serve letter from PCWA prior to Improvement Plan approval and recordation of the Final Subdivision Map.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results and to confirm the 100-year floodplain limits. The proposed project's impacts associated with impacts to the existing local 100 year floodplains and exposure of people or structures to significant risk of loss from flooding as a result of the failure of a dam or canal can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-8, 9, 10:

MM VI.3, MM VI.4, and MM IX.1

MM IX.6 On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s); show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing drainageways located in the northwest and south east corners of the project site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(ESD)**

MM IX.7 On the Informational Sheet(s) filed with the Final Subdivision Map(s) and the Development Notebook (if required); show that the finished building pad elevations shall be a minimum of two feet above the 100-year flood plain line (or finished floor three feet above the 100-year floodplain line) for any Lot adjacent to either existing drainageways. The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Informational Sheet (s) to the satisfaction of Development Review Committee. **(ESD)**

MM IX.8 In order to protect site resources, no grading activities of any kind may take place within the offsite 100-year flood plain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans. **(ESD)**

MM IX.9 The Improvement Plans shall show the location, size, and ownership of any canals on the property and the canals shall be described in the final drainage report. Provide the Engineering and Surveying Division (ESD) with a letter from the agency controlling the canal describing any restrictions, requirements, easements, etc. relative to construction of the project. Said letter shall be provided to the ESD prior to the approval of the Improvement Plans. **(ESD)**

MM IX.10 On the Informational Sheet(s) filed with the Final Subdivision Map(s) and the Development Notebook (if required); include a note that requires the finished floor elevation be a minimum of 18" above the existing ground with positive drainage away from the building for Lots 5 through 9 downstream of the Caperton Canal. **(ESD)**

MM IX.11 The Improvement Plans shall show the construction of the proposed roadway bridges to span the existing limits of the 100 year floodplain and associated wetland area to the satisfaction of the ESD and DRC. **(ESD)**

Discussion Item IX-12:

The project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the Auburn Ravine tributary to the Cross Canal Watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item IX-12:

MM VI.1, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM VI.7, MM VI.8, MM IX.1, MM IX.3, MM IX.4, and MM IX.5.

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 X1-1, 2, 6:

The proposed project involves the creation of 14 single-family residential lots on property that is zoned Farm. Each lot would consist of a minimum of 10 acres, which is consistent with the project zoning and the Placer County General Plan designation of Rural Residential, 1-10 acre minimum. The proposed project would not be disruptive or divide an established community because the proposed use is consistent with the zoning and the surrounding properties. Therefore, there is no impact.

Discussion Item X-3:

Implementation of the proposed project would not conflict with any conservation plans because no Habitat Conservation Plan or Natural Community Conservation Plan has been approved for the project area. Therefore, there is no impact.

Discussion Item X-4, 5:

The proposed project would create 14 single-family residential parcels, each a minimum of 10 acres. Parcels surrounding the subject property are developed with single-family residences and agricultural uses. In some circumstances, agricultural and residential uses can be incompatible. However, the Placer County General Plan requires land use buffers between uses that may be incompatible, including buffers between residences and agriculture. Because conflicts between the proposed development and the surrounding agricultural operations could result in significant impacts, a mitigation measure to impose buffers will be required in order to reduce these impacts to a less than significant level.

Mitigation Measures Item X-4, 5:

See MM II.1

Discussion Item X-7:

The proposed project involves the creation of 14 single-family residential lots. Each lot is zoned Farm and will be a minimum of 10 acres in size, consistent with the minimum acreage assigned to this area of the County. The

purpose of the minimum acreage is to ensure that properties in this area maintain a size that is consistent with the present and planned use of the property and those within its vicinity. Therefore, there is no impact.

Discussion Item X-8:

The project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration. 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 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 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. The MRZ-4 classification applies to areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.

No locally important mineral resources have been identified on the project site. 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:

Development of the proposed project will result in an increase in short-term noise impacts from construction activities. Existing conditions are determined by the presence of noise-sensitive receptors, the location and type of noise sources and overall ambient noise levels. Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where a quiet setting is an essential element of their intended purpose. Residential dwellings are a primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels.

The existing noise environment in the project area is largely affected by State Route 193, which is located on the northern border of the site. The Placer County General Plan Noise Element establishes land use compatibility criteria for both transportation noise sources in residential areas and for non-transportation (stationary) noise sources. For transportation noise sources in residential areas, Placer County establishes noise level criteria of 60 dB or less in outdoor activity areas and 45 dB or less for interior noise levels.

An Environmental Noise Assessment was prepared by J.C. Brennan & Associates, Inc. on June 15, 2010. On June 11, 2010, the noise consultants conducted two sets of short-term noise level measurements and concurrent counts of traffic on State Route 193 on the project site. The purpose of the traffic noise level measurements were to determine existing noise environment on the project site, while accounting for existing site conditions such as intervening structures, actual travel speeds and roadway grade. Additional measurements were used to determine future traffic noise levels on the project site. Based on these measurements, it was determined that future traffic noise levels resulting from State Route 193 would exceed the Placer County 60 dBA Ldn exterior noise level standard by 1dB. Because exceeding the Placer County noise thresholds could result in significant impacts to future residents on the project site, mitigation measures are included below in order to reduce such impacts to a less than significant level. These mitigation measures address both existing and future noise levels, including those predicted to result from a future expansion of State Route 193.

Mitigation Measures Item XII-1:

MM XII.1 The primary outdoor activity areas shall be setback 305 feet from the centerline of State Route 193. Alternatively, a barrier of at least seven feet in height should be constructed along State Route 193 for the current site plan and roadway alignment. The barrier location would be developed when a final roadway realignment is developed by Caltrans and a revised site plan is available that incorporates the realignment, or as determined appropriate by the DRC. Barriers should be constructed of either concrete block, precast concrete, earthen berm, or a combination of each. The use of alternative barrier materials shall be evaluated by a qualified acoustical consultant. The barrier shall be shown on the improvement plans and shall be subject to and consistent with the Placer County Design Guidelines and approval of the DRC.

MM XII.2 Mechanical ventilation is required for adequate air exchange and to allow occupants to close windows and doors for the required acoustical isolation.

Discussion Item XII-2:

The project would result in development of 14 residential units. With implementation of the project, noise generated on the site would be associated with residential uses, including additional traffic, residents using the area, and standard landscaping maintenance activities would produce noise from new sources. This would be a less than significant impact. No mitigation measures required.

Discussion Item XII-3:

Construction associated with the proposed project will create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, a Condition of Approval for the project will be required that limits construction hours so that evenings and early mornings, as well as all day on Sunday and federal holidays, will be free of construction noise. This impact is considered less than significant. No mitigation measures required.

Discussion Item XII-4, 5:

Since the project site is not located in an area for which an Airport Land Use Plan has been prepared, and no public or private airfields are within two miles of the project site, the residents of the proposed project would not be exposed to adverse levels of noise due to aircraft overflight. 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:

On May 17, 2010, Pat Holroyd, Museum Scientist at the University of California Museum of Paleontology (UMPC), sent an e-mail to the applicant stating that a search of the UMPC database for the project area (including the subject property and all properties within a ten mile radius) was conducted and provided the results. The results included three locations where paleontological resources have been discovered in the area. However, the e-mail did not cite any resources within the project area or immediate vicinity. Because there are no known resources on site, the proposed project would not result in direct or indirect destruction of a unique paleontological resource. In addition, the site does not contain any geologic features, 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:

The proposed project involves the creation of 14 single-family residential lots, which will result in a slight increase to population growth. This increase is consistent with the Placer County General Plan and has been analyzed as part of the Placer County General Plan Environmental Impact Report (EIR). This impact is considered less than significant. No mitigation measures required.

Discussion Item XIV-2:

The proposed project would affect a currently undeveloped site that is proposed for development with residential land uses. There are no existing residences on the project site; neither housing units nor people would be displaced, and no replacement housing would be required. 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 XIV-1:

The servicing fire district has reviewed the proposed project. The proposed project will result in the creation of 14 residential parcels. The establishment of 14 residential parcels will result in additional demand for fire protection services as provided by the Placer County Fire Protection District. However, this additional demand will not result in the provision of new or physically altered government service or facilities that would cause significant environmental impacts. No mitigation measures required.

Discussion Item XIV-2, 3, 4, 5:

The establishment of 14 single-family residential parcels will result in additional demand for sheriff, school, and public facilities maintenance services. However, the additional demand will not result in the provision of new or physically altered government service or facilities at a degree that would cause significant environmental impacts. No new government facilities will be necessary as a result of the establishment of this project. No mitigation measures required.

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 XV-1:

There would be a negligible increase in the use of existing recreational areas for the surrounding area as a result of the creation of 14 single-family residential lots. The increase will not result in a substantial deterioration of facilities as improvements and/or maintenance of these services is offset by the payment of park fees as a part of the conditioning process. No mitigation measures required.

Discussion Item XV-2:

The project would be required to provide a 25-foot wide multi-purpose trail easement along the frontage of Clark Tunnel Road, within the boundaries of the subject parcel. While the establishment of a trail within this easement creates the potential for environmental impacts, these impacts have been considered and addressed as part of the project as a whole within this document. Therefore, all resulting impacts would be mitigated for as required, above, and the impacts resulting from the implementation of a trail on the subject property would be less than significant. No mitigation measures required.

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 on-site 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, 2:

The proposed project will result in the construction of 14 single family residential homes. The proposed project will generate approximately 14 PM peak hour trips and approximately 135 average daily trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and does not result in the operation of a roadway or intersection at a Level of Service that exceeds the minimum established by the General Plan. The cumulative effect of an increase in traffic also has the potential to create significant impacts to the area's transportation system. However, the project traffic added to the cumulative traffic volumes does not result in a large enough incremental increase to make a finding of significance. Furthermore, for potential cumulative traffic impacts, the Placer County General Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements will help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item XVII-1, 2:

MM XVII.1 Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact

fees that are in effect in this area (Placer Central), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is \$56,420 (based on \$4,030 per single family residential dwelling unit). 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 shall be those in effect at the time the payment occurs. **(ESD)**

Discussion Item XVII-3:

The project proposes an encroachment onto SR 193, a Caltrans facility. Caltrans has reviewed and commented on the proposed project. This segment of SR 193 is currently under construction by a Caltrans project to improve safety along SR 193 in Placer County. The existing SR 193 pavement width is 24 feet (12 foot lanes with no shoulders) and has numerous horizontal curves with short tangents between the curves. The Caltrans project proposes to realign and widen SR 193 thereby improving the horizontal alignment, improving the driver sight distance, providing 8 foot shoulders, and removing/relocating fixed objects in the clear recovery zone. The project will be required to obtain an Encroachment Permit from Caltrans for the encroachment of the onsite subdivision road onto SR 193 and construct the Caltrans required improvements. All improvements within the Caltrans right-of-way will be designed and constructed to Caltrans standards. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVII-4:

The proposed project is accessed off of a Caltrans maintained road, SR 193. The project onsite subdivision roadway (approximately 4,000 feet long) exceeds the maximum length of a dead end road for the project zoning (2,640 feet long). The servicing fire district has reviewed the proposed project and has not identified any significant emergency access impacts or access impacts to nearby uses that would result in any physical change to the environment. The project will be constructing improvements to bring treated water and fire suppression facilities to all Lots. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVII-5:

The proposed project is providing parking spaces onsite with the development of each single-family residential parcel and in accordance with the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion Item XVII-6:

The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. The onsite road improvements meet the County standards. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVII-7:

The proposed design does not preclude the installation of bus turnouts or bicycle racks. The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVI-8:

The residential subdivision project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

XVIII. 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			X	

cause significant environmental effects? (EHS, ESD)				
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion Item XVIII-1:

The proposed project will utilize septic systems for the method of sewage disposal. Therefore, there is no impact.

Discussion Item XVIII-2:

The proposed project will utilize septic systems for the method of sewage disposal. The project originally proposed to utilize individual water well for the water supply for the project. After the construction of several wells on the property it was determined that individual water wells could not be utilized for the project due to arsenic levels in the water above the Maximum Contaminant Level (MCL). Currently, the nearest Placer County Water Agency (PCWA) treated water connection point is located south of the project in English Colony Way. The proposed Bickford Ranch Subdivision is the property that lies between La Faille Ranch and the PCWA treated water connection point in English Colony Way. Phase 1 of the Bickford Ranch project will extend the treated water line to Bickford Ranch Rd which would be adjacent to the La Faille Ranch Project. This extension would facilitate the connection of the La Faille Ranch project to treated water. Should Phase 1 of the Bickford Ranch project not be completed La Faille Ranch would need to extend the treated water line from English Colony Way along the dedicated public utility easements on the Bickford Ranch Property. The extension of the waterline is considered a less than significant impact as it was previously analyzed as part of the Bickford Ranch project. A condition of approval for the proposed project will require that prior to final map approval treated water will be extended to all lots of the proposed La Faille Ranch Subdivision. No mitigation measures required.

Discussion Item XVIII-3:

A minimum usable sewage disposal area (MUSDA) has been defined for the proposed 14 lots of the subdivision. Through the completion of the soils testing the MUSDA's have been shown to meet minimum effective soil depth requirements and to meet minimum standards of the Placer County Onsite Sewage Disposal Ordinance and Manual. The onsite sewage disposal systems are required to be installed under permit and inspection with Environmental Health Services and will be required to meet all applicable requirements of the Placer County Onsite Sewage Disposal Ordinance and Manual. Therefore, impacts from new onsite sewage systems are expected to be less than significant. No mitigations measures required.

Discussion Item XVIII-4:

The storm water will be collected in the onsite drainage facilities and conveyed downstream into, ultimately, Auburn Ravine and the Cross Canal Watershed. The existing drainage system on and off site is not significantly impacted by the proposed project and has the capacity to accept flows from the proposed project. This project proposes the construction of a drainage system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures required.

Discussion Item XVIII-5:

Each proposed parcel will be served treated water through PCWA. PCWA has indicated their ability to serve water to the parcel. Impacts are considered less than significant. No mitigation measures required.

Discussion Item XVIII-6:

The project will be served by onsite sewage disposal systems and there will be no need for public sewer services

for the project. Therefore, there is no impact.

Discussion Item XVIII-7:

The project will be served by the Western Regional Sanitary Landfill. This landfill has sufficient permitted capacity to accommodate the project’s solid waste disposal needs. Therefore, there is no impact.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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


<input 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 Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

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

Planning Services Division, Melanie Jackson, Chairperson
 Planning Services Division, Air Quality, Angel Green
 Engineering and Surveying Division, Phillip A. Frantz
 DPWF-Environmental Engineering Division, Huey Nham
 DPWF-Transportation, Stephanie Holloway
 HHS-Environmental Health Services, Laura Rath
 DPWF-Flood Control Districts, Brad Brewer
 DPWF-Parks, Lisa Carnahan
 Placer County Fire/CDF, Mike DiMaggio

Signature 
 Crystal Jacobsen, Environmental Coordinator

Date February 7, 2017

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, 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	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" 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"/> Preliminary Title Report
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
	Planning Services Division, Air Quality	<input type="checkbox"/> Preliminary Endangerment Assessment
		<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		

Initial Study & Checklist continued

		<input checked="" type="checkbox"/> CalEEMod Model Output
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan