

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: Colwell Minor Land Division (PLN18-00272)

PROJECT DESCRIPTION: Subdivide a 21.85-acre parcel into four parcels consisting of 4.04 acres, 5.83 acres, 4.19 acres, and 7.79 acres

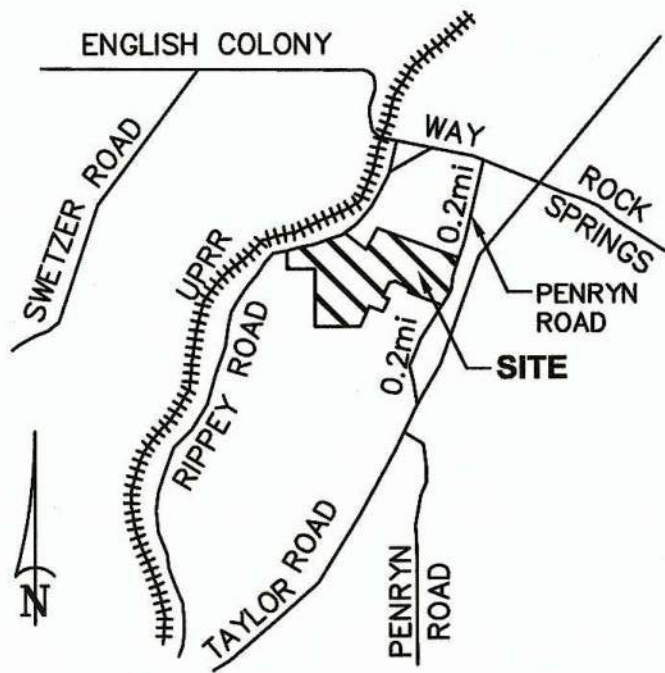
PROJECT LOCATION: 2500 Penryn Road (0.16 mile southeast of intersection of Penryn Road and English Colony Way), Penryn, Placer County

APPLICANT: Andregg Psomas, Tim Barr

The comment period for this document closes on **April 23, 2019**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <https://www.placer.ca.gov/2826/Negative-Declarations>

Community Development Resource Agency public counter, and at the Penryn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on March 22, 2019



VICINITY MAP
N.T.S.

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

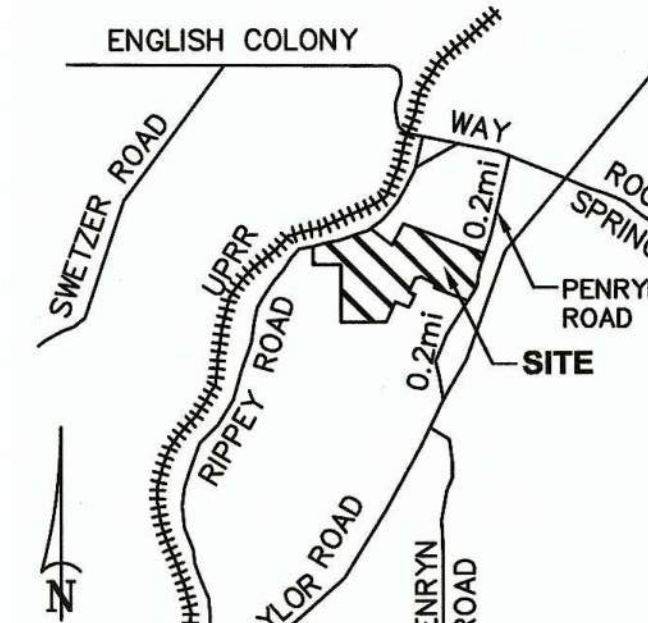
Title: Colwell Minor Land Division	Project # PLN18-00272
Description: Subdivide a 21.85-acre parcel into four parcels consisting of 4.04 acres, 5.83 acres, 4.19 acres, and 7.79 acres	
Location: 2500 Penryn Road (0.16 mile southeast of intersection of Penryn Road and English Colony Way), Penryn, Placer County	
Project Owner: Richard Colwell, William Colwell, Robert Colwell (Successor Trustees)	
Project Applicant: Andregg Psomas, Tim Barr	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **April 23, 2019**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>),

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 meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



VICINITY MAP
N.T.S.

OWNER
COLWELL EXEMPTION TRUST
P.O. BOX 376
PENRYN, CA 95663
(916) 872-4751
CONTACT: RICHARD COLWELL
colwell@mandarinholivale.com

SITE ADDRESS
2500 PENRYN ROAD
PENRYN, CA 95663

SURVEYOR
ANDREGG PSOMAS
11881 BLOCKER DRIVE #200
AUBURN, CA 95603
(530)885-7072
CONTACT: DENNIS MEYER

UTILITIES

ELECTRIC:
GAS:
TELEPHONE:
SEWAGE DISPOSAL:
WATER:
FIRE PROTECTION:
POLICE PROTECTION:
ELEMENTARY SCHOOL:
HIGH SCHOOL:

PACIFIC GAS & ELECTRIC
PACIFIC GAS & ELECTRIC
T&T
SOUTH PLACER MUNICIPAL UTILITY DIST. (SPMUD)
PLACER COUNTY WATER AGENCY (PCWA)
PENRYN FIRE PROTECTION DISTRICT
PLACER COUNTY SHERIFF
LOOMIS UNION SCHOOL DISTRICT
PLACER UNION HIGH SCHOOL DISTRICT

PARCEL SIZE:

PARCEL 1: 0.04± AC
PARCEL 2: 5.83± AC
PARCEL 3: 4.19± AC
PARCEL 4: 7.79± AC
TOTAL: 21.85± AC

EXISTING ZONING:

RA-B-100 PD=1

RA: RESIDENTIAL AGRICULTURAL
B-100: BUILDING SITE 10,000 SF MINIMUM
PD=1: PLANNED RESIDENTIAL DEVELOPMENT
1 DWELLING UNITS PER ACRE

PROPOSED ZONING:

RA-B-100 PD=1

RA: RESIDENTIAL AGRICULTURAL
B-100: BUILDING SITE 10,000 SF MINIMUM
PD=1: PLANNED RESIDENTIAL DEVELOPMENT
1 DWELLING UNITS PER ACRE

PROJECT DESCRIPTION

THIS MINOR LAND DIVISION INVOLVES THE SUBDIVISION OF AN EXISTING RURAL 21.85± ACRE VACANT PARCEL INTO FOUR LEGAL PARCELS THE SIZES OF WHICH ARE INDICATED ABOVE. THE EXISTING PARCEL IS ZONED RA-B-100 (SINGLE FAMILY RESIDENTIAL WITH AGRICULTURAL TYPE USES - 100,000 SF MINIMUM PARCEL SIZE). NO CHANGE IN ZONING IS BEING REQUESTED. ACCESS FROM COUNTY MAINTAINED ROADS, PENRYN ROAD AND RIPPEY ROAD, TO FUTURE BUILDING SITES ON PARCELS 1 AND 4 WILL BE BY A SINGLE DRIVEWAY ENTRANCE CONSTRUCTED ON EACH PARCEL. THE DRIVEWAYS SERVING PARCELS 2 AND 3 FROM FROM RIPPEY ROAD WILL BE OVER A SHARED DRIVEWAY ENTRANCE DEVELOPED FROM AN EXISTING DRIVEWAY TO A PRIVATELY OWNED ADJACENT PARCEL. ALL FOUR OF THE PROPOSED PARCELS WILL BE SERVED BY EXISTING AGENCY MAINTAINED WATER (PCWA) AND SEWAGE (SPMUD) MAIN LINES IN THE COUNTY ROADS FRONTING THE PROPERTY.

GENERAL NOTES

1. THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE LOCATION OF PROPERTY LINES HAVE NOT BEEN PRECISELY SHOWN AT THIS TIME. PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.
2. THIS TENTATIVE PARCEL MAP ACCURATELY CONFORMS TO SECTION 16.20 OF THE PLACER COUNTY CODE.
3. TOPOGRAPHY HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHY AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
4. THE FOLLOWING EASEMENTS MAY AFFECT THE SUBJECT PROPERTY, BUT ARE NOT LOCATABLE FROM RECORD: Y DEEDS 142; 590 OR 312; 839 OR 101; 2714 OR 713.

SHEET INDEX

1. TENTATIVE MAP
2. ZONING/LAND USE RADIUS MAP
3. PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
4. SITE DISTANCE EXHIBIT - PARCELS 2-3 DRIVEWAY ON RIPPEY ROAD
5. SITE DISTANCE EXHIBIT - PARCEL 4 DRIVEWAY ON RIPPEY ROAD
6. SITE DISTANCE EXHIBIT - PARCEL 1 DRIVEWAY ON PENRYN ROAD

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. 102-43059, DATED FEBRUARY 3, 2016. ALL EASEMENTS TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

DENNIS C. MEYER, LS4751

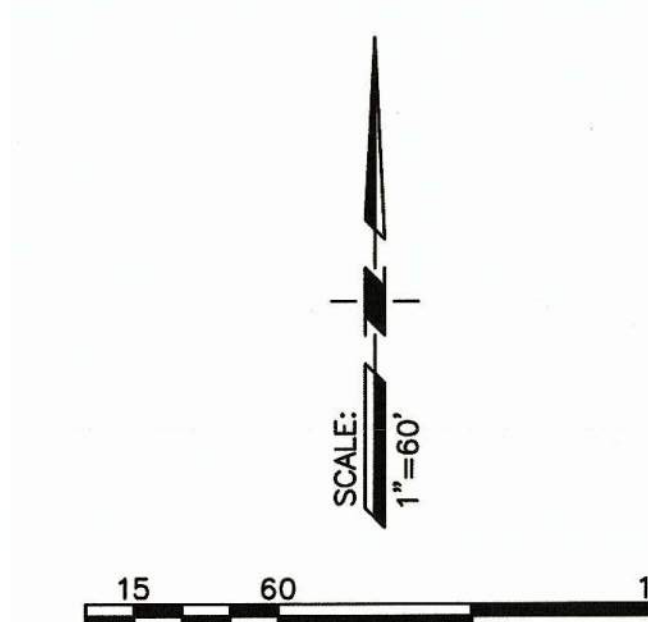
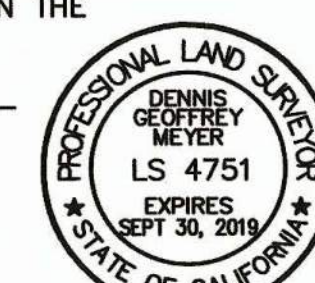
10/11/2018
DATE

OWNER'S CERTIFICATE

I, THE OWNER'S LISTED ON THIS TENTATIVE MAP AGREE TO THE FILING OF THIS TENTATIVE MAP AND AGREE TO COMPLY WITH THE APPROPRIATE PROVISIONS OF THE SUBDIVISION REGULATIONS AND THE STATE MAP ACT.

Richard C. Colwell
OWNER

10/11/18
DATE



**TENTATIVE MAP
COLWELL**
A PORTION OF
SECTION 35, T.12 N., R.7 E., M.D.B.M.
PENRYN, PLACER COUNTY, CALIFORNIA
SCALE: 1"=60' OCTOBER 11, 2018

**ANDREGG
PSOMAS**

N:\ANDREGG\1470602\dwg\1470602TENT.dwg

PREPARED AT THE REQUEST OF:
COLWELL EXEMPTION TRUST

DATE OF AERIAL PHOTOGRAPHY:
6/26/2018

BOUNDARY SHOWN HEREON APPROXIMATE BASED ON RECORD INFORMATION

HORIZONTAL DATUM:
LOCAL GROUND COORDINATES WITH TIES TO NAD83(2011) CA HPGN

VERTICAL DATUM:
NGVD29 BASED ON BENCH MARK "E 830" (PID J50772); ELEV: 618.96 FT

OAK TREE ASSESSMENT - TRUNK DIAMETERS LARGER THAN 24" DBH

TREE NO.	SPECIES NAME	COMMON NAME	DBH"
T001	QUERCUS LOBATA	VALLEY OAK	31.0"
T002	QUERCUS WISLIZENI	INTERIOR LIVE OAK	40.5"
T003	QUERCUS WISLIZENI	INTERIOR LIVE OAK	24.8"
T004	QUERCUS WISLIZENI	INTERIOR LIVE OAK	29.3"
T005	QUERCUS DOUGLASII	BLUE OAK	30.0"
T006	QUERCUS DOUGLASII	BLUE OAK	26.5"
T007	QUERCUS DOUGLASII	BLUE OAK	26.9"
T008	QUERCUS WISLIZENI	INTERIOR LIVE OAK	26.3"
T009	QUERCUS DOUGLASII	BLUE OAK	34.5"
T010	QUERCUS DOUGLASII	BLUE OAK	24.5"
T011	QUERCUS DOUGLASII	BLUE OAK	31.1"
T012	QUERCUS DOUGLASII	BLUE OAK	24.8"
T013	QUERCUS DOUGLASII	BLUE OAK	33.8"
T014	QUERCUS DOUGLASII	BLUE OAK	24.0"
T015	QUERCUS DOUGLASII	BLUE OAK	25.3"
T016	QUERCUS WISLIZENI	INTERIOR LIVE OAK	36.1"
T017	QUERCUS DOUGLASII	BLUE OAK	27.8"
T018	QUERCUS DOUGLASII	BLUE OAK	24.3"
T019	QUERCUS DOUGLASII	BLUE OAK	25.8"
T020	QUERCUS XMOREHUS	ORACLE OAK	25.0"
T021	QUERCUS DOUGLASII	BLUE OAK	30.5"
T022	QUERCUS DOUGLASII	BLUE OAK	24.5"
T023	QUERCUS WISLIZENI	INTERIOR LIVE OAK	30.0"
T024	QUERCUS WISLIZENI	INTERIOR LIVE OAK	26.6"
T025	QUERCUS WISLIZENI	INTERIOR LIVE OAK	29.5"
T026	QUERCUS WISLIZENI	INTERIOR LIVE OAK	27.4"

DBH = TRUNK DIAMETER AT BREAST HEIGHT

ONSITE PRIVATE UTILITY EASEMENTS

RAW WATER:	GRANTEE	ASSESSOR'S PARCEL
	RICHARD COLWELL	APN 032-191-032
	NANCY AND JENNIFER MASTERTSON	APN 032-191-033
	TRAVIS AND NICOLE SKARDA	APN 032-241-003
TREATED WATER:		
	RICHARD COLWELL	APN 032-191-032
	NANCY AND JENNIFER MASTERTSON	APN 032-191-033
	TRAVIS AND NICOLE SKARDA	APN 032-241-003
POWER:		
	NANCY AND JENNIFER MASTERTSON	APN 032-191-033
	PACIFIC GAS & ELECTRIC CO. (PG&E)	APN 032-191-033

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Colwell Minor Land Division	Project # PLN18-00272
Entitlement(s): Minor Land Division	
Site Area: 21.85 acres	APN: 032-191-033-000
Location: 2500 Penryn Road, Auburn, Placer County	

A. BACKGROUND:

Project Description:

The proposed project proposes a Minor Land Division in order to subdivide an approximately 21.85-acre property into four parcels consisting of 4.04 acres, 5.83 acres, 4.19 acres, and 7.79 acres. Access to the new parcels will be provided by an existing private road, which accesses Rippey Road. The proposed project would be served by public water and sewer. The parcels created with this minor land division would have the right to develop with single-family residential uses including secondary dwellings, accessory structures, driveways, buildings pads, and utility connections. All development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

Project Site (Background/Existing Setting):

The 21.85-acre parcel is zoned Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Development of 1 acre (RA-B-100 PD = 1). Adjacent parcels to the north, south and west are developed with single-family residences; the parcel to the east is undeveloped. The adjacent parcels have the same zoning designation as the subject parcel. The subject parcel is located in the unincorporated community of Penryn, Placer County.

The parcel is located in the western foothills of the Sierra Nevada. The topography is rolling and elevations range from 620' to 680' on the north boundary, to 590' on the Penryn Road boundary, to 557' to 607' on the southwest property boundary to 614' on the far west boundary. The property is generally wooded, with oaks being the most

common component. Five biological communities are mapped on the property including foothill woodland, annual grassland, blackberry scrub, and eucalyptus and olive groves as well as disturbed areas of driveways and residence. The study area is surrounded on the northeast, east, south, and west by rural residential parcels. It is adjacent to Penryn Road on the east and Rippey Road on the northwest; a railroad track is located across from and runs parallel to Rippey Road.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100 PD = 1 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum) and a Planned Development of 1.0 dwelling units per acre)	Low Density Residential 0.4 – 2.3 AC. Min.	Undeveloped residential parcel
North	IN (Industrial)	Industrial	Railroad/Industrial improvements
South	RA-B-100 PD = 1 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum) and a Planned Development of 1.0 dwelling units per acre)	Low Density Residential 0.4 – 2.3 AC. Min.	Single Family Dwellings and associated improvements
East	RA-B-100 PD = 1 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum) and a Planned Development of 1.0 dwelling units per acre)	Low Density Residential 0.4 – 2.3 AC. Min.	Single Family Dwellings and associated improvements
West	RA-B-100 PD = 1 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum) and a Planned Development of 1.0 dwelling units per acre)	Rural Estate 4.6-20 Ac. Min.	Single Family Dwellings and associated improvements/Agriculture

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on July 24, 2018. Placer County received a letter on August 31, from the United Auburn Indian Community (UAIC), to receive copies of any archaeological reports or cultural resource assessments that were completed for the proposed project. Additionally, Placer County received a request on October 5, 2018 from the Shingle Springs Band of Miwok Indians (SSR) to receive copies of any of the searches. Copies of the Cultural Records Search were provided to UAIC and SSR. Because no further requests were received from either tribe, consultation was deemed closed as of August 23, 2018.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

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

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as 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 parcel has locally scenic character, but there are no scenic vistas that would be affected by the development entitled by the proposed minor land division. The proposed project is not located within a state scenic highway. Therefore, there is no impact.

Discussion Item I-3, 4:

The proposed project would result in the subdivision of a 21.85-acre property into four parcels. Approval of the Minor Land Division would allow for four single-family residential parcels, each of which would have rights to develop single-family and secondary residences with accompanying appurtenances, such as driveways on-site. Such development on the site would result in minor degradation to the visual character and quality of the property, of which is consistent with the surrounding large lot residential parcels. In addition, new residences on the proposed project site would introduce a new source of light or glare from residential lighting. However, the subject property is zoned for rural residential development and such degradation was accounted for in the Horseshoe Bar/Penryn Community Plan EIR. As a result, impacts are considered less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion				X

of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				
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Discussion Item II-1, 2, 3, 4, 5:

The subject property is not considered Prime Farmland or Farmland of Statewide or Local Importance. The subject property is identified as "Other Land" on the Placer County Important Farmland Map. "Other Land" is defined as "land not included in any other mapping category not suitable for livestock grazing, confined livestock, poultry [etc.]" and "Vacant and nonagricultural land surrounded on all sides by urban development". The property is neighbored by subdivided residential lots and no agricultural uses abut or are within the general vicinity of the property. No properties within the area are under a Williamson Act contract. The proposed Minor Land Division also would not cause the rezoning of forest or timberland. Additionally, the proposed project would not convert farmland because the property is designated as Other Land and there is no farmland in the proposed project area. 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, 4:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). The proposed project requests approval of a minor land division to subdivide an existing 21.85-acre parcel into four parcels with a minimum 4.04-acre resultant parcel. Construction of the proposed project would include extension of utilities and on-site road widening. The proposed project does not propose house construction at this time. The proposed project does not propose any demolition or vegetation removal.

A proposed project would not conflict with or obstruct the implementation of the regional air quality plan, if the proposed project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016 as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

The daily maximum emission thresholds represent an emission level below which the proposed project's

contribution to criteria pollutant emissions would be deemed less than significant. The level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square feet commercial building.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. Proposed project construction activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM10.

The proposed project would result in an increase in regional and local emissions from construction of the proposed project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans. A Dust Control Plan must also be submitted when grading activity exceeds one acre and must be submitted to the PCAPCD prior to the start of earth-disturbing activities.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
 - Visible emissions are not allowed beyond the proposed project boundary line.
 - Visible emissions may not have opacity of greater than 40 percent at any time.
 - Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, and with submittal of a Dust Control Plan, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the proposed project would not propose to increase density beyond the development anticipated to occur within the SIP. Additionally, given the proposed project size, the proposed project related emissions would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

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

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty on-site equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. There are sensitive receptors located near the proposed project site. A handful of residential dwellings are located within a 500 foot radius from the proposed project site, as well as a preschool less than 100 feet to the west of the proposed project site.

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

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

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction

activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or a District permit to operate. The proposed project would be conditioned to obtain all necessary permits from ARB and PCAPCD prior to construction. Due to the short-term nature of the construction and subsequent limited testing, and with compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

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 proposed 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 are required.

Discussion Item III-5:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust that could create odors. However, residential uses are not typically associated with the creation of objectionable odors. Therefore, potential impacts from odors would be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of or restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, 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				X

other approved local, regional, or state habitat conservation plan? (PLN)				
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Discussion Item IV-1, 2, 6:

A Biological Resources Assessment of the proposed project site was prepared by Salix Consulting (consultant), Inc., in April of 2018. The purpose of this analysis was to identify and describe the biological communities present on-site, record plant and animal species that were observed in the study area, evaluate the site for sensitive resources and special-status plant and animal species and to provide conclusions and recommendations for mitigation measures where appropriate. Field assessments were conducted on January 26 and February 2, 2018. During the field assessment, plants and animals observed were documented (Appendices A and B, respectively), and habitat types were determined. Biological communities and potential waters of the U.S. were mapped, and representative ground and aerial photographs were taken.

Special Status Species:

A review of the CNDDB, CNPS Inventory, and IPaC report reveal that 15 special-status animals and 14 special-status plants are reported to have occurred within the greater (four-quadrangle) region of the study area, and five (5) special-status animals are reported to have occurred within a five mile radius of the site including:

- California black rail,
- Townsend's big-eared bat,
- valley elderberry longhorn beetle,
- western pond turtle, and
- white-tailed kite.

California black rail (California Threatened and Fully Protected) inhabits salt, fresh, and brackish water marshes with little daily and/or annual water fluctuations. In freshwater habitats, its preference is for dense bulrush and cattails. The nearest reported occurrence of California black rail is 3 miles west/southwest of the study area at Clover Creek, about 2 mile northwest of Loomis in a large typha-dominated wetland surrounding Clover Creek. The potential wetlands in the study area are not suitable habitat for the California black rail due to the short seasonality of the wetness; there is not enough water for sufficient duration to support this species. No suitable nesting habitat for California black rail is present within the study area; thus there is no likelihood of occurrence.

Townsend's big-eared bat (California Species of Concern) is found in a variety of habitats, most commonly in mesic sites with a forest or woodland component. Roosting and maternity sites are found in caves, mines, lava tubes, tunnels, and buildings. The nearest reported occurrence of Townsend's big-eared bat is from 2003, 2 miles north of the study area, at an abandoned mine in the hills between Dutch Ravine and Boulder Ridge, just west of Hwy 193. The study area contains no specialized habitat that would support this species. No suitable roosting habitat is present within the study area; thus there is no likelihood of the occurrence of Townsend's big-eared bat.

Valley elderberry long-horned beetle (VELB) (Federal Threatened) requires a host plant, elderberry (*Sambucus nigra*) for most of its life cycle. Shrubs must have stem diameters at ground level of 1.0 inch or greater, and shrubs must be found less than 3,000 feet elevation. Elderberry occurs throughout the foothills and is known from many nearby locations. Although no elderberry shrubs were observed in the study area, the biologist did not complete an exhaustive survey and therefore cannot rule out this species. At this time however, it is unlikely that VELB is present on the site.

Western pond turtle (California Species of Concern) inhabits ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs suitable basking sites and upland habitat for egg laying. The nearest reported occurrence of western pond turtle is 4 miles northwest of the study area, just west of Fowler Road, 0.2 mile north of Hwy 193, at a 1-2-acre reservoir surrounded by oak woodland and riparian habitat. The study area does not contain suitable habitat for western pond turtle; thus there is no likelihood of occurrence of this species.

White-tailed kite (California Fully Protected) is found in lower foothills and valley margins with scattered oaks and along river bottomlands or marshes adjacent to oak woodlands. It nests in trees with dense tops. The nearest CNDDB occurrence of white-tailed kite is from 2003, 2 miles west of the study area, at a 240-acre site at Traylor Ranch between Delmar Avenue and Colwell Avenue, 2 miles west of Penryn in oak woodland/riparian habitat associated with Antelope Creek. While the study area contains suitable trees, it does not contain riparian or other wet habitats. Therefore, it is concluded that the site contains marginal nesting habitat and thus, it is possible that the species may occur.

One (1) special-status plant is reported to have occurred within a five mile radius of the site, bigscale balsamroot (*Balsamorhiza macrolepis*).

Big-scale balsamroot (*Balsamorhiza macrolepis*) (CNPS Rank 1B.2) occurs in cismontane woodland, and valley and foothill grassland, sometimes in serpentinite. The nearest occurrence of big-scale balsamroot is from an undated collection, assumed to be 4 miles southeast of the study area, in the Rattlesnake Bar area along the north fork of the American River, which was inundated with the construction of Folsom Dam. Habitat for this species in the study area is quite marginal but it cannot be ruled out without a springtime survey.

In addition to the six species reported to occur within a five mile radius of the study area, several others known to occur in the larger four quad region were assessed for potential to occur:

- Purple martin (California Species of Concern) nests in cavities, either natural or artificial. The nearest reported occurrence, from May 2007, is seven miles southwest of the study area at a Highway 65 overpass crossing Taylor Road. Marginal to suitable nesting habitat is present within the study area for this species and thus, it is possible that purple martin may occur.
- Tri-colored blackbird (California Candidate for listing and Species of Concern) a colonial nester in dense cattails, tules, brambles, or other dense vegetation. The species requires open water, dense vegetation, and grassy areas for foraging. The nearest recorded occurrence of the species is from 2000, located 5.5 miles west of the study area, on the north side of Twelve Bridges Drive, about 2.7 miles east of the intersection with Highway 65, south of Lincoln, in a circular patch of Himalayan blackberry in a hillside seep. A large stockpond was located within 0.5 mile of the location. Although the study area contains a large expanse of Himalayan blackberry, the associated components - water and large adjacent grasslands - are missing from the project site. In addition, TCB nests at lower elevations nearer the valley floor. No suitable habitat is present within the study area; thus, there is no likelihood for the species to occur.
- Vernal pool fairy and tadpole shrimp (both Federally listed) are known from vernal pools to the west of the study area, on the valley floor and immediate foothills. The study area does not contain vernal pools and there is no potential for the occurrence of these species.

In summary, the Biological Resources Assessment concluded that there is one plant species and five animal species that have been recorded as occurring within the region surrounding the subject property. Several others known to occur in the larger four quad region were identified as having the potential to occur. The Biological Resources assessment determined that due to the presence of a variety of suitable habitats, the site may support nesting special-status bird species, including nesting white-tailed kite and purple martin, as well as other common raptors including red-tailed hawk and great horned owl. If any tree removal or adjacent construction activity takes place during the breeding/ nesting season (February through August), a pre-construction survey for birds should be conducted within 15 days of any site disturbance to ensure "no take." Disturbance to the site could result in significant impacts to nesting birds unless appropriately mitigated. Therefore, the following mitigation measure shall apply in order to reduce impacts to a less than significant level:

Mitigation Measures Item IV-1, 2, 6:

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 3 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. The report shall be 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 and the applicant 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. Alternatively, construction may be delayed until the young have fledged as verified by a qualified biologist. 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 avian 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 nesting bird 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.

MM IV.2

A qualified biologist shall identify and mark all Elderberry shrubs with stems 1.0 inch or more in diameter within 100 feet of the impact area. A 100-foot buffer shall be established around all elderberry shrubs, and no construction activities shall be permitted within the buffer zone unless approved by the DRC. In areas where encroachment on the 100-foot buffer has been approved by DRC, no ground disturbing activities shall be permitted within 20 feet of the dripline of each elderberry shrub. No riparian vegetation within 100 feet of elderberry shrubs that are to be avoided shall be removed by construction activities. Orange fencing shall be placed around all elderberry shrubs using the appropriate buffer to avoid inadvertent effects. Throughout project construction, a qualified biologist shall routinely monitor construction near the 100-foot no-disturbance buffer between potential valley elderberry longhorn beetle habitat and construction activities to prevent removal and disturbance of elderberry shrubs not approved by DRC.

MM IV.3

If work is anticipated to occur within 20 feet of the elderberry shrubs or if elderberry shrubs with stems at least one inch diameter at ground level (DGL) are proposed for removal, coordination with the USFWS shall be required. Project activities that may directly or indirectly affect elderberry shrubs with stems measuring at least one inch DGL require mitigation such as planting replacement habitat or purchasing mitigation credits from a USFWS approved mitigation bank. Any mitigation must be undertaken in coordination with USFWS.

Discussion Item IV-3, 7:

The Biological Resources Assessment found that the property is characterized by six vegetation/habitat types (Table 1): Foothill Woodland, Annual grassland, Blackberry scrub, Olive Grove, Eucalyptus Grove, and Disturbed/developed. Foothill Woodland is the most common habitat in the study area, comprising approximately 12.2 acres of the site. The Annual Grassland comprises approximately 5.6 acres of the site. The eucalyptus grove is 0.40 acre, the smallest habitat located on the proposed project site. On the subject property, 0.70 acre is considered developed/disturbed.

<p align="center">Table 1 Biological Communities within the Colwell Property Study Area</p>	
Biological Component	Approximate Acreage
Foothill woodland	12.2
Annual grassland	5.6
Blackberry scrub	2.5
Olive grove	0.5
Eucalyptus grove	0.4
Disturbed/ developed	0.7
Total	22

Each parcel has the potential to be developed with single-family and secondary residences. Development of the proposed parcels may result in removal or disturbance of Foothill Woodland habitat. However, impacts resulting from oak tree disturbance or removal would be less than significant with the implementation of the following mitigation measures:

Mitigation Measures Item IV-3, 7:

MM IV.4

Prior to Improvement Plan or Grading Plan approval, trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated through replacement with comparable species on-site, in an area to be reviewed and approved by the Development Review Committee (DRC) or through payment of in-lieu fees, as follows:

For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate).

If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on Improvements Plans and must be installed by the applicant and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

MM IV.5

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 limits of construction, outside the critical root zone of all trees six inches DBH (diameter at breast height), or ten 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);

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:

The Foothill Woodland habitat occurs throughout the study area. This habitat type is variable and includes areas that may be considered solely oak woodland, and other areas with an even mix of several oak and non-oak species. The Foothill Woodland comprises approximately 12.2 acres of the site (55 percent). The northern portion of the site contains a stand of blue oak and an area in the south contains an area of nearly exclusive interior live oak. In other areas, those two oak species along with valley oak, foothill pine, plum trees and others comprise the woodland. Impacts would be less than significant with the following mitigation measures:

Mitigation Measures Item IV-4:

MM IV.4 and MM IV.5 See Item IV-3, 7 for the text of these mitigation measures.

Discussion Item IV-5:

A wetland delineation was provided that included an assessment of wetlands or waters of the United States. Waters of the United States were delineated on September 13, 2018. The delineation was conducted according to the 1987 Corps Manual (Environmental Laboratory 1987) as amended by the Arid West Regional Supplement (U.S. Army Corps of Engineers 2008). The site was observed by walking, and any area that may support wetlands was evaluated closely. Two wetland features were detected; on Parcel 1, a seep and on Parcel 4, a wetland swale.

Seep (0.19 acre)

A seep occurs in the far eastern portion of the study area, near the property boundary along Penryn Road. This feature originates in a groundwater discharge zone on a shallow slope and trickles south along a narrow "tail" until water from the seep no longer flows on or near the surface. Discharge volume is relatively low but likely spans several months into late spring or early summer. Hydrophytic plant species are strongly represented. Growing in the seep include arroyo willow (*Salix lasiolepis*), red willow (*Salix laevigata*), Fremont cottonwood (*Populus fremontii*), black sand spikerush (*Eleocharis pachycarpa*), and Baltic rush (*Juncus balticus*). The narrow tail portion of the seep is mostly English ryegrass (*Festuca perennis*), but contains several other herbaceous hydrophytes including tall flatsedge (*Cyperus eragrostis*) and curly dock (*Rumex crispus*).

Wetland Swale (0.03 acre)

A wetland swale occurs along the southwestern property boundary. The swale originates just west of the property from a culvert, flows onto the site and down a broad swale heavily covered by Himalayan blackberry. Openings in the blackberry reveal areas of dense tall flatsedge and hairy willowherb (*Epilobium ciliatum*). Curly dock and bull thistle (*Cirsium vulgare*) are also common in the swale.

There is potential for these Wetland areas to be impacted by the proposed project from road improvements and residential development. With the following mitigation measure, potential impacts to the wetland would be reduced to a less than significant level:

MM IV.6

If the 0.22 acre of wetland areas is proposed to be filled or if disturbance occurs within 50 –feet of the wetlands the wetlands report shall be verified by the U.S. Army Corps of Engineers prior to approval of Improvement Plans or Final Map. If permits are required, evidence of their approval and purchase of any required mitigation bank credits shall be provided to the Planning Services Division prior to approval of Improvement Plans. (PLN)

MM IV.7

If the 0.22 acre of wetland area is proposed to be avoided, 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:

For Parcel 1, a 50 foot structural setback shall be required on the northern property line to avoid the wetlands area and shall be recorded on the Final Parcel Map. Also, prior to ground disturbance (i.e. grading permit or building permit) the applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development review Committee (DRC)) 50 feet from the edge of the Wetlands as identified on the Salix Consulting, Inc., Figure 5. Fencing shall be installed prior to any construction equipment being moved on-site or any construction activities taking place. No development on Parcel 4, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements.

Parcel 4 shall record a building envelope that prohibits site disturbance/development 50 feet from the wetland areas. The building envelope shall be recorded with the Final Parcel Map and the Information Sheet(s) recorded concurrently with the Final Parcel Map(s) shall depict the location of the Preliminary Wetlands as identified on the Salix Consulting, Inc., Figure 5 (dated October 2018). A note shall be added to the Information Sheet that states for the Wetland Area(s) any disturbances shall be prohibited within said area, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). 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 the Development Review Committee.(PLN)

MM IV.8

Prior to improvement plan issuance, high-visibility orange construction fencing should be installed within 50 feet of the Wetland as identified on the Salix Consulting, Inc., Figure 5 . The fencing should be installed prior to ground-disturbing activities and should remain throughout the duration of construction activities. Ground disturbance within 50 feet of any aquatic feature should be limited to dry periods between April 15 and October 15. If rain is forecasted to occur, all bare soil should be covered with appropriately installed and effective BMPs (Best Management Practices) such as erosion control blanketing, hydroseeding, broadcasted straw or other effective BMP 24 hours prior to an anticipated precipitation event. All temporarily disturbed areas should be revegetated with native plant material, including native shrubs and trees to improve habitat values. (PLN)

MM IV.9

For the proposed project, the Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) in and around the Wetlands as identified on the Salix Consulting, Inc., Figure 5 and within 50 feet of any proposed construction activity prior to any construction equipment being moved on-site or any construction activities taking place:

No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected. (PLN)

Discussion Item IV- 8:

Placer County does not currently have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Program (PCCP), which is nearing completion. This proposed project would be able to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. if the PCCP's permits are issued and local implementing ordinances adopted prior to the proposed project receiving its entitlements. 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 those interred outside of dedicated cemeteries? (PLN)		X		

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

A Cultural Resources Records Search was prepared for the proposed project site on March 27, 2018 by Paul Rendes at the North Central Information Center. The search was conducted by searching California Historic Resources information System maps for cultural resource site records and survey reports in Placer County within a 1/8-mile radius of the proposed project area.

Review of the Cultural Resources report prepared by Peak and Associates (dated April 2, 2018) concluded that there are no records on file at the California Historic Resources Information Center that are within the proposed project site. The two resources that are listed on the California Historic Resources Information System as located within the proposed project area were determined to be located outside of the project area. One of these is Rippey Road itself, recorded as P-31-1232. This was recorded because it represents a portion of the Lincoln Highway, started in 1913, and later U.S. Route 40. The other resource listed in the proposed project area is P-31-4586, the C.W. Butler mansion called "The Pines." The house is listed on the Directory of Properties in the Historical Properties Data File for Placer County, maintained by the Office of Historic Preservation. It is noted that it has not been evaluated for National Register of State Register eligibility. Rippey Road and "The Pines" Butler House borders the proposed project area but do not fall within it. Additionally, no known religious or sacred uses exist on the subject property or the properties within its immediate vicinity. As a result, the creation of four single-family parcels would not result in significant impacts to any of these resources. However, the following mitigation measures are included in the event of inadvertent discoveries of Cultural Resources during the construction phase. With the implementation of this mitigation measure, impacts would be reduced to less than significant levels:

Mitigation Measure Item V-1, 2, 3, 4, 5:MM V.1

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 ft. of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American Representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.

If articulated or disarticulated human remains are discovered during construction activities, work shall stop and the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent (MLD) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with the Native American Tribe and appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements or special conditions which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary and as appropriate.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				X

Discussion Item VI-1:

The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the future homes.

Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2016 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable PCAPCD (Placer County Air Pollution Control District) rules and regulations.

Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The County is currently preparing a Sustainability Plan (PCSP) that would provide a strategy to reduce GHG (greenhouse gas) emissions. This plan would include goals and policies for energy efficiency. In the event the PCSP is adopted prior to the proposed project receiving its entitlements, the proposed project would be required to comply with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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 VII-1, 4, 9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located primarily on soils classified as Caperton - Andregg coarse sandy loams (2 to 15 percent slopes) and Sierra sandy loam (9 to 15 percent slopes).

The Caperton - Andregg coarse sandy loam soils are undulating to rolling soils on the granitic foothills in the Folsom Lake – Loomis Basin area. The Caperton soil is a shallow, somewhat excessively drained soil that formed in residuum from granitic rock. The Andregg soil is a moderately deep, well-drained soil that also formed in residuum from granitic rock. The Caperton and Andregg soil permeability is moderately rapid, surface runoff is medium, and erosion potential is moderate.

The Sierra sandy loam is a deep, rolling, well-drained soil underlain by weathered granitic rock. Permeability is moderately slow, surface runoff is medium, and erosion potential is high.

The identified soil constraints for the soil types include the moderately slow permeability, the shrink swell potential, the slope, the limited ability of the soil to support a load, and the depth to rock and slope. However, none of these limitations are significant. The Soil Survey does not identify any unique geologic or physical features for the

existing soil types. No known unique geologic or physical features exist on the site that would be destroyed or modified. Construction of residential houses and associated improvements would not create any unstable earth conditions or change any geologic substructure. The proposed project would be constructed in compliance with the California Building Code to address any building related soil issues. The proposed project would obtain grading permits as necessary to address grading issues. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item VII-2, 3, 5, 6:

The proposed project would result in the construction of four additional single family residences with associated infrastructure including roadways and driveways. To construct the improvements proposed, disruption of soils on-site would occur, including excavation/compaction for homes, roadway widening, driveways, and various utilities. The area of disturbance for these improvements is approximated at 50,000 square feet (1.1 acres) which is approximately five percent of the approximate 21.85 acre site. The proposed project improvements would generally be at the same grade as the existing topography. Any required slopes would meet the Placer County maximum slopes. Also, any erosion potential would only occur during the short time of the construction of the improvements. Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the proposed project site and the development would be required to comply with the West Placer Storm Water Quality Design Manual and require appropriately installed and effective erosion and sediment control Best Management Practices (BMPs). The proposed project would be constructed in compliance with the Placer County Grading Ordinance and would obtain grading permits as necessary to address grading issues. Therefore, the impacts to soil disruptions, topography, and erosion are less than significant. No mitigation measures are required.

Discussion Item VII-7, 8:

The proposed project is located within Placer County. The California Department of Mines and Geology classifies the proposed project site as a low severity earthquake zone. The proposed project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. 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 future residential units would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, this impact is less than significant. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant 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 VIII-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 proposed project would result in paving, grading, extension of a water main, installation of an additional fire hydrant, on-site road widening and construction of a turn around.

The California Global Warming Solutions Act (AB32), signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

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

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine 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 IX-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 handling, use, disposal, or release of hazardous substances are considered to be less than significant. No mitigation measures are required.

Discussion Item IX-3:

The proposed 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. The nearest school site, Penryn Elementary School, is located more than one-quarter mile, specifically 1,955 feet, from the western boundary of the proposed project site. Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or a PCAPCD permit to operate. The proposed project would be conditioned to obtain all necessary permits from ARB and PCAPCD prior to construction. Due to the short-term nature of the construction, and with compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4, 9:

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and will not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5, 6:

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

Discussion Item IX-7:

The proposed project site is located within an area determined by CalFire to be within a State Responsibility Area for wildland fires. Standard fire regulations and conditions shall apply to the proposed project, including fire sprinklers in the single-family residences and standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires are considered less than significant. No mitigation measures are required.

Discussion Item IX-8:

The proposed project would not create a health hazard or potential health hazard. Therefore, there is no impact.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)			X	
6. Otherwise substantially degrade surface water quality?(ESD)			X	
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

Discussion Item X-1:

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

Discussion Item X-2, 7:

This proposed project would not utilize groundwater, therefore, the proposed project would not deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:

The proposed project would ultimately include the construction of four additional single family residential home/driveway improvements along with associated roadway improvements. The additional home/driveway improvements would be located at or near their existing grade and would not significantly modify the existing runoff patterns on the site. The overall drainage patterns from the proposed ultimate construction would not be

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

Discussion Item X-4:

The proposed project would ultimately include the construction of improvements for four additional single family residential homes, driveways, and roadway improvements. These improvements would add only a small amount of impervious surfaces (estimated at approximately 0.8 acre) as compared to the entire proposed project area, approximately 21.85 acres. No downstream drainage facility or property owner would be significantly impacted. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item X-5, 6:

The area of disturbance for the ultimate proposed project improvements is relatively small for the construction of four single family dwellings, driveways, and roadway improvements (approximately 1.1 acres) as compared to the entire proposed project area, approximately 21.85 acres. The proposed improvements would not create runoff water that would substantially increase pollutants or degrade long term surface water quality beyond the existing conditions. The development of the proposed project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item X-8, 9, 10:

The proposed project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate proposed project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of any improvements. The proposed project site is not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion Item X-11:

The proposed project would not alter the direction or rate of flow of groundwater. Therefore, there is no impact.

Discussion Item X-12:

The ultimate proposed improvements of four additional single family dwellings, driveways, and roadway improvements would not create runoff water that would substantially increase pollutants or degrade long term surface water quality beyond the existing conditions of any watershed of important water resources. The development of the proposed project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable. Therefore, this impact is less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. 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 XI-1, 2, 3, 4, 5, 6, 7, 8:

The proposed project includes the subdivision of an approximately 21.85-acre parcel into four parcels consisting of 4.04 acres, 5.83 acres, 4.19 acres, and 7.79 acres. Each parcel has the potential to be developed with a single family residence and associated infrastructure including secondary residences, residential accessory buildings, on-site roadways and driveways, and connections for public water and sewer. The proposed development is consistent with the site zoning of RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet) and the Horseshoe Bar/Penryn Community Plan designation of Rural Residential 2.3 - 4.6 Ac. Min. The proposed project is consistent with the surrounding residential uses and it would not divide an established community. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. For these reasons, the proposed project would not result in impacts related to land use and planning. Therefore, there is no impact.

XII. 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 XII-1, 2:

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

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

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

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

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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				X

Discussion Item XIII-1, 3:

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

Mitigation Measure Item XIII-1, 3:MM XIII.1

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

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

Discussion Item XIII-2:

The proposed project involves the creation of four residential parcels on an undeveloped parcel. Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, any impact is considered less than significant. No mitigation measures are required.

Discussion Item XIII-4:

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

Discussion Item XIII-5:

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

XIV. 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 XIV-1:

Due to the site's location sitting on top of the Penryn granitic pluton, a very large igneous mass underlying that region, the nature of the underlying geology renders the chances of finding paleontological evidence of pre-historic life very slim. Therefore, any impact is considered less than significant. No mitigation measures are required.

XV. 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 XV-1:

Because the proposed project proposes the development of four residential lots, it would result in a slight increase in population growth. This increase is consistent with what was anticipated for this site in the Horseshoe Bar/Penryn Community Plan and has been analyzed as a part of this plan. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XV-2:

The proposed project is on a undeveloped parcel and would not displace any existing housing. Therefore, there is no impact.

XVI. 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 XVI-1:

The servicing fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVI-2:

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

Discussion Item XVI-3:

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

Discussion Item XVI-4:

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

Discussion Item XVI-5:

The proposed project is not expected to significantly impact any other governmental services. Therefore, this impact is less than significant. No mitigation measures are required.

XVII. 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 XVII-1:

There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed Minor Land Division. The increase would not result in a substantial deterioration of facilities as improvements and/or maintenance of these services is offset by the payment of capital impact fees for development of new public recreation facilities (park preservation fees), which would be conditioned to the Tentative Map with fees collected at Final Map recordation and issuance of Building Permits. Therefore, there is no impact. No mitigation measures are required.

Discussion Item XVII-2:

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

XVIII. 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 XVIII-1:

This proposed project would ultimately result in the creation of three additional residential single family parcels. The proposed project would generate approximately three additional PM peak hour trips and approximately 30 average daily trips. The proposed project traffic would not create a large enough incremental increase (greater than five percent) to existing traffic to make a finding of significance. Therefore, the site-specific impacts on local transportation systems are less than significant when analyzed against the existing baseline traffic conditions. No mitigation measures are required.

Discussion Item XVIII-2:

The cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. The proposed project traffic added to the cumulative traffic volumes also does not result in a large enough incremental increase (greater than five percent) to make a finding of significance. Nevertheless, for potential cumulative traffic impacts, the Placer County General Plan and Horseshoe Bar/Penry Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would 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 measure:

Mitigation Measure Item XVIII-2:MM XVIII.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 (Newcastle/Horseshoe Bar/Penryn), 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 \$6,838 per single family residential 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 XVIII-3:

The proposed project access to parcels 2, 3, and 4 is proposed from the County maintained Rippey Road. The proposed project access to Parcel 1 is proposed from the County maintained Penryn Road. The proposed project would include improved encroachments onto Rippey Road and Penryn Road to a Land Development Manual Plate 116 Minor Roadway Connection standard for a 40 and 35 mile per hour design speed (respectively) with a 20 foot radius, 3 foot offset, and a 25 foot taper on both sides. The driveways would meet the minimum 385 or 440 foot corner sight distance. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVIII-4:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. No gated access is proposed. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVIII-5:

The proposed project would provide parking spaces in accordance with the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion Item XVIII-6:

The proposed project would be constructing site improvements (roadway widening and encroachments) that do not create any hazards or barriers for pedestrians or bicyclists. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVIII-7:

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

Discussion Item XVIII-8:

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

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

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

Discussion Item XIX-1, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the proposed project area on July 24, 2018. Placer County received a letter on August 31, from the United Auburn Indian Community (UAIC), to receive copies of any archaeological reports or cultural resource assessments that were completed for the proposed project. Additionally, Placer County received a request on October 5, 2018, from the Shingle Springs Band of Miwok Indians (SSR) to consult and to receive copies of any of the searches. The cultural reports were provided to both tribes and no further correspondence was received from the tribes. Because consultation was not initiated within the 30-day request period under provisions of AB52, the County considers AB52 closed as of August 23, 2018. However, the following mitigation measures are included in the event of inadvertent discoveries of Tribal Cultural Resources during the construction phase.

Mitigation Measure XIX 1, 2:

MM V.1 See item V-1-5 for the text of this mitigation measure.

XX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XX-1, 6:

The proposed project is proposing to connect to the existing PCWA water lines in Rippey Road and Penryn Road and the existing South Placer Municipal Utility District sewer lines in Rippey Road and Penryn Road. PCWA and SPMUD have provided comments on the proposed project and have not indicated any significant impacts. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XX-2:

The proposed project would require and result in the construction of new water and wastewater delivery systems. This proposed project would connect to the South Placer Municipal Utility District for sewer service. Also, the proposed project would connect to the Placer County Water Agency for treated water service. This proposed project would not create significant environmental effects and would not result in the construction of treatment facilities or create an expansion of an existing facility. Thus, it would not cause significant effects to the environment and the construction and connection of this proposed project to the existing sewer and public water service is less than significant. No mitigation measures are required.

Discussion Item XX-3:

The proposed project would be served by public sewer, and will not require or result in the construction of new on-site sewage systems. Therefore, there is no impact.

Discussion Item XX-4:

Storm water would be collected and conveyed in the existing drainage facilities or new culverts constructed under proposed driveways. The existing system has the capacity to accept flows from the proposed project. No new significant storm water drainage facilities or expansion of existing facilities is required. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XX-5:

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the proposed project. These requirements are routine in nature and do not represent significant impacts. The proposed project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are proposed. No mitigation measures are required.

Discussion Item XX-7:

The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs. No mitigation measures are required.

XXI. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)			X	

Discussion Item XXI-1:

The Placer County adopted the Placer County Community Wildfire Protection Plan (CWPP) in 2013 in order to provide guidance to reduce the threat of wildfire-related damages to people, property, ecological elements, and other important values identified by residents. The buildings and structures associated with the creation of three additional parcels would be required to adhere to California Public Resources Code (PRC) 4290 and 4291 regulations of which are aligned with the Goals and Objectives of the Placer County CWPP. Therefore, the proposed project would not impair any existing emergency response plan or evacuation plan. Therefore, there is no impact.

Discussion Item XXI-2, 3:

The proposed project is within the State Reasonability Area (SRA) and is surrounded by properties with the same designation. PRC 4290 and 4291 standardizes minimum fire safety standards for structures and buildings in the State Responsibility Area (SRA) and in Hazardous Fire Areas. These standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance of the state regulations, the impact would be less than significant. No mitigation measures are required.

Discussion Item XXI-4:

Although the proposed project is located on a hilltop, site conditions include a landscape that is gently rolling and is covered in vegetation. These characteristics would not likely cause slope failure and would not subsequently expose people to downslope or downstream flooding as the result of a fire event. No fires have occurred on the site that would create a condition of post-fire slope instability. According to the Geotechnical Report prepared for the proposed project, the soils at the site are considered suitable for the support of the anticipated loads, provided recommendations of the report are followed. Changes to drainage patterns are discussed in Section X: Hydrology and Water Quality, with mitigation measures imposed to reduce impacts to drainage patterns. Therefore the impact is less than significant. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval 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 Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____


H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project COULD have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures described herein have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Bennett Smithhart, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Phil Frantz
 Department of Public Works and Facilities-Transportation, Stephanie Holloway
 DPWF-Environmental Engineering Division, Huey Nham
 DPWF-Flood Control and Water Conservation District, Brad Brewer

DPWF-Facility Services-Parks Division, Ted Rel
HHS-Environmental Health Services, Joey Scarbrough
Placer County Fire Planning/CDF, Mike DiMaggio

Signature  Date 3/22/19
Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input 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
		<input type="checkbox"/> Mineral Resources Letter
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input checked="" type="checkbox"/> Sight Distance Exhibits
	Environmental	<input type="checkbox"/> Groundwater Contamination Report

Initial Study & Checklist continued

	Health Services	<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>