



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Khan/Kabir Minor Land Division	Project # PLN18-00110
Entitlement(s): Minor Land Division	
Site Area: 15 acres / 653,549 square feet	APN: 021-180-043-000 & 021-180-026-000
Location: 145 West Wise Road in the Lincoln area, Placer County	

A. BACKGROUND:

Project Description:

The proposed project proposes a Minor Land Division to subdivide a 15-acre parcel into three parcels consisting of 5.330 acres (Parcel 1), 4.839 acres (Parcel 2) and 4.834 (Parcel 3). Each parcel would be accessed via West Wise Road. Parcel 1 would utilize an existing driveway encroachment which provides access to the existing residence and barn. Parcels 2 and 3 would share a common driveway encroachment. The proposed project site is not located within a public water and sewer district and therefore would be served by private, on-site systems. Three wells have been drilled between 160 and 540 feet below ground. All three wells meet the County standards for providing adequate water supply and quality. Soils and percolation tests have been conducted and approved septic system locations have been identified. The property is located in the rural Lincoln area, approximately 0.15 mile west of the intersection of West Wise Road and McCourtney Road.

Project Site (Background/Existing Setting):

The parcel is approximately 1.42 miles northeast of the city limits of Lincoln and is located immediately east of the City of Lincoln sphere of influence. It is bound to the north by West Wise Road and is located 550 feet west of McCourtney Road. The 15.0-acre parcel is zoned F-4.6 Ac. Min. (Farm, combining minimum parcel size of 4.6 acres). The parcel is developed with a single family residence, a barn, and a fenced pasture. Adjacent parcels to the east and south are developed with single-family residences. The parcels to the north and west are zoned F-B-X-10 Ac. Min. (Farm, combining minimum Building Site of 10 acres). The parcel to the west is undeveloped and the parcel to the north is developed with an agricultural ranch operation.

The topography is relatively flat with an overall average elevation of 193 feet above sea level. The site contains very little vegetation. There are 51 trees located on the site; 49 of the 51 trees are native. A majority of the trees are located along the front property line fronting West Wise Road. Annual grassland habitat comprises 11.3 acres of the proposed project site and one acre is dedicated to pasture land on the western side of the property.

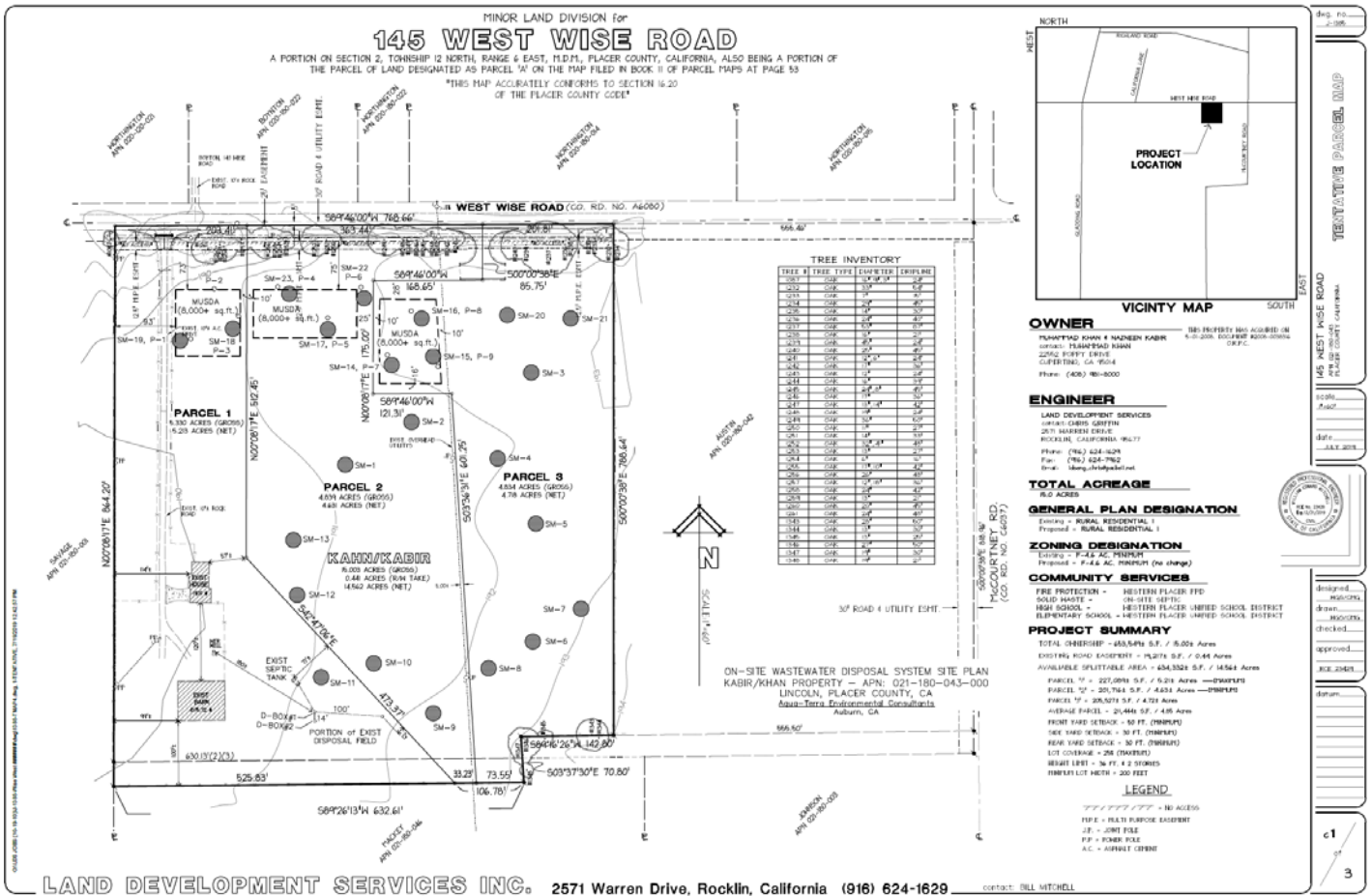


Figure 1- Proposed Tentative Parcel Map

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F-4.6 Ac. Min	Rural Residential 1-10 Ac. Min.	Single family residential, barn and fenced pasture
North	F-B-X 10 Ac. Min.	Agriculture/Timberland 1-10 Ac. Min.	agricultural ranch operation
South	F-4.6 Ac. Min	Rural Residential 1-10 Ac. Min.	single-family residential
East	F-4.6 Ac. Min	Rural Residential 1-10 Ac. Min.	single-family residential
West	F-B-X 10 Ac. Min.	Agriculture/Timberland 1-10 Ac. Min.	undeveloped

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 on March 13, 2019 to tribes traditionally and culturally affiliated with the project area. The United Auburn Indian Community of the Auburn Rancheria responded by requesting copies of any archaeological reports or cultural resource assessments. County staff provided copies of these reports on May 1, 2019. No requests for consultation under AB 52 have been received.

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 21080.3.2.) 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

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 – Except as provided in Public Resources Code Section 21099, 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (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:

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes (see General Plan Policy 1.K.1). The proposed project site is void of any of these features. Furthermore, the site 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 creation of three parcels, each of which would have rights to develop a single family residence, a secondary residence and permissible agricultural uses. Such development on the site would result in some degradation to the visual character and quality of the property.

All of the development that has occurred thus far is located in the south west portion of the parcel, leaving over 11 acres of grassland and open space. Upon approval of the tentative map and implementation of the conditions, future development would cause additional grading and structures in the area that is currently rural in nature. Two additional driveways would eventually be constructed in what is currently the middle of the parcel. Additional structures such as a residence and accessory structures would also be developed in this grassland area. Once the structures are built, it is anticipated that the structures would contain some outdoor lighting in the form of landscape lighting or security lighting such as flood lights, which would create a new source of light. However, these impacts would be minor in nature and with structure setback requirements of at least 30 feet, if not greater, from all property lines, the lighting would not spill onto the roadway or adjacent properties. Furthermore, all development on the project site will be required to comply with General Plan Policy 1.0.9 which discourages the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky. 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 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	

Sheet of the Final Map.

Discussion Item IV-3:

Per the Biological Resource Assessment prepared by Salix Consulting, Inc., there are no areas that qualify as waters of the United States within the study area. Furthermore, the proposed project site is void of any marsh, vernal pools, streams or ponds. Therefore, there is no impact.

Discussion Item IV- 5, 8:

The proposed project site contains 0.7 acre of oak woodland habitat along the northern property line and the southeastern corner of the property. Due to County setback requirements, all structures must be located at least 30 feet from the side and rear property lines and 75 from centerline of traveled way; therefore, proposed development would not impact the oak woodland habitat. Furthermore, access to Parcels 2 and 3 from West Wise Road is proposed through an opening in the oak woodlands thus reducing impact to the habitat. However, to protect the oak trees and in the event that any of the oak trees are scheduled for removal, the following mitigation measures have been incorporated into the proposed project.

Mitigation Measures Item IV- 5, 8:

MM IV.2

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

MM IV.3

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

At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Parcel 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 onsite and off-site improvements. Efforts shall 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-6:

Placer County does not currently have an approved Habitat Conservation Plan. However, the County is currently preparing the Placer County Conservation Plan (PCCP), which is nearing completion. The subject minor land division 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 is approved and 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. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	

2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)		X		
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	

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

A cultural resource records search was conducted on May 4, 2017 by Dr. Nathan Hallam, Coordinator 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 ¼ mile radius of the proposed project area.

Review of this information found that there are no records on file at the Information Center to indicate that any cultural resources or reports have been identified to date that are located within the proposed project site or within a one-quarter mile radius. As a result, the creation of three parcels would not result in significant impacts to cultural resources. However, the following standard mitigation measure will apply in the event of inadvertent discoveries of cultural resources during the construction phase.

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

If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, 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 Descendant(s) 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 appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives 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 all structures of the proposed project, and once constructed, energy would be used for the lifetime of the future structures.

Construction of the proposed project would be required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2019 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, a positive environmental impact, and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficiency lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment includes measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerate 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 include: 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.

The proposed project would result in a significant impact if the proposed project would result in the inefficient use or waste of energy. While the proposed project would introduce new operational energy demands to the proposed project area, this demand would not result in a significant impact related to energy resources. 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 greenhouse gas emissions. This Plan would include goals and policies for energy efficiency. In the event the PCSP is adopted prior to approval of the proposed project, it would be required to comply with applicable policies of 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. Result in substantial soil erosion or the loss of topsoil? (ESD)			X	
2. Be located on a geologic 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	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)			X	
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)			X	
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
7. Result in substantial change in topography or ground surface relief features? (ESD)			X	
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)				X

Discussion Items VII-1, 6, 7:

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 on soils classified as Ramona sandy loam (two to nine percent slopes). The Ramona sandy loam (two to nine percent slopes) soil is an undulating, very deep, well-drained soil on low terraces. It is formed in alluvium from predominantly granitic sources. Typically, the surface layer of this Ramona soil is brown sandy loam and light brown loam about 14 inches thick. The subsoil is mixed reddish yellow and yellowish red sandy clay loam about 41 inches thick. The substratum to a depth of about 70 inches or more is reddish yellow gravelly sandy loam. Permeability is moderately slow and surface runoff is slow or medium. The hazard of erosion is slight or moderate. The identified soil constraints for the soil type include the moderately slow permeability of the subsoil and minor shrink-swell. However, none of these limitations are significant.

The proposed project would result in the construction of two additional single family residences on two new parcels with associated infrastructure including a shared driveway and utilities. To construct the improvements proposed, disruption of soils on-site would occur, including excavation/compaction for home, roadway widening, driveways, and various utilities. The area of disturbance for these improvements is approximated at 19,000 square feet (0.43 acre) which is approximately three percent of the approximate 15.0 acre proposed project area. 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 changes, and erosion are less than significant. No mitigation measures are required.

Discussion Items VII-2, 3, 8:

The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site indicate that they are capable of supporting residential structures and circulation improvements provided that the near-surface soils are properly compacted and that engineered fill is placed and compacted during earthwork. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. The Soil Survey does not identify significant expansive soils as a limitation of the soil types present on the site.

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. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future residential unit would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, the impacts of unstable soil, expansive soil, and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:

Sewer is not available to the site, the proposed project site would use on-site sewage disposal system. Soils and percolation tests have been conducted at identified approved locations for septic systems. The impacts regarding sewage disposal capabilities is considered less than significant. No mitigation measures are required.

Discussion Item VII-5:

The California Department of Conservation has prepared a Preliminary Geologic Map of the Sacramento 30' X 60' Quadrangle, encompassing a portion of Placer County. The subject parcel is located in the Upper Unit, Riverbank Formation (Qr₃). The Riverbank Formation consists primarily of arkosic sediment derived mainly from the interior of the Sierra Nevada. The formation is derived sediment from small drainage basins along the foothills (Late Cenozoic Stratigraphic Units, Northeastern San Joaquin Valley, California. Marchand and Allwardt. <https://pubs.usgs.gov/bul/1470/report.pdf>. Pg. 35). The Riverbank Formation has the potential to contain fossils. However, there are no known paleontological resources or geologic features on the proposed project site or surroundings. Therefore, there is less than significant impact. 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 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 grading, subsequent paving and the construction of residential units, accessory buildings and agricultural buildings, along with the construction of associated utilities and roadways.

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 proposed 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 the De Minimis Level, and
- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO₂e per year.

Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's 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 transport, use, or disposal of hazardous materials? (EH)			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? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			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? (EH)				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 or excessive noise for people residing or working in the project area? (PLN)				X

6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1, 2:

The use of hazardous substances during the residential construction phase is expected to be limited in nature, and would be subject to standard handling and storage requirements. Additionally, a "Phase I Environmental Site Assessment" has been prepared for the site, dated April 11, 2017 and concluded that the site does not contain any Recognized Environmental Concerns (RECs). Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item VIII-3:

There are no existing or proposed school sites within one-quarter mile of the proposed project site. Further, 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:

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 would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5:

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

Discussion Item IX-6:

The proposed project would not impair implementation or physically interfere with an adopted emergency response or evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:

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

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 water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface			X	

measures are required.

Discussion Item X-5:

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 impeded or redirected after construction of any improvements. Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk are 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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)				X
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
4. 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:

The proposed project would develop three new residential parcels in accordance with the existing Placer County General Plan land use designations and zoning densities. The proposed project consists of subdividing a 15.0 acre parcel into three parcels consisting of 5.330 acres (Parcel 1), 4.839 acres (Parcel 2) and 4.834 acres (Parcel 3). The zoning is F-4.6 Ac. Min. (Farm, combining minimum parcel size of 4.6 acres). The proposed project would not divide an established community or create incompatible uses or land use conflicts as the project is consistent with the existing zoning. The proposed project design would not conflict with General Plan policies related to grading, drainage, and transportation. Significant environmental impacts resulting from conflict with a land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. No economic or social changes would occur that would cause a significant adverse physical change to the environment. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in 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. Result in 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 deposits found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral

deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits, and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning, this is an area where geologic information indicates 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 deposits formed by mechanical concentration, deposits formed by hydrothermal processes and construction aggregate resources, the proposed project site and immediate vicinity are classified as Mineral Resource Zone 4 (MRZ-4), which denotes areas where available geologic information does not rule out the presence or absence of significant mineral resources. However, no known mineral resources exist on the proposed project site. 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. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)				X
3. For a project located within the vicinity of a private airstrip or 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

Discussion Item XIII-1:

The proposed project would result in the creation of three parcels. One parcel will contain the existing residence. The two remaining parcels would have the right to develop a single family residence. All three parcels would have the rights to develop a secondary residence and commercial agricultural uses as permitted by the Farm zoning district (Placer County Zoning Ordinance 17.10.010, Allowable Land Uses).

Beginning with the construction of a dwelling unit or accessory structure, an incremental increase in ambient noise levels in the vicinity would occur. However, standard residential construction requirements of the California Building Code typically result in an exterior-to-interior noise level reduction of approximately 25 decibels. Standard construction requirements would provide sufficient acoustic isolation to meet an anticipated 45 decibel Ldn noise level. Once constructed, general residential or agricultural noise is anticipated. However, it is not anticipated to exceed the standards established in the Placer County General Plan or Noise Ordinance.

In agricultural zones, the Placer County General Plan has anticipated that conflicts with agricultural noise emissions and single-family residential uses could occur as a consequence of placement of agricultural uses within close proximity to residential uses. Accordingly, the General Plan Noise Element establishes a noise level of 70 decibels as the acceptable outdoor exposure level at a receiving property boundary in areas zoned for agricultural uses, whereas the maximum hourly noise exposure level is set at 55 decibels for residential zoning. Existing ambient noise levels in the proposed project vicinity are substantially lower than 70 decibels and the implementation of the proposed project would not appreciably increase ambient noise above current levels. The proposed project would have a less than significant impact. No mitigation measures are required.

Discussion Item XIII-2:

The proposed project site is zoned F-4.6 Ac. Min. (Farm, combining minimum parcel size of 4.6 acres). The proposed project site is currently used for residential purposes. The site contains one acre of grazing land however, it is currently vegetated in a manner similar to the surrounding grasslands. Future agricultural uses are unknown however, uses permitted in this zoning district that could potentially generate excessive groundborne vibration or groundborne noise levels, such as mining (surface and subsurface), oil and gas wells, and chicken, turkey and hog ranches require a discretionary level of review through a Conditional Use Permit. The commercial agricultural operations and residential uses permitted outright in this zoning district would not generate excessive groundborne vibration or noise levels. Therefore, there is no impact.

Discussion Item XIII-3:

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.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

If the three parcels were developed to their full residential density potential, two additional single family residences and three secondary dwelling units could be developed. This would cause a negligible increase to population growth. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

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

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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. Parks? (PLN)				X

5. Other public facilities? (ESD, PLN)				X
6. Maintenance of public facilities, including roads? (ESD, PLN)				X

Discussion Item XV-1:

The Placer County Fire Protection District (Cal Fire) has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2, 3, 4, 5, 6:

The proposed project would result in the creation of three parcels. This increase would not result in an adverse effect to Sheriff protection, schools, parks, or other public facilities. A new private roadway encroachment would be constructed where the on-site roadway connects to West Wise Road in order to provide access to the two newly created parcels. This would result in a nominal effect to public facilities and road maintenance. The incremental increase in the impact to County roadways would be offset with the payment of Traffic Mitigation fees, a type of capital impact fee, at the issuance of each residential building permit that would fund increased road maintenance activities resulting from the establishment of the new residential land use (see Section XVII, Transportation, for a further discussion of the County roadway impacts). Therefore, there is no impact.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

The proposed project would result in a negligible increase in the use of existing recreational facilities in the surrounding area, and the construction or expansion of an existing facility is not required as a result of the creation of three parcels. Improvements and/or maintenance of these existing services are offset by the payment of park fees, a type of capital impact fee, at the issuance of each residential building permit that would fund increased maintenance of existing County parks. Therefore, there is no impact

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	

3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
5. 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		
6. 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		

Discussion Item XVII-1:

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. The proposed design/improvements do not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The access to Parcel 1 and the shared driveway access to Parcels 2 and 3 is from the County maintained West Wise Road. The access to Parcel 1 would remain in the location of the existing driveway accessing West Wise Road and would be improved to a Placer County Plate 116 Minor standard with a five foot offset and 25 foot long acceleration and deceleration tapers. The access to Parcels 2 and 3 is proposed as a shared driveway that would be constructed to a Placer County Plate 116 Minor standard with a five foot offset and 25 foot long acceleration and deceleration tapers. The shared driveway would be 20 feet wide and would extend a minimum of 40 feet into the property. Both driveway locations meet the minimum sight distance requirements. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. 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 XVII-4:

The Placer County Zoning Ordinance Section 17.54.060 requires two parking spots per dwelling unit. Agricultural uses vary depending on the land use. For instance grazing does not require any additional parking. Agricultural processing, defined as processing of crops after harvest, to prepare them for on-site marketing or processing and packaging elsewhere, requires one space for every 1,500 square feet of use area.

The proposed project site is currently developed with a single family residence and a barn with adequate parking capacity. At the time that undeveloped newly created parcel is developed, it would be reviewed for conformance with the parking standards outlined by the Placer County Zoning Ordinance to verify that minimum onsite parking requirements would be met. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5, 6:

The proposed project would ultimately result in the creation of two additional residential single family units on separate parcels. The proposed project would generate approximately two additional PM peak hour trips and approximately 20 average daily trips. The proposed project traffic does 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.

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 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 Measures Item XVII-1:

MV XVII.1

Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Placer Central), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is \$4,375 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.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN)		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. (PLN)		X		

Discussion Item XVIII-1, 2:

In accordance with the provisions of Assembly Bill (AB) 52, on March 13, 2019 County staff sent a letter to all tribes that have requested notification of new proposed projects to notify the tribes of the opportunity for consultation. No traditionally or culturally affiliated tribes requested consultation under AB52. The opportunity for consultation has since been closed.

The Cultural Resource Inventory prepared for the proposed project indicated that there are no records on file at the Information Center that indicate that any cultural resources are located within the proposed project site or outside the proposed project area, or within a one-quarter mile radius of the proposed project boundary. As a result, the creation of three parcels would not result in significant impacts to any resources as none are known to exist. However, Mitigation Measure V.1 in the Cultural Resources section has been implemented into the project in the event that inadvertent discoveries of cultural resources during the construction phase occurs.

Mitigation Measures Item XVIII-1, 2:

MM V.1

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)				X
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1:

The proposed project site is not located within a water district and sewer district service area. The proposed project site is served by private wells and septic systems. Impacts to storm water drainage would be nominal because upon development of structures, they would be reviewed for conformance with storm water runoff and design in accordance with Article 8.28, Stormwater Quality, of the Placer County Ordinance. Electric power and natural gas would be nominal as there is potential for two additional single family residences, three secondary dwellings and accessory agricultural structures. Alternative energy options such as solar could easily be implemented by the property owner as it is common in the County, thus reducing impact to electric power. Impact to telecommunication facilities would be nominal as there is a potential of up to six households (three single family dwellings and three accessory dwelling units) demanding cellular service. In the event that a seasonal population increase occurs due to farm labor housing or seasonal sales, such as a pumpkin patch or tree farm, a portable cell tower, in the form of a temporary cell on wheels (COW), could be installed in accordance with Placer County Zoning Ordinance Section 17.56.060, Antennae, communications facility. Therefore, there is less than significant impact. No mitigation measures are required.

Discussion Item XIX-2:

This proposed project does not propose the use of a public water system or a wastewater treatment facility. Therefore, there is no impact.

Discussion Item XIX-3:

Storm water would be collected and conveyed in the existing drainage facilities or new culverts constructed under proposed driveways/roads. The existing storm water drainage 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.

The proposed project would utilize private septic systems for sewage disposal and private water wells for water service. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

The proposed project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs. Therefore, the impact is considered to be less than significant. No mitigation measures are required.

XX. 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) the construction or operation of which 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, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X

Discussion Item XX-1:

The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 4:

The proposed project site and surrounding area are designated as moderate fire severity zone. The proposed project site and surrounding area is rural in character. A majority of the site is vegetated with annual grasslands. Slopes on the site and surrounding area are marginal as the site is relatively flat and does not result in unique or unusual challenges to preventing or suppressing wildland fires. Furthermore, the relatively flat topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, there is no impact.

Discussion Item XX-3

Prior to recordation of the Parcel Map the proposed project would construct a shared driveway encroachment to Placer County Standard Plate 116 (a 20 foot wide paved encroachment with 2 foot aggregate base shoulders on both sides) to provide access to Parcels 2 and 3. The encroachment would be located on the western portion of the property and would connect to West Wise Road. The encroachment would include 25 foot tapers on either side as West Wise Road has a design speed of 55 miles per hour. Furthermore, the encroachment and driveways serving Parcel 2 and Parcel 3 shall be capable of supporting a 75,000 pound vehicle load in order to support a fire truck. These requirements would be implemented as part of the conditioning process for the Parcel Map. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, 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 or restrict the range of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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


<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Amy Rossig
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Phillip Frantz, P.E.
 Department of Public Works-Transportation, Stephanie Holloway
 DPW-Environmental Engineering Division, Huey Nham
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Joseph Scarbrough
 Placer County Fire Planning/CDF, Brian Skehan

Signature  Date 11-5-19
 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 type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual

	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input checked="" type="checkbox"/> Vehicle Sight Distance Exhibits
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/>	
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
<input type="checkbox"/>		
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic & Circulation Plan	
	<input type="checkbox"/>	

Exhibit A: Mitigation Monitoring Program