



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

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

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

PROJECT: Suman Minor Land Division (PLN18-00051)

PROJECT DESCRIPTION: Minor land division to subdivide a 22.29-acre parcel into four parcels.

PROJECT LOCATION: 9010 Wise Road, Auburn, Placer County

APPLICANT: Christian Suman

The comment period for this document closes on January 3, 2020. 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 Auburn 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](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on December 4, 2019.

## 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

<b>Title:</b> Suman Minor Land Division	<b>Project #</b> PLN18-00051
<b>Description:</b> Minor Land Division to subdivide a 22.29-acre parcel into four parcels.	
<b>Location:</b> 9010 Wise Road, Auburn, Placer County	
<b>Project Owner:</b> Christian Suman, Felicia Suman, Justin Sherman, Trisha Sherman	
<b>Project Applicant:</b> Christian Suman	
<b>County Contact Person:</b> Meghan Schwartz	530-745-3132

### PUBLIC NOTICE

The comment period for this document closes on January 3, 2020. 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 Auburn 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. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

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.



## 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: Suman Minor Land Division	Project # PLN18-00051
Entitlement(s): Minor Land Division and Minor Use Permit	
Site Area: 22.29 acres	APN: 031-081-041-000
Location: 9010 Wise Road, Auburn, Placer County	

### A. BACKGROUND:

#### Project Description:

The proposed project is a Minor Land Division to subdivide a 22.29-acre parcel into four parcels consisting of 5.174 acres (Parcel 1), 5.141 acres (Parcel 2), 6.222 acres (Parcel 3) and 5.754 acres (Parcel 4). The proposed project also includes a request for approval of a Minor Use Permit to permit an existing 2,500 square foot shop on proposed parcel 2 prior to the establishment of a residence. The shop is legally established. However, if the Minor Land Division is granted and the Parcel Map is recorded, the shop would be located on a separate parcel prior to establishment of a residence which is allowed with approval of a Minor Use Permit.

The property is located in the rural Ophir area, approximately 0.30 mile northwest of the intersection of Wise Road and Crater Hill Road. A private roadway connection to Wise Road would cut through the parcel to provide access to all four parcels and would follow the alignment of the existing onsite driveway. The proposed project site is not located within a public water or sewer district and therefore would be served by private, on-site systems. Four wells have been drilled and all four wells meet the County standards for providing adequate water supply and water quality. Soils and percolation tests have been conducted and approved septic system locations have been identified for each proposed parcel.

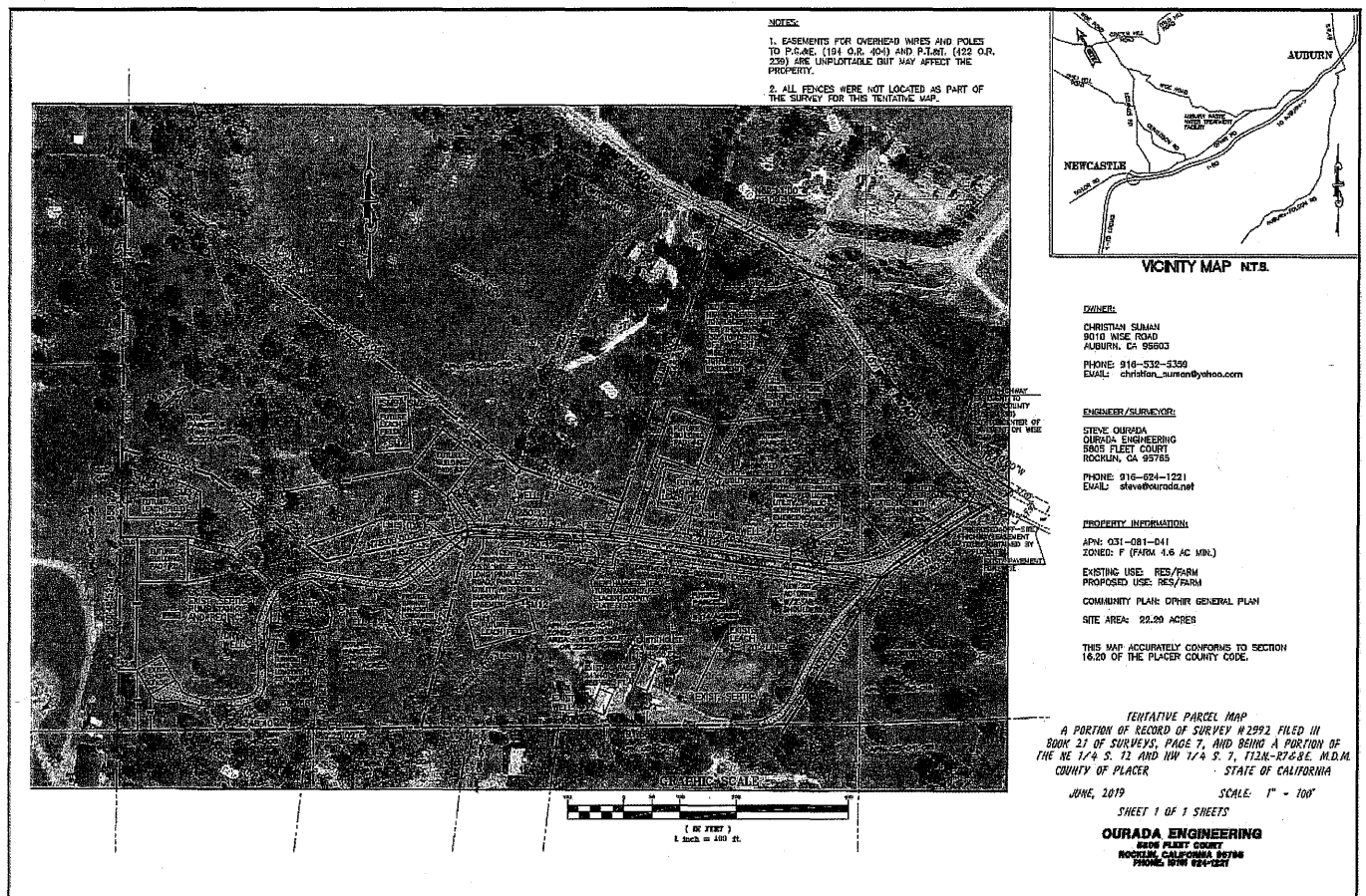
#### Project Site (Background/Existing Setting):

The parcel is bound to the northeast by Wise Road. The 22.29-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 detached garage, and a

permitted 2,500 square foot shop that was constructed in 2018 and received final inspection approval on January 18, 2019. The 2,500 square foot shop is the subject structure generating the request for a Minor Use Permit in order to locate the structure on its own parcel prior to the establishment of a residence.

Adjacent parcels are developed with single-family residences and are also zoned F-4.6 Ac. Min (Farm, combining minimum parcel size of 4.6 acres). The topography contains gently rolling slopes. The existing residence, located on the southern portion of the parcel, sits at one of the highest points at 890 feet in elevation. The lowest section of the parcel is to the north along Wise Road, which is at approximately 850 feet in elevation. The site is largely composed of mixed oak woodland, annual grassland, riparian woodland habitat, and developed/disturbed areas. The riparian woodland habitat within the proposed project site is associated with the delineated intermittent drainage and Doty Ravine, a small creek which runs through a small corner in the northeast portion of the parcel.

**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 Estate 4.6 - 10 Ac. Min.	Single family residential
North	F-4.6 Ac. Min	Rural Estate 4.6 - 10 Ac. Min.	Single family residential
South	F-4.6 Ac. Min	Rural Estate 4.6 - 10 Ac. Min.	Single family residential
East	F-4.6 Ac. Min	Rural Estate 4.6 - 10 Ac. Min.	Single family residential
West	F-4.6 Ac. Min	Rural Estate 4.6 - 10 Ac. Min.	Single family residential

**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 21, 2018 to tribes who requested notification of proposed project within this geographic area. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested to consultation and to receive copies of searches or reports prepared for the proposed project site. On April 1, 2019 the Cultural and Paleontological Records Search letter dated January 16, 2019, prepared by Ric Windmiller, M.A., R.P.A., Archaeologist with Windmiller Consulting, Inc. was provided to the UAIC.*

*On September 8, 2019 the UAIC and Placer County concluded consultation with the inclusion of mitigation measures for inadvertent discoveries.*

**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 four parcels. Three parcels would have the right to develop a single family residence. All four parcels would have the right to develop a secondary residence and agricultural uses permitted in the Farm zoning district. 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 southwest portion of the parcel, including the residence, detached garage and shop. Specifically, the shop is located in the far southwest corner of the parcel and is accessed by an existing gravel driveway that transverses through the parcel. With the proposed construction of required improvements, the driveway providing access to the shop would be improved to meet Placer County Standards for a private road used to provide access to four parcels. This includes construction of a hammerhead turn around for fire apparatus in the middle of the parcel. Following recordation of a final parcel map, residences could be constructed on the newly created parcels. Once the residences are built, it is anticipated that the structures would contain some outdoor lighting as this is consistent with residential development in the surrounding area. This lighting could be 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 structural 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 proposed project site would 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
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. 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
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

**Discussion Item II-1, 2 3, 4, 5, 6:**

The proposed project site is designated as "Other Land" according to the California Department of Conservation's California Important Farmland Finder Map. The property is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide and Local Importance and is not subject to a Williamson Act contract. The parcel is zoned "Farm", which allows for all permissible agricultural uses. Agricultural uses are subject to Placer County's "Right-to-Farm" ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The proposed project would not conflict with existing forest land or land zoned as such because the subject property is not located in an area that contains timberlands. The proposed project would not involve other changes in the existing environment that could result in the loss or conversion of Farmland or Forestland to a nonagricultural use. 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? (AQ)			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			X	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			X	
4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ)			X	

**Discussion Item III-1, 2:**

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO<sub>x</sub>), and non-attainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of a Tentative Parcel Map to subdivide a 22.29-acre parcel

into four residential parcels consisting of an approximately 5.174 acre parcel with an existing residence and detached garage, an approximately 5.141 acre parcel with an existing shop, and two additional parcels between 5 and 6 acres. No demolition or burning is proposed.

The 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 (PM<sub>10</sub>);
2. Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM<sub>10</sub>; and
3. Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM<sub>10</sub>.

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. This 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 future home sites, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, earth movement activities, construction workers' commute, and construction material hauling. The proposed project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM<sub>10</sub>.

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.

- 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, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the proposed project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating of the structures would be accomplished with electricity, natural gas or wood burning fireplaces. Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

#### **Discussion Item III-3:**

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 is typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed three additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

The construction of the 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. The nearest sensitive receptor, a residential dwelling, is located on 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](http://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 an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. With compliance of 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, 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-4:

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 & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		X		
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or		X		



other means? (PLN)				
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)			X	
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

A Biological Resource Assessment, Aquatic Resources Delineation and Arborist Survey were prepared for the proposed project by Foothill Associates. Each report was dated March 2019 and was prepared based on literature review and field surveys. Field surveys were conducted on October 2 and October 16, 2018. The following information is summarized directly from the results of the Biological Resources Assessment, Aquatic Resources Delineation and Arborist Survey. Complete reports are on file with the Planning Services Division and are available for review upon request.

The 22.29-acre parcel was historically used for rural residential housing and livestock grazing. The site is largely composed of mixed oak woodland, annual grassland, riparian woodland habitat, and developed/disturbed areas. The riparian woodland habitat within the proposed project site is associated with the delineated intermittent drainage and Doty Ravine, which runs through a small corner in the northeast portion of the parcel. A total of 1.32 acres of aquatic resources, consisting of 0.186 acre of riverine seasonal wetland, 0.798 acre of riparian wetland, 0.196 acre of intermittent drainage, and 0.138 acre of artificially irrigated wetland, were delineated on the proposed project site. Figure 1 depicts the location of these biological communities on the proposed project site.

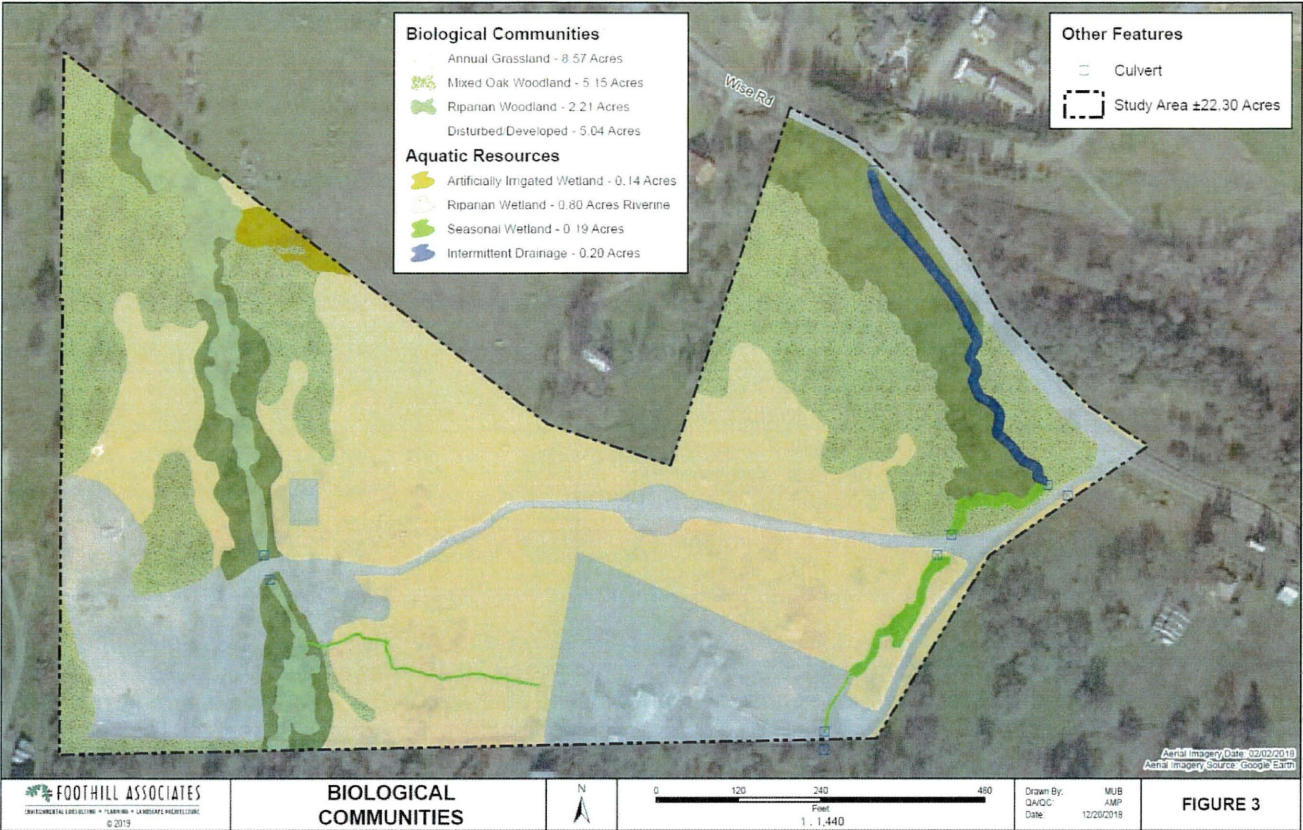


Figure 1. Biological Communities

Discussion Item IV-1, 7:

There are known or potential biological constraints on the proposed project site. Special-status species are plant and animal species that have been afforded special recognition by federal, state, or local resource agencies or organizations. Special-status species considered for this analysis are based on queries of the CNDDDB, the USFWS, and CNPS ranked species (online versions) for the Gold Hill and eight surrounding quadrangles.

A criteria has been used to determine each species' potential for occurrence within the proposed project site. The four criteria levels are: (1) Present: Species known to occur within the Study Area based on CNDDDB records and/or observed within the Study Area during the biological surveys; (2) High: Species known to occur on or in the vicinity of the Study Area (based on CNDDDB records within five miles and/or based on professional expertise specific to the Study Area or species) and there is suitable habitat within the Study Area; (3) Low: Species known to occur in the vicinity of the Study Area and there is marginal habitat within the Study Area -OR- Species is not known to occur in the vicinity of the Study Area, however, there is suitable habitat on the Study Area; and (4) None: Species is not known to occur on or in the vicinity of the Study Area and there is no suitable habitat within the Study Area -OR- Species was surveyed for during the appropriate season with negative results -OR- The Study Area occurs outside of the known elevation or geographic ranges. Only those species that are known to be *present* or have a *high* or *low* potential for occurrence are discussed and evaluated further. A list of those species that are present or have a high or low potential are contained in Table 1.

<b>Ahart's Dwarf Rush</b> ( <i>Juncus leiospermus</i> var. <i>ahartii</i> )	low	<b>American Peregrine Falcon</b> ( <i>Falco peregrinus</i> )	high
<b>Big-Scale Balsamroot</b> ( <i>Balsamorhiza macrolepis</i> )	low	<b>Burrowing Owl</b> ( <i>Athene cunicularia</i> )	low

<b>Brandegee's Clarkia</b> ( <i>Clarkia biloba ssp. brandegeae</i> )	high	<b>California Red-Legged Frog (CRLF)</b> ( <i>Rana draytonii</i> )	low
<b>Butte County Fritillary</b> ( <i>Fritillaria eastwoodiae</i> )	high	<b>Foothill Yellow-Legged Frog (FYLF)</b> ( <i>Rana boylei</i> )	low
<b>Dubious Pea</b> ( <i>Lathyrus sulphureus var. argillaceus</i> )	high	<b>Townsend's Big-eared Bat</b> ( <i>Corynorhinus townsendii</i> )	high
<b>Dwarf Downingia</b> ( <i>Downingia pusilla</i> )	low	<b>Tricolored Blackbird</b> ( <i>Agelaius tricolor</i> )	low
<b>Humboldt Lily</b> ( <i>Lilium humboldtii</i> )	low	<b>White-Tailed Kite</b> ( <i>Elanus leucurus</i> )	low
<b>Oval-Leaved Viburnum</b> ( <i>Viburnum ellipticum</i> )	low	<b>Western Pond Turtle</b> ( <i>Emys marmorata</i> )	high
<b>Red Bluff Dwarf Rush</b> ( <i>Juncus leiospermus var. leiospermus</i> )	low		
<b>Red Hills soaproot</b> ( <i>Chlorogalum grandiflorum</i> )	low		
<b>Sanborn's Onion</b> ( <i>Allium sanbornii var. sanbornii</i> )	low		
<b>Streambank Stream Beauty</b> ( <i>Claytonia parviflora ssp. grandiflora</i> )	low		

Table 1. Potential Habitat for Species and Potential for Occurrence

There were three special-status plant species with a high potential for occurrence. Those plant species are:

- **Brandegee's Clarkia** (*Clarkia biloba ssp. brandegeae*), an annual herb found often in roadcuts within chaparral, cismontane woodland, and lower montane coniferous forest habitats from 250 to 3,000 feet (75 to 915 meters) above MSL. The identification period for this species is from May through July. There are six documented CNDDDB records of this species occurring within five miles of the Study Area (CDFW 2018). The mixed oak woodland and road cuts along the disturbed/developed areas provide suitable habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, Brandegee's clarkia has a high potential for occurrence within the Study Area.

**Butte County Fritillary** (*Fritillaria eastwoodiae*), a perennial bulbiferous herb found occasionally in serpentinite soil within openings of chaparral, cismontane woodland, and lower montane coniferous forest from 164 to 4,921 feet (50 to 1,500 meters) above MSL. The identification period for this species is from March through June. There is one documented CNDDDB record for this species occurring within five miles of the Study Area (CDFW 2018). The openings in the mixed oak woodland within the Study Area provide habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, Butte County fritillary has a high potential for occurrence within the Study Area.

- **Dubious Pea** (*Lathyrus sulphureus var. argillaceus*), a perennial herb found in cismontane woodland, lower montane coniferous forest, and upper montane coniferous forest from 492 to 3,051 feet (150 to 930 meters) above MSL. The identification period for this species is from April through May. There is one documented CNDDDB record for this species occurring within five miles of the Study Area (CDFW 2018). The mixed oak woodland within the Study Area provides habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, dubious pea has a high potential for occurrence within the Study Area.



There are nine special-status species with a low potential for occurrence. Those plant species are:

- **Ahart's Dwarf Rush** (*Juncus leiospermus* var. *ahartii*), an annual herb found in mesic areas of valley and foothill grassland from 98 to 751 feet (30 to 229 meters) above MSL. The identification period for this species is from March through May. There are no documented CNDDDB records for this species occurring within five miles of the Study Area (CDFW 2018). The mesic areas of the annual grassland within the Study Area provide habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, Ahart's dwarf rush has a low potential for occurrence within the Study Area.
- **Big-Scale Balsamroot** (*Balsamorhiza macrolepis*), a perennial herb and is sometimes associated with serpentinite soils within chaparral, cismontane woodland, and valley and foothill grassland from 148 to 5,102 feet (45 to 1,555 meters) above MSL. The identification period for this species is from March to June. There are no documented CNDDDB records for this species occurring within five miles of the Study Area (CDFW 2018). The mixed oak woodland and annual grassland within the Study Area provide suitable habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, big-scale balsamroot has a low potential for occurrence within the Study Area.
- **Dwarf Downingia** (*Downingia pusilla*), an annual herb found within mesic areas of valley and foothill grassland and vernal pools from 3 to 1,460 feet (1 to 445 meters) above MSL. The identification period for this species is from March through May. There are no documented CNDDDB records for this species occurring within five miles of the Study Area (CDFW 2018). The mesic areas of the annual grassland within the Study Area provide suitable habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, dwarf downingia has a low potential for occurrence within the Study Area.
- **Humboldt Lily** (*Lilium humboldtii*), a perennial bulbiferous herb found in openings in chaparral, cismontane woodland, and lower montane coniferous forest from 295 to 4,199 feet (90 to 1,280 meters) above MSL. The identification period for this species is from May through July. There are no documented CNDDDB records for this species within five miles of the Study Area (CDFW 2018). The mixed oak woodland within the Study Area provides suitable habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, Humboldt lily has a low potential for occurrence within the Study Area.
- **Oval-Leaved Viburnum** (*Viburnum ellipticum*), perennial deciduous shrub found in chaparral, montane woodlands and lower montane coniferous forest from 705 feet to 4600 feet (215 to 1,400 meters) above MSL. The identification period for this species is May through June. There are no documented CNDDDB records for this species occurring within five miles of the Study Area (CDFW 2018). The mixed oak woodland provides suitable habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, oval-leaved viburnum has a low potential for occurrence within the Study Area.
- **Red Bluff Dwarf Rush** (*Juncus leiospermus* var. *leiospermus*), an annual herb found in vernal mesic areas of chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools from 115 to 4,105 feet (35 to 1,250 meters) above MSL. The identification period for this period for this species is from March to June. There are no documented CNDDDB records for this species within five miles of the Study Area (CDFW 2018). The mesic areas of the mixed oak woodland, riparian woodland, and annual grassland within the Study Area provide suitable habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, Red Bluff dwarf rush has a low potential for occurrence within the Study Area.
- **Red Hills Soaproot** (*Chlorogalum grandiflorum*), a perennial bulbiferous herb found on gabbro, serpentine, or other soils in chaparral, cismontane woodland, and lower montane coniferous forest from 800 to 4,070 feet (245 to 1,240 meters) above MSL. The identification period for this species is from May through June. There are no documented CNDDDB records for this species within five miles of the Study Area (CDFW 2018). The mixed oak woodland within the Study Area provides habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable

period for this species. Therefore, Red Hills soaproot has a low potential for occurrence within the Study Area.

- **Sanborn's Onion** (*Allium sanbornii* var. *sanbornii*), a perennial bulbiferous herb usually found on gravelly, serpentine soils within chaparral, cismontane woodland, and lower montane coniferous forest from 860 to 4,954 feet (260 to 1,510 meters) above MSL. The identification period for this species is from May through September. There are no documented CNDDDB records for this species within five miles of the Study Area (CDFW 2018). The mixed oak woodland within the Study Area provides habitat for this species. This species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, Sanborn's onion has a low potential for occurrence within the Study Area.
- **Streambank Stream Beauty** (*Claytonia parviflora* ssp. *grandiflora*), an annual herb found in rocky habitat within cismontane woodland from 820 to 3,937 feet (250 to 1,200 meters) above MSL. The identification period for this species is from February through May. There are no documented CNDDDB records for this species within five miles of the Study Area (CDFW 2018). The mixed oak woodland within the Study Area provides habitat for this species. The species was not observed in the Study Area, but biological surveys were conducted outside of the evident and identifiable period for this species. Therefore, streambank spring beauty has a low potential for occurrence within the Study Area.

There were three special-status wildlife species with a high potential for occurrence. Those wildlife species are:

- **American Peregrine Falcon** (*Falco peregrinus*), found in a wide variety of habitats from open country, cliffs (mountains to coast), tundra, desert, and sometimes in cities. It is found often near water, especially along the coast, and migrants may fly far out to sea. Nests are typically situated on ledges of vertical rocky cliffs commonly with a sheltered overhang; however, locally, river banks, tundra mounds, open bogs, large stick nests of other species and man-made structures (ledges of city buildings) are also used.

There is one documented CNDDDB record for this species within five miles of the Study Area (CDFW 2018). The annual grassland provides suitable foraging habitat for this species. The Study Area does not provide suitable nesting habitat for this species. This species was not observed during the October 2018 biological survey. However, given the occurrence within the area and suitable foraging habitat present, this species has a high potential to forage within the Study Area.

- **Townsend's Big-Eared Bat** (*Corynorhinus townsendii*), a California Species of Special Concern. This species occurs primarily in mesic coniferous and deciduous habitats, but they are most commonly associated with desert scrub, mixed conifer forest, pinyon-juniper, and pine forests, and within these habitats known to occur within limestone caves, lava tubes, and buildings (Zeiner *et al.* 1990). This species is not migratory, but will forage up to 93 miles (150 km) away from the roosting site. Females are commonly found in large nursery roost colonies; however, sometimes pregnant females can be located alone, while males roost alone. Breeding occurs during fall and winter, and the young are born between May and July. Hibernation may occur in clusters or as solitary individuals, and generally, they do not associate with other bat species within daytime or hibernation roosts. Within maternity and hibernation colonies this species is typically found in caves and mines (NatureServe 2018).

There are two CNDDDB records for this species within five miles of the Study Area (CDFW 2018). The existing structures, mixed oak woodland, annual grassland, and riparian woodland habitat within the Study Area provide suitable roosting and foraging habitat for the species. The species was not observed onsite during the October 2018 biological survey. However, given the occurrence within the area and suitable foraging habitat, this species has a high potential to occur within the Study Area.

- **Western Pond Turtle** (*Emys marmorata*), a California Species of Special Concern. This species is typically found along quiet streams and ponds with basking sites and muddy bottoms, feeding on aquatic plants, fishes, and invertebrates (Zeiner *et al.* 1988 and Rosenberg *et al.* 2009). They are generally associated with permanent or nearly permanent water sources (CDFW 2018) and prefer areas of deep water with low velocity and high temperatures (Reese and Hartwell 1997). Upland habitats adjacent to creeks and ponds are used throughout the year for nesting and overwintering. Turtles may also overwinter within a pond by burrowing into the mud on the pond bottom (CDFW 2018 and Riensche *et al.* 2013). Although studies have shown that the typical terrestrial use area can extend up to 500 meters from the edge of the aquatic habitat, the weighted average of recorded terrestrial use is 94 meters, or approximately 300 feet. Western pond turtles prefer to

overwinter in areas with moderate woody vegetation and leaf litter, and are unlikely to use annual grasslands. Eggs are laid between May and August and hatch in approximately 80 days. Hatchlings often stay in or around the nest through the winter. Nests are generally found within 30 meters (100 feet) of water in areas with little vegetative cover and good sun exposure. Little is known about dispersal patterns of western pond turtles, but genetic analysis shows most movement is along drainages (Rienschke *et al.* 2013).

There are two documented CNDDDB records for this species within five miles of the Study Area (CDFW 2018). The intermittent drainage, riparian woodland habitat, and mixed oak woodland within the Study Area provide suitable habitat for this species. The species was not observed within the Study Area during the October 2018 biological survey. However, given the known occurrences in the vicinity of the Study Area and the suitable habitat present, this species has a high potential to occur within the Study Area.

There were five special-status wildlife species with a low potential for occurrence. Those wildlife species are:

- **California Red-Legged Frog (*Rana draytonii*)**, federally threatened CRLF occurs primarily in ponds or pools of streams that retain water long enough for breeding and development of young (about 5 months). The adults often prefer dense, emergent or shoreline riparian vegetation closely associated with deep, still or slow moving water, but may also be found in unvegetated streamside areas that provide shade and shelter. Other key habitat features include good water quality and absence of introduced predators such as bullfrogs and predatory fishes. CRLFs typically aestivate in small mammal burrows and moist leaf litter within 200 feet of aquatic habitat, and they can disperse through upland habitats for distances of one mile or more at any time of year.

There are no documented CNDDDB occurrences for this species within five miles of the Study Area (CDFW 2018). The intermittent drainage and adjacent riparian woodland habitat the Study Area provide suitable habitat for this species. This species was not observed during the October 2018 survey. Therefore, this species has a low potential for occurrence within the Study Area.

- **Foothill Yellow-Legged Frog (*Rana boylei*)**, a California State threatened species is typically found in streams and rivers with rocky substrate and open, sunny banks in forests, chaparral and woodlands from 0 to 6,004 feet (0 to 1,830 meters) above MSL. It is sometimes found in isolated pools, vegetated backwaters, and deeply shaded spring-fed pools. They are rarely found far from a permanent water source.

There are no documented CNDDDB occurrences for this species within five miles of the Study Area (CDFW 2018). The intermittent drainage and adjacent riparian woodland habitat within the Study Area provide suitable habitat for this species. This species was not observed during the October 2018 survey. Therefore, this species has a low potential for occurrence within the Study Area.

- **Tricolored Blackbird (*Agelaius tricolor*)**, identified as a California State Endangered candidate species for listing under the CESA on December 10, 2015. Tricolored blackbird is a colonial species that breeds in freshwater marshes of cattail (*Typha* sp.), bulrush (*Schoenoplectiella* sp. and *Isolepis* sp.), sedge (*Carex* sp.), and nonnative vegetation including Himalayan blackberry. Nests occur in large colonies of up to thousands of individuals (NatureServe 2018). Nesting locations must be large enough to support a minimum colony of approximately fifty pairs (Zeiner *et al.* 1990). This species forages in grasslands and agricultural fields with low-growing vegetation (Shuford and Garbaldi 2008).

There are no documented CNDDDB records for this species within five miles of the Study Area (CDFW 2018). Although there is no suitable nesting habitat within the Study Area, the annual grassland provides suitable foraging habitat for this species. This species was not observed during the October 2018 biological survey. Therefore, this species has a low potential to forage within the Study Area.

- **Burrowing Owl (*Athene cunicularia*)**, a California Species of Special Concern. This species is a small ground-dwelling owl that occurs in western North America from Canada to Mexico and east to Texas and Louisiana. Although in certain areas of their range, burrowing owls are migratory, these owls are predominantly non-migratory in California. Burrowing owls generally inhabit gently-sloping areas, characterized by low, sparse vegetation (Poulin *et al.* 2011). The breeding season for burrowing owls is from March to August, peaking in April and May (Zeiner *et al.* 1990).

Burrowing owls nest in burrows in the ground, often in old ground squirrel burrows. Burrowing owls are also known to use artificial burrows including pipes, culverts, and nest boxes.



There are no CNDDDB occurrences for this species within five miles of the Study Area (CDFW 2018). The Study Area provides suitable foraging habitat for this within the annual grassland. No suitable burrows were observed during the biological survey; however, the annual grassland is contiguous with surrounding parcels which may contain suitable burrows. No burrowing owls or signs of presence such as owl pellets or whitewash were observed during the biological surveys. Therefore, this species has a low potential to occur within the Study Area.

- **White-Tailed Kite** (*Elanus leucurus*), a California Fully Protected species that is a year-long resident in coastal and valley lowlands in California. White-tailed kite breed from February to October, with the breeding season peaking from May to August (Zeiner *et al.* 1990). They inhabit savanna, open woodlands, marshes, desert grassland, partially cleared lands and cultivated fields. This species nests in trees, often near a marsh in savanna, open woodland, partially cleared lands, and cultivated fields. Foraging occurs within ungrazed or lightly-grazed fields and pastures.

There are no known CNDDDB records for this species within five miles of the Study Area (CDFW 2018). The mixed oak woodland within the Study Area provides suitable nesting habitat for this species and the annual grassland provides suitable foraging habitat. This species was not observed during the October 2018 biological survey. Therefore, this species has a low potential to occur within the Study Area.

#### Nesting Birds and Raptors

In addition, potential nesting and foraging habitat for raptors and other birds protected by the Migratory Bird Treaty Act was further evaluated in addition to the species found in Table 1. Raptors are protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identified a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout Placer County. The mixed oak woodland, riparian woodland habitat, and annual grassland within the Study Area provide nesting and foraging habitat for raptors and other protected birds. Avian species observed within the Study Area during the October 2018 survey included acorn woodpecker (*Melanerpes formicivorus*), Canada goose (*Branta canadensis*), mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), western kingbird (*Tyrannus verticalis*), California quail (*Callipepla californica*), turkey vulture (*Cathartes aura*), and California scrub jay (*Aphelocoma californica*). Therefore, raptors and other protected migratory birds occur and forage within the Study Area and have a high potential to nest within the Study Area.

In conclusion, portions of the site have potential to be suitable for habitat. Burrowing owls have a low potential for occurrence however, the annual grasslands could provide habitat in the future. In the case of the California red-legged frog (CRLF), foothill yellow-legged frog (FYLF), and western pond turtle, they may utilize adjacent upland habitat as refugia habitat and these upland habitats may be impacted by the proposed project construction. Nesting raptors, migratory birds, and the Townsend's big-eared bat have the potential to forage, nest or roost in the vegetation or woodland. Lastly, there are 12 special status-plant species that would be easily evident and identifiable only during their blooming seasons. For these reasons, the following mitigation measures are incorporated into the proposed project:

#### **Mitigation Measures Item IV-1, 7:**

##### MM IV.1

Prior to commencement of construction activities that will occur within potential habitat for special-status plant species (annual grassland or oak woodland), a qualified biologist shall conduct one focused plant survey in May for all 12 special-status plants that may occur on the Site, as each species should be identifiable in the month of May. The 12 special-status species are Ahart's dwarf rush (blooms March to May), big-scale balsamroot (blooms March to June), dwarf downingia (blooms March to May), oval-leaved viburnum (blooms May to June), Red Bluff dwarf rush (blooms March to June), Red Hills soaproot (blooms May to June), Brandegee's clarkia (blooms May to July), Butte County fritillary (blooms March to June), dubious pea (blooms April to May), Humboldt lily (blooms May to August), Sanborn's onion (blooms May to September), and streambank stream beauty (blooms February to May).

If no special-status plants are observed during the focused plant survey, the biologist shall document the findings in a letter provided to Placer County prior to the initiation of ground disturbance. No additional mitigation measures are necessary.

If any special-status plants are identified within areas of potential construction disturbance, the plant locations shall

be identified on a map and included in the improvement plans. A 10-foot buffer shall be established around the special-status plants to be avoided with high visibility construction fencing. The construction fencing shall remain intact until construction is complete.

To every extent feasible, special-status plants shall be avoided. In the event that the special-status plants cannot be avoided, a qualified botanist shall prepare a special-status plant treatment plan (Plan) for review and approval by Placer County and the California Department of Fish and Wildlife (CDFW) prior to the implementation of ground disturbance. The Plan shall detail appropriate measures to address impacts to special-status plants, including but not limited to measures such as plant salvage and transplantation; seed harvesting; etc. The CDFW and Placer County shall approve the Plan prior to any impact to the special status plant(s), and any required plant mitigation measures shall be implemented prior to the start of construction activities that will impact special-status plants.

In the event that special-status plant species are found on the Site, the project applicant shall also have a qualified botanist conduct a pre-construction worker awareness training prior to the initiation of construction or other activities that may result in ground disturbance. The contractor awareness training shall alert workers to the presence of and protections in place for special-status plants during construction. A copy of the training materials and contractor sign-in sheet shall be provided to Placer County within 30 days of the completion of the training. Copies of the training materials and sign-in sheet shall be provided to CDFW if requested.

A focused plant survey is not necessary for project activities occurring only in existing disturbed/developed areas.

#### MM IV.2

No more than 7 days prior to the initiation of construction activities, a qualified biologist shall conduct a pre-construction take avoidance survey for burrowing owls within the proposed construction area and all accessible areas within 500 feet of the construction area.

If burrowing owls and/or active owl burrows are observed within the proposed construction area or within 500 feet of the construction area, a burrowing owl impact assessment report shall be prepared by a qualified biologist and submitted to Placer County and the CDFW for review, in accordance with the 2012 CDFW Staff Report, prior to the start of any construction activities. If it is determined that construction activities may result in impacts to occupied western burrowing owl habitat, the biologist shall consult with CDFW to develop a burrowing owl treatment plan that establishes appropriate avoidance and mitigation measures based on the requirements set forth in Appendix A of the 2012 CDFW Staff Report. The burrowing owl mitigation plan shall be approved by CDFW prior to implementation of any activities that may result in impacts to burrowing owls and any required mitigation measures shall be implemented prior to the start of construction.

#### MM IV.3

No more than 7 days prior to the start of project construction, a qualified biologist shall conduct a pre-construction survey of the proposed construction area and a 200-foot buffer, where accessible, for California red-legged frog (CRLF), foothill yellow-legged frog (FYLF), and western pond turtle. If no CRLF, FYLF, or western pond turtle are observed during the pre-construction survey the biologist shall prepare a letter report within 14 days of the completion of the survey and provide it to Placer County. No additional mitigation measures are required. Copies shall be provided to the USFWS and CDFW, if requested. If construction does not commence within 24 hours of the pre-construction survey then an additional survey shall be required prior to starting work.

In the event that CRLF are found during the pre-construction clearance survey, no construction shall take place until the U.S. Fish and Wildlife Service (USFWS) is notified and appropriate permits, including a Section 7 take permit (if there is a federal nexus; i.e., if a USACE permit is issued), or a Section 10 take permit (if there is no federal nexus; i.e., if no USACE permit is issued), or at a minimum a comprehensive plan to ensure no take occurs. Avoidance and minimization measures shall be developed by the qualified biologist and approved by the USFWS prior to the start of construction. Copies of all permits shall be provided to Placer County and all permit conditions shall be followed.

If CRLF, FYLF, or western pond turtle are found during the pre-construction survey, in addition to implementing agency-approved avoidance and mitigation measures, a qualified biologist shall prepare and conduct an environmental awareness training for all construction personnel. The training materials shall include guidance on identification of CRLF, FYLF, and western pond turtle, required avoidance and minimization practices that must be implemented during construction, general measures that are being implemented to conserve the species as they relate to the project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Upon completion of training, all construction personnel shall sign a form stating that they have attended the training and understand all the applicable mitigation measures. Proof of this instruction shall be kept on file within the project

applicant. A copy of the training documentation shall be provided to Placer County within 30 days of the completion of the training session. The project proponent shall provide USFWS and CDFW with a copy of the training materials and copies of the sign-in sheet if requested.

If CRLF, FYLF, or western pond turtle are found onsite during the pre-construction survey, a qualified biologist shall be present on-site during initial ground-clearing and grading activities for the purpose of relocating any special-status reptile or amphibian species found within the construction footprint to suitable habitat away from the construction zone, but within the Study Area. The biologist shall be pre-approved by the USFWS and/or CDFW as appropriate prior to the start of construction to handle and relocate the species in question.

#### **MM IV.4**

If ground disturbance, vegetation thinning, or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused bird survey for nesting raptors and migratory bird nests shall be conducted by a qualified biologist within 7 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 500 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active passerine (i.e., songbird/perching bird) nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced with appropriate basis (e.g., shielding by vegetation or topography, etc.) on approval by the DRC in coordination with the California Department of Fish and Wildlife. The perimeter of the protected area shall be indicated by bright orange temporary fencing or perimeter-flagged with brightly-colored flags. No construction activities or personnel shall enter the protected area, except with the approval of the biologist. If tree removal is necessary, trees containing nests that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September through the end of January) or once a qualified avian biologist has determined that the young have fledged. Advance tree removal outside of the breeding season is permissible if all necessary entitlements have been obtained. If no active nests are found during the focused survey, no further mitigation will be required.

#### **MM IV.5**

A qualified biologist shall conduct a pre-construction survey for roosting bats within 7 days prior to clearing or grading operations that occur within annual grassland or mixed oak woodland habitats or within 100 feet of these habitats and prior to removal of trees or rock outcrops that could support roosting bats. This can be done in conjunction with a nesting bird survey, if applicable (Mitigation Measure BIO-4). If no roosting bats are observed, a letter report documenting the results of the survey shall be prepared and submitted to Placer County within 30 days of the completion of the survey and no additional mitigation measures for roosting bats will be required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey shall be required prior to starting work.

If special-status bats are found to be roosting on or within 100 feet of the project footprint, then the biologist shall establish an appropriate buffer around the roost site. The proposed bat roost buffer distance will be approved by CDFW prior to the start of construction activities. No work shall be performed within the roost buffer until the biologist has determined that the bats are no longer roosting onsite. In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for special-status bat species and any avoidance and mitigation measures implemented to avoid project-related impacts to roosting bats. Proof of this instruction shall be kept on file within the project applicant. A copy of the training documentation shall be provided to Placer County within 30 days of the completion of the training session. The project proponent shall provide CDFW with a copy of the training materials and copies of the sign-in sheet if requested.

#### **Discussion Item IV-2, 3:**

As currently designed, the proposed project would avoid impacts to all delineated aquatic features. Confirming this, Figure 2 outlines the location of the proposed building pads and designated leach field areas in conjunction with the biological communities and aquatic resources. However, as a preventive measure, the proposed project shall install protective fencing during construction, include a 50 foot setback from the delineated edge of each aquatic resource, and apply for and obtain all appropriate regulatory permits prior to initiation of construction activities that would result in impacts to regulated aquatic features.



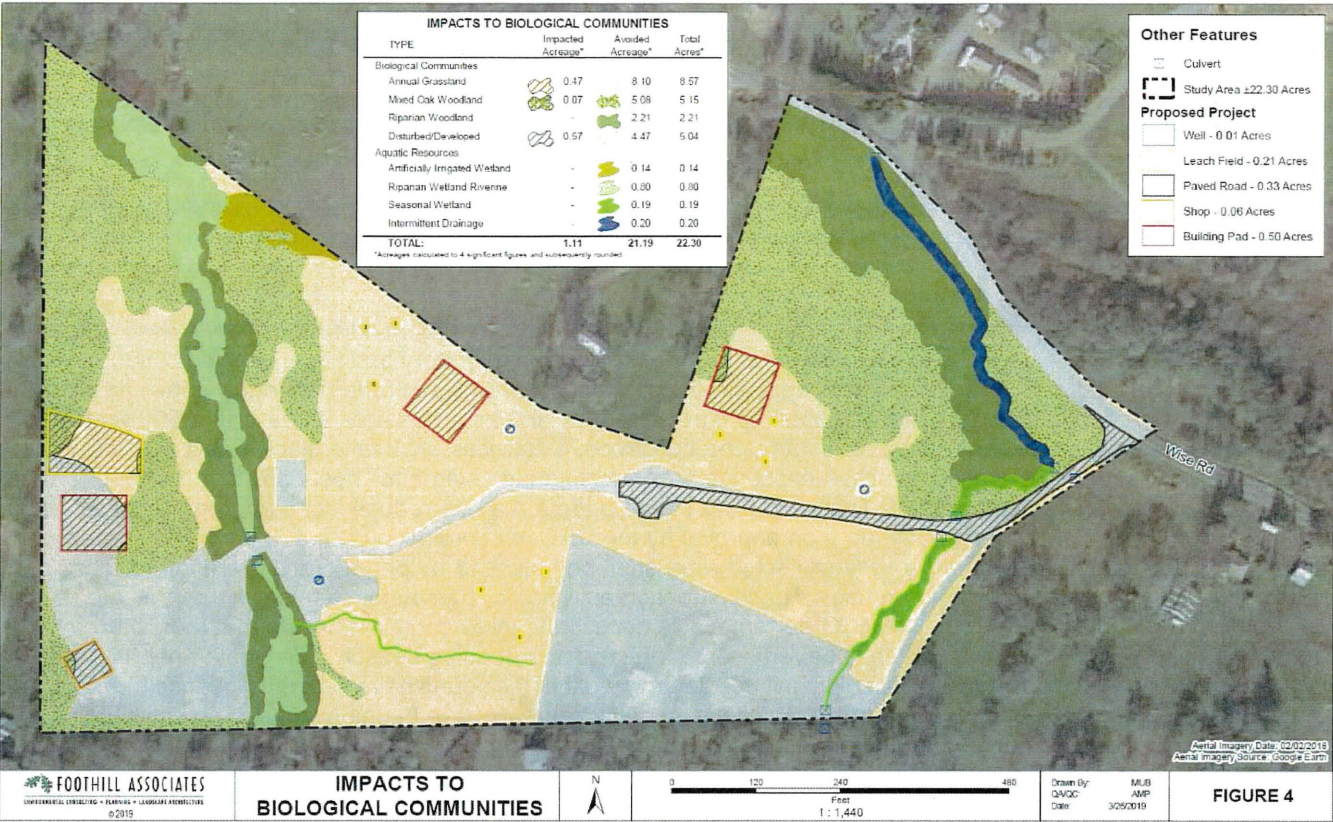


Figure 2. Impacts to Biological Communities. Source: Biological Resources Assessment. March 29, 2019

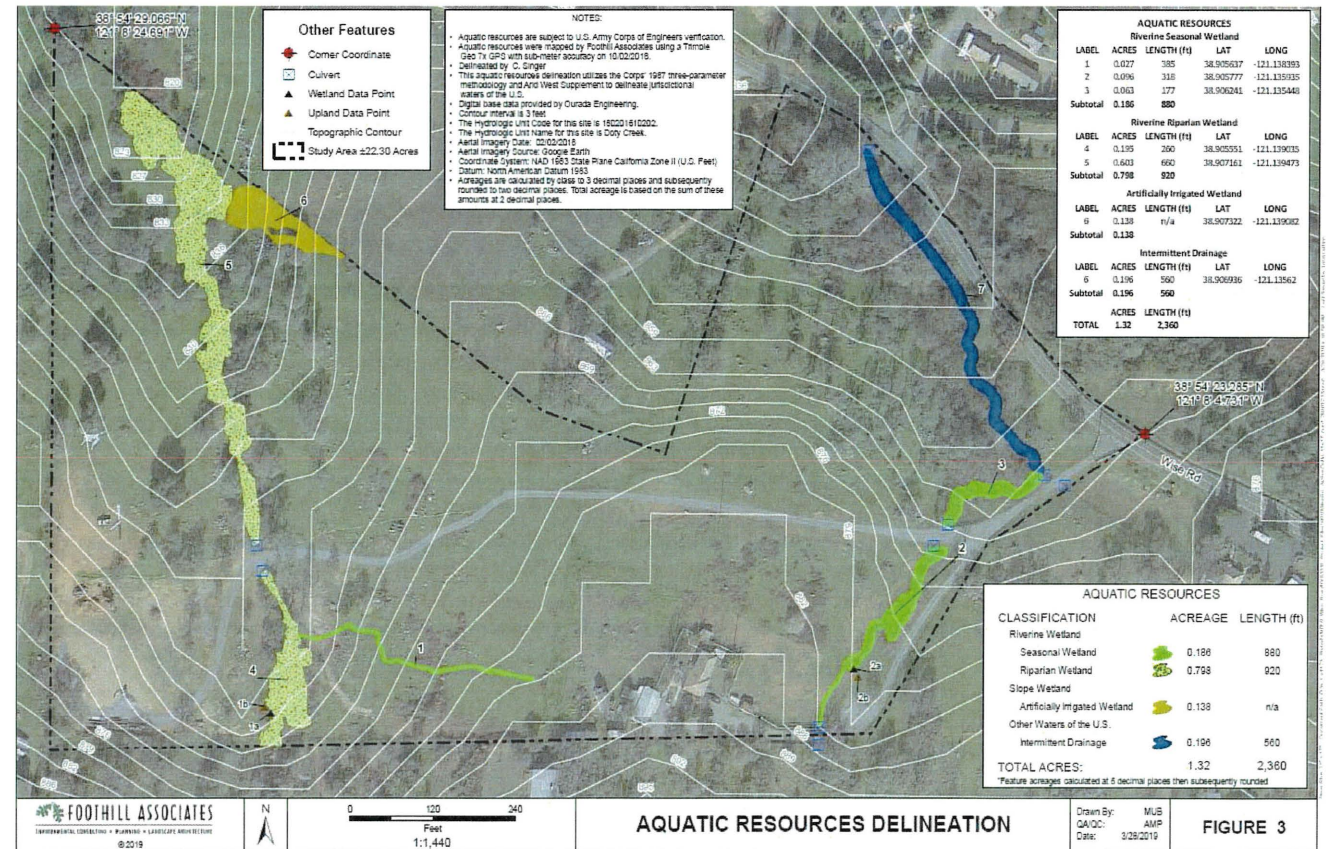


Figure 3. Aquatic Resources Delineation. Sources Aquatic Resources Delineation Report. March 28, 2019



**Mitigation Measures Item IV-2, 3:**

**MM IV.6**

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:

1. Fifty (50) feet or greater from all aquatic resources (10 feet from the main roadway);
2. At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map(s);

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

**MM IV.7**

The Information Sheet submitted with the Final Parcel Map shall indicate the locations of all aquatic resources identified on the Aquatic Resources Delineation Map included in the Aquatic Resource Delineation Report dated March 28, 2019 and shall include a 50 foot setback from the delineated edge of each wetland.

**MM IV.8**

The Information Sheet submitted with the Final Parcel Map shall depict the locations of aquatic resources including a 50-foot setback from the edge of such resources and shall include a note with the following statement:

Areas shown as Aquatic Resource Areas on Parcels 1, 2, 3 and 4 shall not be disturbed and are protected for the benefit of fish and wildlife. No disturbance of any kind shall occur within Aquatic Resource Areas including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing. Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee.

**MM IV.9**

Should construction of onsite road improvements require replacement or modification to the culvert under the existing onsite driveway that will be improved to serve as the project roadway, the California Department of Fish and Wildlife (CDFW) and the U.S. Army Corps of Engineers (ACOE) shall be consulted to determine if permits are required. Any permits required by the CDFW or the ACOE, including but not limited to a Streambed Alteration Agreement or a Section 404 permit for placement of fill material within a waterway, shall be obtained and provided to Placer County prior to approval of Improvement Plans.

Any waters of the U.S. or State that would be lost or disturbed shall be replaced or rehabilitated on a "no-net-loss" basis in accordance with permitting agency and Placer County requirements. Habitat restoration, rehabilitation, and/or replacement for project-related impacts to regulated aquatic resources shall be at a location and by methods agreeable to the appropriate regulatory agencies. All avoidance measures and compensatory mitigation required by the regulatory agencies shall be implemented by the Project applicant prior to impacting permitted aquatic resources or riparian woodland habitat.

**Discussion Item IV-4:**

Wildlife corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates

isolated "islands" of wildlife habitat. Fragmentation can also occur when a portion of one or more habitats is converted into another habitat, such as when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or grading activities. Wildlife corridors mitigate the effects of this fragmentation by: (1) allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs. The Study Area does not link two significant natural areas and is surrounded by similar habitat types; therefore, it is not considered a wildlife migration corridor. No mitigation measures are required.

#### **Discussion Item IV-5, 8:**

A tree survey prepared by Foothill Associates concluded that one oak tree would incur significant impacts due to project-related activities, and nine oak trees would incur minor impacts. The oak tree subject to significant impacts is recommended for removal by the proposed project arborist due to poor health and structure. Therefore, mitigation for removal of this tree is not required.

#### **Mitigation Measures Item IV-5, 8:**

Mitigation Measure IV.6 has been incorporated to also include Temporary Construction Fencing outside of the critical root zone in order to protect retained trees on-site.

#### **Discussion Item IV-6:**

Placer County does not currently have an active Habitat Conservation Plan. However, the County is currently preparing the Placer County Conservation Plan (PCCP), which is nearing completion. The subject minor land division could 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 are adopted prior to the proposed project receiving its entitlements. Therefore, there is no impact.

### **V. CULTURAL RESOURCES – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 those 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:**

##### **Cultural Records Search:**

A cultural resource records search was conducted on January 7, 2019 by Paul Rendes, Assistant 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 one mile radius of the proposed project area.

Review of this information found that no previously recorded cultural resources were identified within the proposed project area. However, 11 cultural resources were identified outside of the proposed project area and within a one mile radius of the proposed project site. These resources are:

- P-31-3252 (water conveyance system);
- P-31-3313 (CA-PLA-2231/H; bedrock milling station, historic foundations, privies, trash scatter);
- P-31-4952 (Mundt Ranch, 9405 Crater Hill Road);
- P-31-4953 (Jim Hanson Home, 9600 Crater Hill Road);
- P-31-501 (Mining Claim Seven-Thirty-Four, 1532 Old Cypress Lane);
- P-31-5108 (Forster House, 9205 Wise Road);
- P-31-5885 (Resource 06-Wood Barn, T.12N, R7E, Sec. 13 MDM);
- P-31-5893 (Resource 14 Ditch, T.12N, R.7E, Sec. 12 MDM);
- P-31-5894 (Resource 15 Metal Structure, T. 12N, R. 7E, Sec. 12);
- P-31-5896 (Resource 17 Dudley Canal, T.13N, R. 7E, Sec. 35, 36, T.12N, R. 7E, Sec. 1, T. 12N, R. 8E, Sec. 6 MDM);
- P-31-6031 (Crater Hill Road Housepad /foundations, 8600 Crater Hill Road).

All 11 resources are one or more of the following: historic buildings, structures or sites. One of the 11 also has a Native American component: a bedrock milling feature located about one mile southwest in the Auburn Ravine drainage.

The proposed project site at 9010 Wise Road is located adjacent to Doty Ravine. Prehistoric archaeological resources are known to occur near water sources. Historic maps accompanying the records search results illustrate an orchard within the proposed project area. In the event that exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone is inadvertently discovered, Mitigation Measure XVIII.1 under Section XVIII, Tribal Cultural Resources, has been incorporated. Please consult this section of this report for additional information.

#### 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 Item 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 Caperton-Rock outcrop complex (2 to 30 percent slopes) and Xerorthents (placer areas).

The Caperton-Rock outcrop complex (2 to 30 percent slopes) soil is an undulating to hilly soil. The Caperton is a shallow, somewhat excessively drained soil that formed in residuum from granitic rock. Typically, the surface layer



is grayish brown and brown gravelly coarse sandy loam about 12 inches thick. The next six inches is pale brown gravelly coarse sandy loam and at a depth of 18 inches is weathered granodiorite. Permeability is moderately rapid and surface runoff is medium or rapid. The hazard of erosion is moderate or high. The Rock outcrop is hard granitic rock. Surface runoff is very rapid and there is no hazard of erosion. The identified soil constraints for these soil types are depth to rock, the rock outcrop, and the slope.

The Xerorthents (placer areas) consist of stony, cobbly, and gravelly material commonly adjacent to streams that have been placer mined. The soil is derived from a mixture of rocks. It is stratified or poorly sorted. It contains enough fine sand and silt to support some grass. Depth of soil material ranges from six inches to more than five feet. Permeability, runoff, erosion hazard, and drainage are variable. However, none of these limitations are significant.

The project proposal would result in the construction of three additional single family residences on three new parcels with associated infrastructure including a road/shared driveway and utilities. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for home, roadway widening, driveways, and various utilities. The area of disturbance for these improvements is approximated at 30,000 square feet (0.69 acre) which is approximately three percent of the 22.29-acre 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 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 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 Item 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 offsite 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 project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The 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 units 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:**

The proposed project would result in the construction of new on-site sewage disposal systems. Soils testing has been conducted by a qualified consultant and reports submitted showing the types of septic systems required on each of the proposed parcels that would adequately treat the sewage effluent generated by the proposed project. A total of four sewage disposal systems would be located on a total parcel area of 22.29-acres in size and thus the impacts from these septic systems are considered to be less than significant. No mitigation measures are required.

**Discussion Item VII-5:**

A Paleontological Records Search was prepared by Kenneth Finger, PhD, Consulting Paleontologist on September 25, 2018. The proposed project site is located on the late Jurassic Penryn Pluton (Jp), which intruded the older Jurassic Copper Hill Volcanics (Jch). The plutonic basement rock is predominantly granodiorite, a coarsely crystalline igneous rock that forms from magma at great depth, well below the biozone. Due to the great depth, it cannot contain fossils. Therefore, the impact would be less than significant to paleontological resources. 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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). 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 potential 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) CO<sub>2</sub>e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO<sub>2</sub>e/yr for operational, were used to determine significance. GHG emissions from proposed projects that exceed 10,000 MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/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 CO<sub>2</sub>e 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 CO<sub>2</sub>e 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, 3:

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

#### Discussion Item 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 runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)			X	
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)			X	
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)			X	
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			X	

**Discussion Item X-1:**

The proposed project would utilize on-site individual water wells for each parcel and on-site sewage disposal systems for each parcel which are installed in accordance with permits obtained from Placer County Environmental Health Services (PCEHS). The location of the water wells are beyond the required 100-feet from the onsite sewage disposal system areas. The water wells are drilled in excess of 350-feet below ground surface and are protected from contaminants at the ground surface by sanitary seals and annular seals. The leachfields for the on-site sewage disposal system are located less than 2 feet below ground surface. With the setback distances required by County



Ordinances and California State Law and with the requirement that the septic systems and water wells must be placed in locations approved by PCEHS, the likelihood of this proposed project having impacts associated with septic systems upon wells is considered to be less than significant. No mitigation measures are required.

**Discussion Item X-2:**

The proposed project currently has four wells that are drilled on the proposed project site. All the wells meet the County standard for providing adequate water supply for each of the proposed parcels. Each of the wells has undergone a four hour sustained yield test and still produce an adequate amount of water meeting County development standards. A single family dwelling is a low use as compared to an industrial use or an agricultural use thus the potential to deplete the groundwater supply is considered to be less than significant in this proposed project. No mitigation measures are required.

**Discussion Item X-3:**

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

The project would add approximately 30,000 square feet (0.69 acre) of impervious surfaces resulting in a three percent increase as compared to the entire project area, approximately 22.29 acres. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

Therefore, the impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of drainage systems are less than significant. No mitigation measures are required.

**Discussion Item X-4:**

The area of disturbance for the ultimate project improvements of three additional single family dwellings, driveways, and roadway improvements is approximately 0.69 acre as compared to the entire project area, approximately 22.29 acres. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. The development of the project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable and a Stormwater Quality Plan would be required to reduce water quality impacts. Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant. No mitigation measures are required.

**Discussion Item X-5:**

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate 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.

**Discussion Item X-6:**

This proposed project would only utilize four wells. The proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are anticipated to be 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				X

purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)				
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 (the fourth parcel is already developed with an existing residence) in accordance with the existing Placer County General Plan land use designations and zoning densities. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consist 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 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	Less Than Significant Impact	No Impact
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		Measures		
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 four parcels. One parcel would contain the existing residence. The three remaining parcels would have the right to develop a single family residence. All four parcels would have the rights to develop a secondary residence and agricultural structures to support agricultural uses permitted by the Farm zoning district (Placer County Zoning Ordinance 17.10.010, Allowable Land Uses).

The 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 mitigation measure MM XIII.1, impacts associated with temporary construction noise would be reduced to less than significant levels.

Furthermore, 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 residential uses within close proximity to agricultural 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.

**Mitigation Measures Item XIII-1:****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:

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

**Discussion Item 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. No agricultural operation currently exists on the site. 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 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 four parcels are developed to their full residential density potential, three additional single family residences and four 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 four parcels. This increase would not result in an adverse impact to Sheriff protection, schools, parks, or other public facilities. The private roadway encroachment would be improved where the on-site roadway connects to Wise Road in order to provide access to all four parcels. This would result in a nominal impact 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 Mitigation Measure XVII.1 regarding Traffic Mitigation fees and 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 four 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. The proposed project's impacts can be mitigated to a less than significant level by implementing the following mitigation measure:

#### Mitigation Measures Item XVI- 1, 2:

##### MM XVI.1

Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. This fee applies to any residential unit on site. The fee to be paid is the fee in effect at the time of Final Map recordation/Building Permit issuance. For reference, the current fee for single family dwellings is \$735 per unit due prior to Final Map recordation and \$3,925 per unit prior to Building Permit issuance. The fee to be paid is the fee in effect at the time of Final Subdivision Map recordation/Building Permit issuance.

#### 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		X		

substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				
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 all four parcels is from the County maintained Wise Road. The existing access encroachment would be improved to a Placer County Plate 116 Minor standard with a four foot offset, 25 foot radius, and a 25 foot long acceleration taper and 100 foot long deceleration taper. The onsite road/shared driveway would be constructed to a 20 foot wide paved width and include a County standard turnaround at the end of the road. The encroachment onto Wise Road meets 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. The proposed project site is currently developed with a single family residence that has adequate parking capacity. At the time that a 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, this is a less than significant impact. No mitigation measures are required.

**Discussion Item XVII-5, 6:**

This project proposal would ultimately result in the creation of three additional residential single family units on separate parcels. The proposed project would generate approximately three additional PM peak hour trips and approximately 30 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 project traffic added to the cumulative traffic volumes also does not result in a large enough incremental increase (greater than 5 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, will help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measure:

**Mitigation Measures Item XVII-5, 6:****MM XVII.1**

Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (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 Department of Public Works (DPW):

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

The current total estimated fee is \$6,998 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:**

A cultural resource records search was conducted on January 7, 2019 by Paul Rendes, Assistant 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 one mile radius of the proposed project area. Review of this information found that no previously recorded cultural resources were identified within the proposed project area. However, 11 cultural resources were identified outside of the proposed project area and within a one mile radius of the proposed project site. Please consult with Section V, Cultural Resources, of this report for additional information regarding these 11 cultural resources.

A sacred lands record file search was conducted on January 14, 2019 by Sharaya Souza, Analyst at the Native American Heritage Commission. The results were positive. The cover letter that accompanied the results recommended that the United Auburn Indian Community (UAIC) and other potentially culturally affiliated Native American tribes be contacted.

In accordance with the requirements of AB52 a request to consult was provided to potentially culturally affiliated tribes on March 21, 2018. The UAIC submitted a request to consult on March 30, 2018 and April 19, 2018. The request to consult dated April 19, 2018 also included recommendations to be incorporated into any mitigation measures. These recommendation mitigation measures are placed on the proposed project in accordance with a request made by the UAIC's cultural resources specialist.

**Mitigation Measures Item XVIII-1, 2:**

MM XVIII.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.

#### **XIX. UTILITIES & SERVICE SYSTEMS – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 or 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, building plans 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 three additional single family residences, four 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 eight households (four single family dwellings and four accessory dwelling units) demanding cellular service. Therefore, there is less than significant impact. No mitigation measures are required.

#### **Discussion Item XIX-2:**

The proposed project currently has four existing water wells drilled under permit through Placer County Environmental

Health Services. The location of the proposed project is in an area of adequate yielding wells. There is sufficient water available to serve this proposed project as the four existing wells meet the minimum standards set forth by PCEHS for water supply to serve each parcel. Thus, the concern about whether this parcel has sufficient water available for this proposed project is considered to be less than significant. No mitigation measures are required.

**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 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 the method of sewage disposal and private water wells for the method of water service. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

The 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 lies in an area of the County that is served by the local franchised refuse hauler (Recology) and is served by a landfill with sufficient permitted capacity. The concern whether this proposed project is served by a landfill with sufficient capacity 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. The site contains moderate slopes but it does not result in unique or unusual challenges to preventing or suppressing wildland fires. Furthermore, the 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 private road to provide access to all four parcels from Wise Road. Between Parcels 1 and 4 a hammerhead turnaround would be installed to Placer County Plate 101 standards in order to provide turnaround access for emergency vehicles. In addition, the encroachment that connects the private road to Wise Road would be improved to Placer County Standard Plate 116, which would result in construction of a 20 foot wide paved encroachment with two foot aggregate base shoulders on both sides. Furthermore, the encroachment and private road 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 a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" 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 checked="" 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 checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

#### H. DETERMINATION – The Environmental Review Committee finds that:

<input type="checkbox"/>	The proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<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 <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An <b>ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	The proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	The proposed project <b>MAY</b> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some



	changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An <b>ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR</b> will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
<input type="checkbox"/>	Other _____

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

Planning Services Division, Amy Rossig, Chairperson  
 Planning Services Division-Air Quality, Amy Rossig  
 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 12/2/19  
 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. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<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 checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
<b>Site-Specific Studies</b>	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 checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<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 type="checkbox"/>
	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

**MITIGATION MONITORING PROGRAM**  
**Mitigated Negative Declaration – PLN18-00051**  
**Suman Minor Land Division**

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

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

**Standard Mitigation Monitoring Program (pre-project implementation):**

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

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

Mitigation Measure #'s:

MM IV.1  
MM IV.2  
MM IV.3  
MM IV.4  
MM IV.5  
MM IV.6  
MM IV.7  
MM IV.8  
MM IV.9  
MM XIII.1  
MM XVI.1  
MM XVII.1  
MM XVIII.1

**Project-Specific Reporting Plan (post-project implementation):**

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – "Contents of Project-Specific Reporting Plan."