

## **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: Gateway Commons Subdivision (PLN19-00138)

PROJECT DESCRIPTION: The project proposes to construct an 18-lot condominium project consisting of nine, two-unit buildings with each dwelling unit individually owned, sharing a common area private road access and open space on the south and west sides of the project.

PROJECT LOCATION: Gateway Court, North Auburn, Placer County

APPLICANT: Larry Farinha

The comment period for this document closes on March 10, 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>

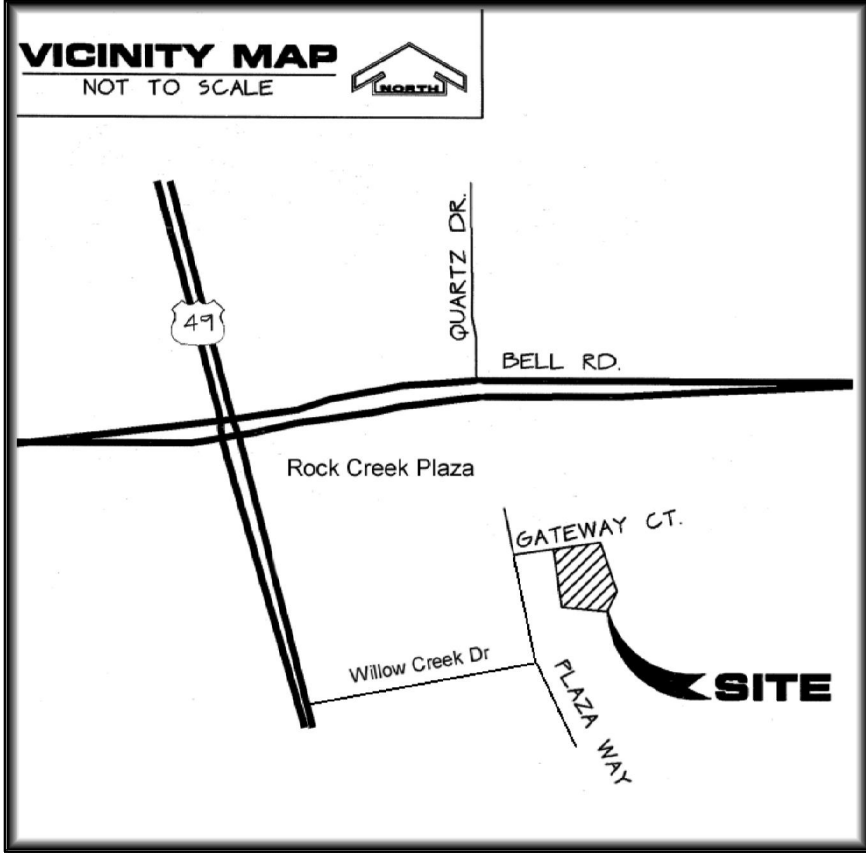
Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination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

Delivered to 300' Property Owners on February 10, 2020

GATEWAY COMMONS SUBDIVISION

STORM  
052-043-007

OWNER:  
Gateway Court LLC  
PO Box 6262  
Auburn, CA 95604  
(530) 823-2059



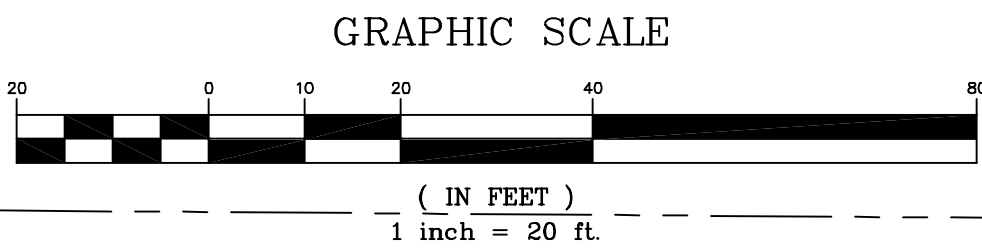
Parcel Areas:  
Gross 115,407 sf  
Net (to Back of Walk) 107,753 sf  
Lots (18) 70,805 sf  
Street 10,202 sf  
Common Area 26,746 sf  
  
Minimum Lot Size 3,596 sf  
Maximum Lot Size 4,364 sf  
Average Lot Size 3,934 sf  
  
Contour Interval: 1 foot

Easements from Title Report:

- 4) An easement for water and sewer pipelines and incidental purposes as reserved by Grace A. Edwards who acquired title as Grace A. Dependeder in document recorded October 25, 1960, Book 854, Page 131, Official Records.
- 5) An easement for right to connect to the existing sewer and incidental purposes, as granted to D.R. Miller, et al, in deed recorded January 9, 1963, in Book 847, Page 220, Official Records.  
NOTE: This document refers to the easement in document 854 / 131 in 4) above
- 6) An easement for pipeline and incidental purposes, as granted to Placer County Water Agency, in deed recorded December 20, 1977, Book 1922, Page 168 Official Records.
- 10) An easement for road purposes and incidental purposes as granted to the County of Placer in deed recorded September 22, 1982, in Book 2529, Page 879, Official Records.  
NOTE: This easement is on Plaza Way and does not affect this property.
- 11) An easement for public and private road and utility purposes over that portion shown as Area "K" on the official map filed February 21, 1989 in Book 25 of Parcel Maps at Page 30.
- 12) Provisions and conditions set forth in the "NOTES" of the following map: Parcel Map No. 74726, recorded in Book 25 of Parcel Maps, page 30.
- 15) An easement for the purpose of public utilities, and incidental purposes as set forth on Parcel Map filed February 23, 1993, in Book 27, Page 105 of Parcel Maps

New Easement:

- 1) Parking & Maintenance Easement to Home Owners Association



TENTATIVE MAP

Scale: 1"=20' Topo Survey by Burrell Consulting Group, Inc.

TENTATIVE MAP STATEMENT

I hereby state that this Tentative Map accurately depicts the location, width, type and recording information of all record easements listed in the Preliminary Title Report issued by Placer County Title Company, Order No. P-342087 dated June 28, 2019. All easements proposed to be abandoned or extinguished are identified. Easements that cannot be located from record information are listed in the notes.

Signature \_\_\_\_\_ Date \_\_\_\_\_

NOTES:  
1) This Map Accurately conforms to Section 16.12 of Placer County Code  
2) All driveway lengths shall be a minimum of 20 feet in length as measured from the edge of the roadway to the face of the garage door.  
3) Lot 'C' contains a private road, public utility, public support, and emergency access easement.

SHEET INDEX:

- 1 Tentative Map
- 2 Preliminary Grading Plan
- 3 Preliminary Utility Plan
- 4 Site Plan on Aerial Photo

County	Approval	By	Date
Eng	Init		
No	Description		

ENGINEER  
**GREGORY J. COOK**  
P.O. BOX 18442  
SOUTH LAKE TAHOE, CA 96151  
530-544-7774

Gateway Commons Subdivision  
Tentative Map

Multi Family Development for:  
**Haldeman Homes**  
Gateway Court  
Auburn, CA  
APN: 052-043-010

project no.  
HALD-26  
drawn  
S.A.M.  
date  
January 6, 2020  
scale  
1"=20'

sheet  
**1**  
of sheets



## 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> Gateway Commons Subdivision	<b>Project #</b> PLN19-00138
<b>Description:</b> The project proposes to construct an 18-lot condominium project consisting of nine, two-unit buildings with each dwelling unit individually owned, sharing a common area private road access and open space on the south and west sides of the project.	
<b>Location:</b> Gateway Court, North Auburn, <b>Placer County</b>	
<b>Project Owner:</b> Gateway Commons LLC	
<b>Project Applicant:</b> Larry Farinha	
<b>County Contact Person:</b> Shirlee I. Herrington	530-745-3132

### PUBLIC NOTICE

The comment period for this document closes on **March 10, 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 **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

## 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: Gateway Commons Subdivision	Project # PLN19-00138
Entitlement(s): Tentative Subdivision Map, Conditional Use Permit, Administrative Approval	
Site Area: 2.6 acres	APN: 052-043-010-000
Location: Gateway Court, North Auburn, Placer County	

### A. BACKGROUND:

#### Project Description:

The project proposes a Tentative Subdivision Map, Conditional Use Permit, and Administrative Approval to construct the Gateway Commons Subdivision, an 18-lot condominium project. The currently undeveloped, 2.6-acre project site is located on the south side of Gateway Court, east of Plaza Way in North Auburn.

The site (APN 052-043-010-000) is located within the Auburn Bowman Community Plan area and the City of Auburn Sphere of Influence. The property has a Land Use Designation of Commercial and is zoned CPD-Dc-AO (Commercial Planned Development, combining Design Scenic Corridor, combining Aircraft Overflight zone). Multi-family residential projects are allowed within the CPD zone district with approval of a Conditional Use Permit. An Administrative Approval would allow a 50-foot setback from the adjacent Wise Canal where 100-feet would normally be required.

The proposed project would include nine, two-unit buildings with each dwelling unit individually owned, sharing a common area private road access and open space on the south and west sides of the project. Lots would range in size from 3,553 square feet to 4,364 square feet. Purchasers of eight of the units on the western portion of the site would have the option for an Accessory Dwelling Unit in a walk-out basement arrangement, and may utilize this space for additional living area, or leave it unfinished. Therefore, up to 26 residential units could be constructed on the site. Each primary dwelling unit would be 940 square feet and have two bedrooms. The Accessory Dwelling Units would be 624 square feet and designed as single bedroom units. Maximum building height is 36 feet for units with a walk-out basement/accessory dwelling unit.

Access to the site would be from a private road extending south from Gateway Court, approximately 380 feet east of Plaza Way. Proposed is 34 feet of pavement with one-foot mountable AC dike curb and no sidewalk. The roadway would culminate with a 35-foot radii cul-de-sac. There would be approximately 26,000 square feet of common area/open space, or approximately 22.5 percent of the site.

Front setbacks are proposed at 20 feet minimum to garage doors. Minimum rear setbacks are 20 feet and side setbacks are a minimum 2.5 feet. A total of 42 off-street parking spaces are proposed, of which, six spaces are visitor parking spaces in five parking bays dispersed throughout the site, and two spaces are located in each residential unit's driveway and garage. A Homeowner's Association would take care of common area maintenance as well as the maintenance for the private street.

It is anticipated that site development would be undertaken in one phase and involve grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of driveways, residences, and landscaping. The proposed project includes approximately 240 lineal feet of frontage improvements on Gateway Court including concrete curb, gutter, six-foot wide sidewalk, ADA-accessible ramps, and a Placer County Plate 112 entrance. No off-site work is proposed. An eight-inch water line would connect to an existing 12-inch water line within Gateway Court. Sewer would connect to an existing six-inch line, also within Gateway Court. A fire hydrant is proposed at the end of the cul-de-sac.

Fine grading would be required to create building sites, construct the internal road, and trench for installation of infrastructure. The earthwork is proposed to include approximately 5,048 cubic yards of cut, 4,096 cubic yards of fill and 952 cubic yards of material would be exported.

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

The proposed project is located on the south side of Gateway Court, east of Plaza Way in North Auburn. The 2.6-acre site is bounded on the north by Gateway Court and a 3.22-acre undeveloped site; on the south by the Golden Chain Mobile Home Park; on the west by an undeveloped 1.86-acre parcel and Plaza Way; and the Terracina Oaks apartment complex on the east. The Wise Canal runs along the southeast corner of the property. The site is less than ¼ mile from a Placer Transit Bus Stop along Plaza Way, the Rock Creek Plaza Shopping Center to the north and the Auburn Village Shopping Center to the south.

The project site is a pentagon elongated in a north-south direction and is currently undeveloped. Terrain on the project site is sloping, ranging from approximately 1,390 feet above mean sea level in the western portion of the site to 1,425 feet in the eastern portion.

The subject property is designated Commercial in the Auburn Bowman Community Plan and is zoned CPD-Dc-AO (Commercial Planned Development, combining Design Scenic Corridor, combining Aircraft Overflight zone). The project site is within the City of Auburn Sphere of Influence. The site is located one mile south of the Auburn Municipal Airport and is within the Placer County Airport Land Use Compatibility Plan (PCALUCP) over-flight influence boundary for the airport. The property is located within Compatibility Zone C2. Restrictions are placed on the type and intensity of development allowed within the compatibility zones. Prohibited uses within the C2 Compatibility Zone include outdoor major assembly facilities, congregate care facilities, K-12 schools, indoor major assembly facilities, hospitals, prisons, hazardous materials production and storage, and solid waste facilities. "Multi-Family Residential: townhouses, apartments condominiums" is listed at "normally compatible" in Compatibility Zone C2.



Figure 1 – Project Location Map





**Figure 2 – Proposed Layout**

### **B. Environmental Setting:**

The North Auburn area near the project site is predominantly developed with a mix of multi-family residential, retail, auto service, restaurant and office uses. The 2.6-acre site is bounded on the north by Gateway Court and a 3.22-acre undeveloped site with the Rock Creek Plaza Shopping Center beyond it. The Golden Chain Mobile Home Park is south of the proposed project. The 56-unit Terracina Oaks apartment complex is located at the end of Gateway Court and east of the site. An undeveloped 1.86-acre undeveloped parcel is west of the property at the southeast corner of Gateway Court and Plaza Way. The Wise Canal borders the southeast corner of the property. A 100-foot structural setback is typically required from the centerline of the canal. A five-foot wide pipeline easement and 20-foot wide public utility easement are located along the southern property line.

Vegetation on the site is nearly entirely Blue Oak woodland (2.48 acres). There is a small band of developed/disturbed habitat (0.12 acre) within the northern portion of the site, which is comprised of gravel along the margin of Gateway Court and associated non-native grasses and ruderal vegetation. A small (<100 square feet) seasonal wetland occurs just outside the western boundary of the site.

The project site is relatively flat and the elevation ranges from approximately 1,390 feet above mean sea level in the western portion of the site to 1,425 feet in the eastern portion of the site. According to the Natural Resources Conservation Service (USDA 2018), two soil types are mapped within the project site. Auburn-Argonaut complex, two to 15 percent slopes, occurs on broad slopes, swales and toe slopes of metamorphic rock-derived foothills. This

is a shallow and well-drained soil and is formed in residuum from schist and slate. Xerorthents, cut and fill areas, consist of mechanically removed and mixed soils material in which horizons are no longer discernable. These soils are typically well-drained and surface runoff is rapid.

Database searches indicated 17 special-status wildlife species and 14 special-status plant species are known to occur within a five-mile radius of the site, although no occurrences have been recorded on the site. Due to a lack of suitable habitat or soils on the site, a lack of nearby occurrence records, or because the site is outside of the species range, no special-status plants or animals were detected during the biological survey and none are expected to occur within the site.

### Adjacent Land Use Designation/Zoning/Improvements

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	CPD-Dc-AO (Commercial Planned Development, combining Design Scenic Corridor, combining Aircraft Overflight zone)	Commercial	Undeveloped
North	CPD-Dc-AO	Commercial	Undeveloped
South	RM-DL8-AO (Residential Multi-Family, Density Limitation of 8 units/acre, combining Aircraft Overflight zone)	High Density Residential 10-15 DU/acre	Multi-Family Residential (Golden Chain Mobile Home Park)
East	RM-DL15-Dc-AO (Residential Multi-Family, Density Limitation of 15 units/acre, combining Aircraft Overflight zone)	High Density Residential 10-15 DU/acre	Multi-Family Residential (Terracina Oaks apartments)
West	CPD-Dc-AO	Commercial	Undeveloped

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

*On June 13, 2019, Placer County contacted four Native American tribes requesting any information regarding sacred lands or other heritage sites or Tribal Cultural Resources that might be impacted by the proposed project. The United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports and a site visit.*

*Following the site visit, UAIC requested a mitigation measure addressing inadvertent discoveries and also asked for the ability to observe the site after ground-disturbance is started. UAIC closed consultation on August 8, 2019. At the time of preparation of this Initial Study, no other tribes have contacted the County.*

**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
- ➔ Auburn Bowman Community Plan EIR

## E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

**I. AESTHETICS** – 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		

Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. Lighting issues address the effects of nighttime illumination and daytime glare on adjacent land uses.

Scenic views and vistas are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not considered under CEQA. Therefore, impairment of private views is not considered to be a significant impact.

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e. development on a scenic hillside). The primary scenic vistas in North Auburn are of the Sierra Nevada Mountains to the north, visible from some locations on clear days. These views of the mountainside are generally obstructed by trees, utility poles, and other buildings throughout North Auburn. While the proposed project is located on a undeveloped site, it is adjacent to residential and commercial development. The site is not conserved for its scenic value and its development would not compromise a portion of a scenic vista.

The proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The North Auburn area near the proposed project site is predominantly developed with a mix of multi-family residential, retail, auto service, restaurant and office uses. The development of up to 26 residential units on a 2.6-acre site would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Auburn Bowman Community Plan (1994). The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the Community Plan.

The development of the proposed project site would create new sources of light and glare typical of urban development. As discussed below, significant impacts to scenic vistas or viewsheds would not be anticipated.

**Discussion Item I-1:**

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Auburn Bowman Community Plan area that are protected. The Plan does

include Bell Road and “Northern Highway 49” in a list of scenic corridors and viewsheds that are unique or of particularly high visual quality that help define its character.

Views to or from the proposed project site are short range and limited to neighboring residents. There are views of the site from Gateway Court and Plaza Way. Views from surrounding properties include grasslands and oak woodland. Neither the project site, nor views to or from the project site, have been designated an important scenic resource by Placer County or any other public agency. Construction of the proposed development would not interfere with or degrade a scenic vista. Therefore, there is no impact.

**Discussion Item I-2:**

The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Highway 49 has been deemed eligible as a state scenic highway but has not been officially designated at this time. Therefore, there is no impact.

**Discussion Item I-3:**

Development of the proposed project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site’s existing surroundings.

As discussed at the beginning of this section, private views (those available from vantage points on private property) are not protected. Views of the project site are short range and limited to neighboring residents and travelers along Gateway Court and Plaza Way. Construction of the proposed building on the project site would alter the existing visual character of the site. Construction would also result in short-term impacts to the existing visual character and quality of the area. Construction activities would require the use of equipment and storage of materials within the project site. However, construction activities are temporary and would not result in any permanent visual impact.

The proposed project’s design would be evaluated in terms of the ability of the proposal to meet the design guidelines contained in the Auburn Bowman Community Plan and the Placer County Design Guidelines. If the proposed project is not designed and built consistent with the design guidelines and land use policies for residential subdivisions and multi-family developments, a significant impact could occur.

The County’s design guideline documents require new infill construction to be compatible in form, massing, height, set-backs, lot coverage, building materials, design and orientation to the existing neighborhood context. Design principles also advocate for corner buildings to respond to both street frontages with a frontal appearance along both sides and for building design to contribute to an attractive streetscape that prevents visual monotony.

The project site has a Design Scenic Corridor (-Dc) combining district designation. The –Dc combining district provides special regulations to protect and enhance the aesthetic character of lands and buildings within public view. Therefore, the proposed project is subject to review and approval by the Placer County Design/Site Review Committee. Such a review would be conducted during the review of the Improvement Plans for the proposed project and includes, but is not limited to: architectural colors, materials, and textures of all structures, landscaping; irrigation; project signs; exterior lighting; fences and walls; noise attenuation barriers; all open space amenities, entry features, and trails.

High-quality residential design is required, and the design for the proposed residences would be required to be approved by the County’s Design Review Committee. The project applicant has submitted preliminary house plans and elevations. All of the units would be one-story. Following the slope of the site, units on Lots 11 through 18 would have walk-out garden or basement levels where the optional Accessory Dwelling Unit would be located. Exterior stairways would lead to this level.

Two exterior elevations are proposed. Exteriors would be earth toned, and primarily stucco, with batten wood or Hardie Board shingle accents, covered porches, and cultured stone pilasters at unit entryways. Facades feature a combination of open, box and dutch gables. Roofing would be composition shingles.

Mitigation Measures are also proposed to enhance the visual character of the proposed project at the subdivision entrance. The side facades of Units 1 and 18 along with the rear facades of units 17 and 18 may be highly visible from Gateway Court. These facades would be required to have enhanced features that may include additional horizontal and vertical elements, a combination of sheathing materials, window inserts, shutters, accents, or other



details to provide visual interest. Portions of these facades deemed not visible from Gateway Court, i.e. screened by a solid wood fence or sound wall, would not be required to comply with the enhanced façade requirement.

The proposed fence along and near Gateway Court would be highly-visible. For a higher aesthetic treatment, a wood fence with stone pilasters is proposed. The final design for the fencing would be reviewed by the DRC prior to improvement plan approval.

A solid wood fence is proposed for the eastern border of the site adjacent to the Terracina Oaks apartment community. Units 1 through 6 closest to the apartment buildings would be slightly lower than Terracina Oaks property. Existing mature trees along this property edge would be retained to the maximum extent possible. The proposed units are approximately 40 feet north of the Golden Chain Mobile Home Park residences to the south. There would be approximately 26,000 square feet of common area/open space, or approximately 22.5 percent of the site. Existing trees within this open space area would be preserved to provide a visual buffer to properties to the south and west.

Once constructed, the proposed project would represent a new urban feature with a medium intensity residential use within the area. Because the area currently has a commercial and residential character and the project site is undeveloped, the scale and modern architectural aesthetic experience associated with the proposed project would be consistent with neighboring properties. Project plans include landscaping along Gateway Court and a significant open space buffer area. This landscaping would contribute to the aesthetic experience of the site. With specified design features included and the mitigation measures listed below, the impacts to the visual character or quality of the site and its surroundings would be less than significant.

### **Mitigation Measures Item I-3:**

#### **MM I.1**

All frontage improvements including, but not limited to, landscaping, trails, fencing, sound walls, signage and lighting shall be reviewed and approved by the Placer County Design/Site Review Committee (DRC). DRC review shall be conducted concurrent with submittal of project Improvement Plans and shall be completed prior to Improvement Plan approval. Project frontage improvements shall comply with the Placer County Design Guidelines and the Placer County Landscape Design Guidelines. The entryway features, including cross section views, shall be shown on the Improvement Plans. The masonry wall material and design shall be approved by the Design/Site Review Committee prior to construction.

Due to its high visibility, “enhanced fencing” at the rear of Lots 17 and 18 and the north side of Lots 1 and 18 is required.

#### **MM I.2**

Due to its Dc combining district designation, residence design shall be subject to review and approval by the Placer County Design/Site Review Committee. Such a review shall be conducted during building plan review and shall include, but not be limited to: Architectural colors, materials, and textures of all structures, landscaping; project signs; exterior lighting; fences and walls; noise attenuation barriers; and all open space amenities, entry features, and trails.

Residential units on lots 1, 17 and 18 shown on the Tentative Map are considered to be “highly visible” and will be required to have enhanced façade treatments on certain elevations if deemed visible from Gateway Court.

### **Discussion Item I-4:**

Sources of daytime glare are typically concentrated in commercial areas and are often associated with retail uses. The proposed project is a residential development. Glare results from development and associated parking areas that contain reflective materials such as glass, highly polished surfaces, and expanses of pavement. The proposed buildings would have stucco which is not a surface that causes glare. Windowed areas represent a minor percentage of the square footage of the building. Given the minimal use of glare-inducing materials in the design of the proposed residential buildings, reflective glare impacts would be less than significant.

Excessive or inappropriately directed lighting can adversely impact night-time views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists). There are lighting sources adjacent to this site, including free-standing street lights, parking lot lighting, and vehicle headlights.

The project site is undeveloped and does not include any permanent buildings or sources of nighttime lighting. Under existing conditions, no light or glare is emitted from the project site. With construction of up to 26 new residences, new sources of light and glare would be introduced to the project area.

Individual homes would include new sources of night-lighting from exterior light sources such as porch and patio lights, architectural accent lighting, motion activated security lighting, driveway lighting, landscape lighting and interior lighting visible through windows. Placer County standards would limit light spillover and intensity. Lighting on the site would comply with Chapter 15, Article 15 of the Placer County Code, which adopts the 2013 California Energy Code (CEC), CCR Title 24, Part 6. Section 140.7 of the CEC Title 24, Part 6 that addresses requirements for outdoor lighting. Compliance with these requirements would ensure that lighting intensity levels, types of lighting fixtures, standard heights, and other lighting features would avoid excessive lighting, uplighting and spill over lighting or light trespass onto adjacent properties. Existing mature trees that would remain in place and proposed landscaping between the development and adjacent properties would also provide screening from adjacent properties.

Consistent with the County's standards, proposed street lighting will be sited and designed to avoid light spillage and glare on adjacent properties, with timers or photo-electric cells for turning the lights on and off within one-half hour after dusk and one-half hour prior to dawn. Compliance with the following mitigation measure would mitigate these impacts to a less than significant level:

**Mitigation Measure Item I-4:**

MM I.3

Internal street lighting and street lighting required by DPW for safe roadway access at the project entry shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Metal halide lighting is prohibited. All internal and external streetlights shall be reviewed and approved by the DRC for design, location, and photometrics.

**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

The project site is not considered prime farmland, agricultural or forestry lands; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The project site is not in agricultural use, is located adjacent to urban land uses, and it is not suitable for intensive agricultural uses.

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

The project site and surrounding parcels are shown as 'Urban and Built Up Land' on the Placer County Important Farmland Map (CA Department of Conservation, 2016). Common examples of Urban and Built-Up Land are residential, institutional, industrial, commercial, landfill, golf course, airports, and other utility uses.

The project site is not currently used for agricultural production, and is not under a Williamson Act contract. The site may have been used for agriculture uses in the past; including grazing. As a result of the site being surrounded by urban land uses (commercial development), agricultural practices would be incompatible with these adjacent and nearby land uses. The project site is not located adjacent to land in productive agriculture; therefore, the County's agricultural buffering standards do not apply. Therefore, there is no impact.

**Discussion Item II-4, 5:**

Neither the project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. As there is no timberland on the project site, development of the proposed project would not conflict with zoning for forest land or timber production, or convert forest land to non-forest 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 NOx), and nonattainment for the state particulate matter standard (PM10). The project includes the construction of 18 multi-family dwelling units on a 2.70-acre site, which is currently unoccupied. Lots would range from approximately 3,603 square feet to 4,364 square feet. The proposed project would also include an approximate 10,202 square foot access road providing residents' access to Gateway Court, which bounds the project site to the north.

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

**PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS**

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

The daily maximum emission thresholds represent an emission level below which the 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 proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. Construction of the Project would generate construction-related air pollutant emissions from entrained dust, equipment and vehicle exhaust emissions, asphalt pavement, and architectural coatings. Exhaust from internal combustion engines used by construction equipment, vendor trucks (delivery trucks), haul trucks, and worker vehicles would result in emissions of ROG, NOx, and PM10. Grading is estimated to involve 5,048 cubic yards of cut and 4,096 cubic yards of fill, resulting in 952 cubic yards of soil for export. Assuming a haul truck capacity of 16 cubic yards per truck, earth-moving activities would result in approximately 60 round trips (120 one-way truck trips) during the grading phase.

Emissions from project construction activities were estimated using the CalEEMod. Modeling assumed that construction would occur over a 18-month period beginning in 2020. The air quality modeling analysis indicates that the project would not exceed the PCAPCD significance thresholds for ROG, NOx and PM10 emissions during construction. The project would result in an increase in regional and local emissions for which the region is nonattainment, 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. In compliance with Rule 228, the project proponent will be required to submit a Dust Control Plan to the PCAPCD prior to commencement of construction activity.

- 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 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.

Operation of the Project would produce ROG, NOx, CO, PM10, and PM2.5 emissions from area sources, including natural gas combustion, use of consumer products, and motor vehicle trips to project land uses. The estimation of operational emissions was based on proposed land use defaults and total area (i.e., square footage) of the residential dwelling units that would be in operation by 2022 (first year of full operation).

CalEEMod was used to estimate daily emissions from project-related operational sources. The air quality modeling demonstrates that the Project's maximum daily operational emissions would not exceed the PCAPCD thresholds for ROG, NOx, and PM10. As such, the Project would result in a less than significant impact in regards to operational impacts. No mitigation measures are required.

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

Certain air pollutants are classified by California Air Resources Board (ARB) as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects.

Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the 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 onsite equipment and off-road diesel equipment. ARB has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. 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.

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/>

The nearest sensitive receptors, Terracina Oaks Apartments and Golden Chain Mobile Home Park, are adjacent to the project site. Given the close proximity to sensitive receptors, the project proponent shall implement the following mitigation measure during construction activity. With compliance of State and Local regulations, and with implementation of the following mitigation measure, sensitive receptors would not be exposed to substantial pollutant concentrations. Impacts to sensitive receptors would therefore be reduced to a less-than-significant level.

### **Mitigation Measures Item III-3:**

#### **MM III.1**

Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

#### **MM III.2**

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposures to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma.

The subject site is mapped on the CGS Special Report 190 (2006) map sheet “Naturally Occurring Asbestos Hazard, North Auburn And Vicinity”, 2008, as being in an area “most likely to contain NOA” and in an “area of faulting or shearing” that may locally increase the likelihood for the presence of NOA. An Assessment for Naturally Occurring Asbestos was performed by ACE Quality Control (June, 2018) for the project site. Metavolcanic rock was observed in scattered outcrops on the site. Serpentine rock and asbestos formed minerals were not observed in the outcropping rocks.

During the assessment, the geologist obtained discreet samples of the native uppermost soil and of the metavolcanic rock outcrops. Samples of the soil were taken at depth of about one foot below the existing ground surface. The soil and rock samples were placed in labelled sample bags. The rock sample with the largest amount of visible small, white, mineral inclusions was selected for testing. Representative samples were transported, using chain-of-custody protocol, to MicroTest Laboratories, Inc. of Fair Oaks, California (a California State Certified Analytical Laboratory). The soil and rock samples were analyzed for asbestos fibers using polarized light microscopy (EPA/600/R-93/116). Laboratory tests indicate <1 percent chrysotile (an asbestos form mineral) was detected in the soil sample and 2 percent chrysotile was detected in the rock specimen.

Based on the findings contained within the NOA assessment, and recommendations from the geologist, the applicant shall implement the following mitigation measures during construction activity.

#### **MM III.3**

A certified geologist shall be onsite during construction activity to monitor for the presence of NOA during site disturbance. If NOA, metavolcanics rock, or serpentine rock is discovered in or near the construction area, the contractor shall halt construction activity in the vicinity of the discovery and notify PCAPCD immediately.

#### **MM III.4**

The following measures shall be implemented prior to the approval of a grading/improvement plans:

- A. The applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 ("Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations") and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD.
- B. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 ("Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine"). The material with naturally-occurring asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material.
- C. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre.
- D. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled "Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know," or other similar fact sheet, available on the PCAPCD website.

#### MM III.5

Include the following standard notes on Grading/Improvement Plans (PLN-AQ):

- a. Prior to construction activity, an Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD), no less than 21 days before construction activity is to commence.
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
- i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
- j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
- k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)



- l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
- m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
- o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

**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. During construction, odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Once construction is completed, residential uses would not typically be associated with the creation of objectionable odors. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, causes damage to property, or endangers the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. 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 other means? (PLN)				X
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		X		

community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

The 2.6-acre project site is undeveloped. The project site is relatively flat and the elevation ranges from approximately 1,390 feet above mean sea level in the western portion of the site to 1,425 feet in the eastern portion of the site.

Vegetation on the site is nearly entirely Blue Oak woodland (2.48 acres). There is a small band of developed/disturbed habitat (0.12 acre) within the northern portion of the site, which is comprised of gravel along the margin of Gateway Court and associated non-native grasses and ruderal vegetation. There is also a portion of a small (<100 square feet) seasonal wetland on the western boundary of the site. The hydrologic source for this seasonal wetland appears to be runoff from adjacent upland areas.

#### Discussion Item IV-1, 7:

A Biological Resources Evaluation (BRE) for the property was prepared by Dudek Associates in July 2018 and updated in August 2019. During a field assessment conducted on May 8, 2018, plants and animals observed on the site were listed, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed. A subsequent site visit was performed by a Dudek biologist and wetland specialist on July 1, 2019. The purpose of the visit was to assess the location of potential wetlands and/or waters of the U.S.

County staff has reviewed the documentation and based on its review of the analysis County staff accepts the conclusions found in the reports which are summarized below.

#### Soil Types

According to the Natural Resources Conservation Service (USDA 2018), two soil types are mapped within the project site. Auburn-Argonaut complex, two to 15 percent slopes, occurs on broad slopes, swales and toe slopes of metamorphic rock derived foothills. It is a shallow and well-drained soil and is formed in residuum from schist and slate. Xerorthents, cut and fill areas, consist of mechanically removed and mixed soils material in which horizons are no longer discernable. These soils are typically well drained and surface runoff is rapid.

#### Habitat Communities

There are two vegetation communities/land cover types on the project site: blue oak woodland, developed/disturbed, and seasonal wetland (see Figure 3).

**Blue Oak Woodland.** Blue oak woodland makes up nearly all (2.48 acres) of the project site. The understory consists of ruderal, non-native vegetation such as wild oat (*Avena* sp.), brome (*Bromus* sp.), Italian ryegrass (*Festuca perennis*), hedgehog dogtail (*Cynosurus echinatus*), bedstraw (*Gallium aparine*), sweet pea (*Lathyrus* sp.) and rose clover (*Trifolium campestre*). Other prominent species include snowberry (*Symphoricarpos* sp.), honeysuckle (*Lonicera* sp.), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), and harding grass (*Phalaris aquatica*).

**Developed/Disturbed.** There is a small band of developed/disturbed habitat (0.12 acre) within the northern portion of the site, which is comprised of gravel along the margin of Gateway Court and associated non-native grasses and ruderal vegetation such as wild oat and brome.



**Figure 3 – Habitat Map**

#### Wildlife Occurrence and Use

Special-status biological resources present or potentially present on the site were identified through a desktop literature search using the following sources: U.S. Fish and Wildlife Service (USFWS) Information, Planning and Conservation (IPaC) Trust Resource Report; California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB); and the California Native Plant Society (CNPS) online Inventory of Rare and Endangered Vascular Plants.

Results of the searches indicated 17 special-status wildlife species and 14 special-status plant species known to occur within a five-mile radius of the site, although no occurrences have been recorded on the site. Due to a lack of suitable habitat or soils on the site, a lack of nearby occurrence records, or because the site is outside of the species range, none of the special-status wildlife or special-status plant species are expected to occur within the site according to Dudek.

### Recommendation

Dudek recommends a nesting bird survey be completed by a qualified biologist no earlier than two weeks prior to construction during the nesting season to determine if any native birds are nesting on or near the site. Birds are generally protected during the nesting season by Fish and Game Code. With implementation of the mitigation identified below, impacts to nesting birds would be reduced to a less-than-significant level:

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

#### MM IV.1

If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys at the project site shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If there is a break in construction activity of more than two (2) weeks or if there is a change in the level of disturbance on the site, then subsequent nesting surveys shall be conducted. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish and Wildlife (CDFW) within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

If active nests are identified in these areas, the County shall coordinate with CDFW to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site.

If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location. Should construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, fly off the nest, or show other signs of distress or disruption, then the exclusionary buffer shall be increased such that activities are far enough from the nest that the agitated behavior ceases. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

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

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

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

The small (<100 square feet) seasonal wetland observed along the western boundary of the site during the 2018 biological reconnaissance survey likely falls under the jurisdiction of the RWQCB, although no formal wetland delineation has been prepared for the project site. According to Dudek, the upland habitat on the site drains into a small swale that runs east to west through the northern portion of the site and the water collects in the seasonal wetland to the west. Because this feature is isolated and does not connect to a traditional navigable water or have a defined bed and bank, Dudek has indicated that it is not likely to be regulated by ACOE or CDFW. During the follow-up site visit on July 1, 2019, Dudek biologists observed newly marked property boundaries and determined that the seasonal wetland is outside of the western boundary of the project site. Thus, no wetlands or waters of the state or the U.S. or State are present on the site and no impacts to such features are anticipated to occur. Therefore, there is no impact.

### **Discussion Item IV-4:**

The project site is surrounded by suburban uses including residential and commercial development. Highway 49 is a main thoroughfare in this portion of Placer County with relatively heavy traffic during normal commuter times. The proposed project area does not occupy an important location relative to regional wildlife movement because it does not act as a link between two or more patches of otherwise disjunct habitat. Additionally, no known wildlife nursery sites are on or near the proposed project site. No additional fragmentation of habitat would occur due to the proposed project. Therefore, potential impacts to wildlife corridors would be less than significant. No mitigation measures are required.

**Discussion Item IV-5:**

The proposed project would not conflict with any County policy or ordinance protecting natural resources. Therefore, there is no impact.

**Discussion Item IV-6:**

No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been approved for Placer County. The draft Placer County Conservation Program (PCCP) was released in 2019 which proposes a streamlined strategy and permitting process for a range of covered activities in western Placer County for the next 50 years. The project site is located within the boundaries of the draft PCCP. The mitigation and conservation protocols that are applied through the PCCP are an equal to or greater functional equivalent mitigation standard for biological resources that are represented in this Mitigated Negative Declaration (MND). In the event the PCCP should be adopted prior to submittal of improvement plans for the proposed project, then the protocols adopted with the PCCP would replace mitigation measures for the same effects as characterized within this MND. The project would be required to comply with the appropriate PCCP avoidance and minimization measures and pay appropriate PCCP fees. Therefore, there is no impact.

**Discussion Item IV-8:**

Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Preservation Ordinance (Chapter 12, Article 12.16 of the County Code) provides protections for landmark trees and heritage trees. Placer County also has Oak Woodland Impact Guidelines. The guidelines apply to any discretionary entitlement subject to CEQA review on a property occupied by oak woodland where the woodland comprises an area larger than two acres. It is County policy to require mitigation on a per-acre basis. Mitigation for oak woodland losses within the development footprint must be achieved off-site. No credit is provided for oak woodland preserved on-site. With County consent, the project applicant or project sponsor may dedicate to private or public ownership one or more areas equivalent to twice the area of oak woodland lost. The second option is for the project applicant or project sponsor to make an in-lieu payment to the County for each acre of oak woodland lost. This payment is equivalent to the general land value of oak woodland properties in the County as determined by the County.

Abacus Consulting Arborists completed an Arborist Report for the project site in February 2019. Of the five significant oaks on site, three would be preserved, one would be removed but it is in fair to poor condition with no mitigation required, and one would be removed with mitigation required (60" DBH @ \$125/inch). Significant oak trees are generally trees >24 inches in diameter at breast height or clumps >72 inches in circumference measured at ground level.

The 2.6-acre project site is nearly all oak woodland (2.48 acres). The proposed project's impact on oak woodland was determined by superimposing the development footprint on the mapping of oak woodland remaining on site. The overlay included all proposed residences and structures, roads, utilities/facilities, and graded areas plus a minimum 50-foot buffer, except those areas within the open space preservation areas that would not be disturbed.

According to the project engineer, the proposed project would require the removal of, or impact to, 1.97 acres of oak woodland. In addition, one significant native oak proposed to be removed has a DBH of 60 inches. This would be a significant impact. However, with implementation of the mitigation identified below, impacts to protected trees would be reduced to a less-than-significant level.

**Mitigation Measures Item IV-8:**

MM IV.2

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

- A. Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance - Replacement Programs and Penalties and the County's Guidelines for Evaluating Development Impacts on Oak Woodland. These fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. Removal of significant trees (>24 inches in diameter at breast height or clumps >72 inches in circumference measured at ground level) requires additional mitigation on a per-inch DBH removed.



- B. Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio; or,
- C. Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.

**MM IV.3**

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

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

No development of the project 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.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Disturb any human remains, including 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

A Cultural Resources Inventory was prepared for the proposed project site by Dudek & Associates in July 2018. The potential presence of cultural resources on the proposed project site was determined through a records search and pedestrian survey. The methods and results are described below.

**Record Search.** To determine the potential presence of cultural and historical resources in the project area, staff from Dudek conducted a record search at the North Central Information Center (NCIC) on May 30, 2018. The purpose of the records search was to identify previous cultural resources studies in and near the project site, and identify previously-recorded resources on the project site or near enough that they might be impacted by the proposed development. Results from the NCIC indicate that 43 cultural resources technical investigations have been recorded within a half mile of the project site. Three studies (1978, 1994 and 2002) have previously covered portions of the project site. The NCIC records

search indicated that 20 cultural resources have been recorded within a half mile of the project site, none of which intersect the project site. Of the 20 sites, 19 are historic resources and one is a prehistoric resource.

*Field Survey.* Dudek Archaeologist Britney Lovejoy inspected all areas of the project site on July 3, 2018. All visible ground surface within the project site was carefully examined for cultural material, soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings, or historic-era debris. No archaeological or historic-era built-environment artifacts or features were identified.

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

The project site has been surveyed for the presence of archaeological and historic resources. Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface.

*Prehistoric Resources.* No prehistoric resources were identified during the inspection. Historically significant structures and sites as well as the potential for the discovery of unknown archaeological or paleontological resources as a result of development activities are discussed in the Placer County General Plan. Policies and mitigation measures have been included in the General Plan to encourage the preservation of historically significant known and unknown areas. Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of standard cultural resource construction mitigation below would ensure that this impact is less than significant.

**Mitigation Measure Item V-1, 2:**

MM V.1

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

In the event that the find is found to be ineligible for inclusion in the California Historic Register of Historical Resources are identified within the project area, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCR's to be appropriate or respectful and requests that materials not be permanently curated, unless 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 Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

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

**Discussion Item V-3:**

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

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

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

**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 applicant proposes an 18-lot condominium project. Up to 26 residential units could be built consisting of five two-unit buildings and four buildings that consist of two units and the option for two Accessory Dwelling Units. During construction there would be a temporary consumption of energy resources for the movement of equipment and materials.

The construction and operation of the proposed project would be required by State law to comply with the California Green Building Standards Code (commonly known as "CALGreen"). Compliance with local, state, and federal regulations, which limit engine idling times and require recycling construction debris, would reduce short-term energy demand during the proposed project's construction to the extent feasible and proposed project construction would not result in a wasteful or inefficient use of energy. There are no unusual proposed project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or use of equipment that would not conform to current emissions standards and related fuel efficiencies. Furthermore, individual proposed project elements are required to be consistent with County policies and emissions reductions strategies, and would not consume energy resources in a wasteful or inefficient manner. There is a less than significant impact. No mitigation measures are required.

**Discussion Item VI-2:**

State and local authorities regulate energy use and consumption through various means and programs. Regulations at the state level are intended to reduce energy use and greenhouse gas (GHG) emissions. The proposed project would comply with these regulations that include, among others, Assembly Bill (AB) 1493–Light-duty Vehicle Standards, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, California Code of Regulations Title 24, Part 11–California Green Building Standards. CCR Title 24 and CALGreen regulate the amount of energy consumed by new development for heating, cooling, ventilation, and lighting.

Placer County is currently preparing a Climate Action Plan/Sustainability Plan but it has not yet been released in draft form. Nevertheless, the proposed project's construction methods are consistent with the goals and measures in the County's General Plan. Therefore, the proposed project would result in less than significant impacts associated with renewable energy and energy efficiency plans. No mitigation measures are required.

**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:**

A preliminary Geotechnical Report was prepared for the proposed project. The site is located within California's Sierra Nevada Geomorphic Province. The uppermost native earth materials underlying the site are considered to be either residual or saprolitic material derived from decay or weathering of the underlying bedrock. The site is mapped as underlain by bedrock comprised of Metavolcanic rocks. The materials were formed during the early Jurassic Period of geologic time (duration about 195 million to 136 million years before present).

A red-brown to tan-gray, moist, medium dense, silty/clayey sand with gravel (Unified Soil Classification: SM) to a depth of approximately 2 feet below existing ground surface was discovered in all of the exploratory borings. Underlying this soil layer was varying degrees of weathered, fractured, metavolcanic rock to auger refusal at depths varying from approximately 6.5 to 13.5 feet below existing ground surface.

The parcel is gently sloped downwards toward the northwest. The surface is covered with annual grasses and ruderal vegetation, numerous mature oak trees and small to large rock outcroppings. A wet area with blackberry vines is situated in the southeastern corner of the parcel near an existing canal.

To construct the proposed improvements, potentially significant disruption of soils on-site will occur, including excavation/compaction for the residential lots and circulation improvements, foundations, and various utilities. Approximately 2 acres of the 2.6-acre site would be disturbed by grading activities. The earthwork is proposed to include approximately 5,050 cubic yards of cut and approximately 4,100 cubic yards of fill with approximately 1000 cubic yards of export. Based upon the preliminary grading plan, any topography impacts are less than significant as the proposed project only proposes maximum soil cuts/fills of up to approximately four feet as shown on the preliminary grading plan and project description and includes some retaining wall construction typically two to four feet in height. Maximum slopes of 2:1 (horizontal/vertical) are proposed on the site.

The disruption of the soil discussed increases the risk of erosion and creates a potential for contamination of storm

runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting sediment from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The proposed project would increase the potential for erosion impacts from disruptions to the soil without appropriate mitigation measures. The proposed project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures Item VII-1, 6, 7:**

**MM VII.1**

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

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

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

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

**MM VII.2**

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

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

The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

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



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

#### MM VII.3

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

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

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

#### MM VII.4

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

#### MM VII.5

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

#### **Discussion Item VII-2, 3, 8:**

The preliminary Geotechnical Report prepared for the proposed project does not identify any unique geologic or physical features for the soil that would be destroyed or modified. The report does not identify the site as located on a geological unit or soil that is unstable or that would become unstable as a result of the proposed project. Construction of the proposed buildings and associated circulation improvements would not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The proposed project would be constructed in compliance with the California Building Code to address building related soil issues and would obtain grading permits as necessary to address grading issues.

The preliminary Geotechnical Report does not identify any significant expansive soils as a limitation present on the site. The site is not located within an Alquist-Priolo Special Studies Zone and the potential for fault rupture, damage from fault displacement, or fault movement directly below the site is considered to be low. The proposed project site is not currently mapped for potential liquefaction hazard by the California Geological Survey; therefore the potential

for liquefaction is low. The potential for failure from subsidence and lateral spreading is highest in areas where there is a high groundwater table, where there are relatively soft and recent alluvial deposits, and where creek banks are relatively high. None of these conditions were found in the Report. Based on information available on the California Geological Survey website, the project site is not currently within a California Seismic Hazard Zone for seismically induced land sliding. 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 proposed project would be constructed in compliance with the California Building Code, which includes seismic design standards for earthquake shaking. 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 be served by public sewer, and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

#### Discussion Item VII-5:

According to published geological mapping by Gutierrez (2011) at a scale of 1:100,000 and the UCMP paleontological records search, the proposed project is underlain by Jurassic (~200 to 145 million years ago [Ma]) metasedimentary and metavolcanic rocks, undivided. The metamorphic bedrock units underlying the project site have no paleontological resource sensitivity. Mesozoic granitic formations are characterized by the presence of granite, quartz monzonite, granodiorite, and quartz diorite. These soils are not suitable to support the process of silicification or other processes required for the preservation of en situ paleontological deposits.

Dudek & Associates submitted a paleontological records search request to the University of California at Berkeley Museum of Paleontology (UCMP) on June 26, 2018 and the results were received on June 27, 2018. No paleontological resources were identified. Based on the disturbed context, shallow depth of soils with potential to support cultural deposits, and the lack of identified historic-age or prehistoric archaeological resources in the vicinity, the area is considered to have a low potential to contain unknown intact cultural or paleontological deposits.

There would be minimal trenching required for extension of public water and sewer to the property. Implementation of the mitigation measure below would reduce the potentially significant adverse environmental impact of project-related ground disturbance and earth-moving on paleontological resources to a less-than-significant level by allowing for the salvage of fossil remains and associated specimen data and corresponding geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting.

#### Mitigation Measure Item VII-5:

MM V.1

### 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 and accessory 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 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 foot 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 foot 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.

Construction of the project would result in GHG emissions that are primarily associated with use of off-road construction equipment and off-site sources including haul trucks, vendor trucks, and worker vehicles. CalEEMod was used to calculate the annual GHG emissions based on the construction scenario described in Section 4, Air Quality Assessment. Modeling assumed that construction would occur over a 18-month period beginning in 2020. total construction GHG emissions would be approximately 367 MT CO<sub>2</sub>e as a result of construction-related activities, which is below PCAPCD's GHG construction threshold of 10,000 CO<sub>2</sub>e per year. Therefore, the Project's construction-related GHG emissions would represent a less than significant impact.

Following the completion of construction activities, the project would generate GHG emissions from mobile sources (vehicle trips), area sources (landscaping equipment), energy sources (natural gas and electricity consumption), solid waste generation, water supply, and wastewater treatment. The air quality analysis demonstrates that the GHG emissions associated with operation of the project would be 206 MT CO<sub>2</sub>e per year, which is below PCAPCD's GHG threshold of 1,100 MT CO<sub>2</sub>e per year. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and this would represent a cumulatively less than significant GHG impact.

As such, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and no mitigation is required. This impact would be less than significant. No mitigation measures are required.

#### **IX. HAZARDS & HAZARDOUS MATERIALS – 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. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			<b>X</b>	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and			<b>X</b>	

accident conditions involving the release of hazardous materials into the environment? (EH)				
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)		X		
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

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

The use of hazardous substances during normal construction activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant.

Environmental Health has reviewed a "Phase I Environmental Site Assessment", dated March 27, 2018, prepared by ACE Quality Control, for the project site. The report did not identify any Recognized Environmental Conditions (RECs). No mitigation measures are required.

**Discussion Item IX-3:**

The Rock Creek School is located within one-quarter mile of the project site. However, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

**Discussion Item IX-4:**

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

**Discussion Item IX-5:**

The proposed project site is located within the Placer County Airport Land Use Compatibility Plan (PCALUCP) area for the Auburn Municipal Airport. The project site is located within Compatibility Zone C2. Restrictions are placed on the type and intensity of development allowed within the compatibility zones. The general concern with aircraft flights in Compatibility Zone C2 is "annoyance," rather than safety.

Aircraft typically overfly these areas at an altitude of 1,000 to 1,500 feet above ground level on visual approaches or as low as 601 feet above the airport elevation under when utilizing the circle to land procedure. Noise from individual aircraft overflights may adversely affect certain land uses. Safety is a concern only with regard to uses involving high concentrations of people and particularly risk-sensitive uses.

Prohibited uses within the C2 Compatibility Zone include outdoor major assembly facilities, congregate care facilities, K-12 schools, indoor major assembly facilities, hospitals, prisons, hazardous materials production and storage, and solid waste facilities. "Multi-Family Residential: townhouses, apartments condominiums" is listed at "normally compatible" in Compatibility Zone C2.

The Placer County Airport Land Use Commission reviewed the proposed project for consistency with the PCALUCP. The Plan requires that an Airport Land Use Commission consistency determination be completed on a proposed

project prior to local agency approval. The Airport Land Use Commission determined that the proposed project is consistent with ALUCP airspace protection provisions and recommended the Mitigation Measure below.

**Mitigation Measure Item IX-5:**

MM IX.1

A recorded overflight notification shall be recorded in the chain of the title of each Lot. The overflight notification shall be duly recorded with Placer County, shall run with the property, and shall be binding upon all parties having or acquiring any right, title or interest in the property.

**Discussion Item IX-6:**

Development of the proposed project site would not physically block any existing roadways nor would it interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

**Discussion Item IX-7:**

The project site is located in an area that is classified as Urban/Unzoned. The new residences on the property would be required by Building Code to include interior fire suppression sprinkler systems. The proposed project has been reviewed by the Placer County Fire District and has been designed with adequate emergency vehicle access and hydrants for use by the District to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. No mitigation 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	
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**Discussion Item X-1:**

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

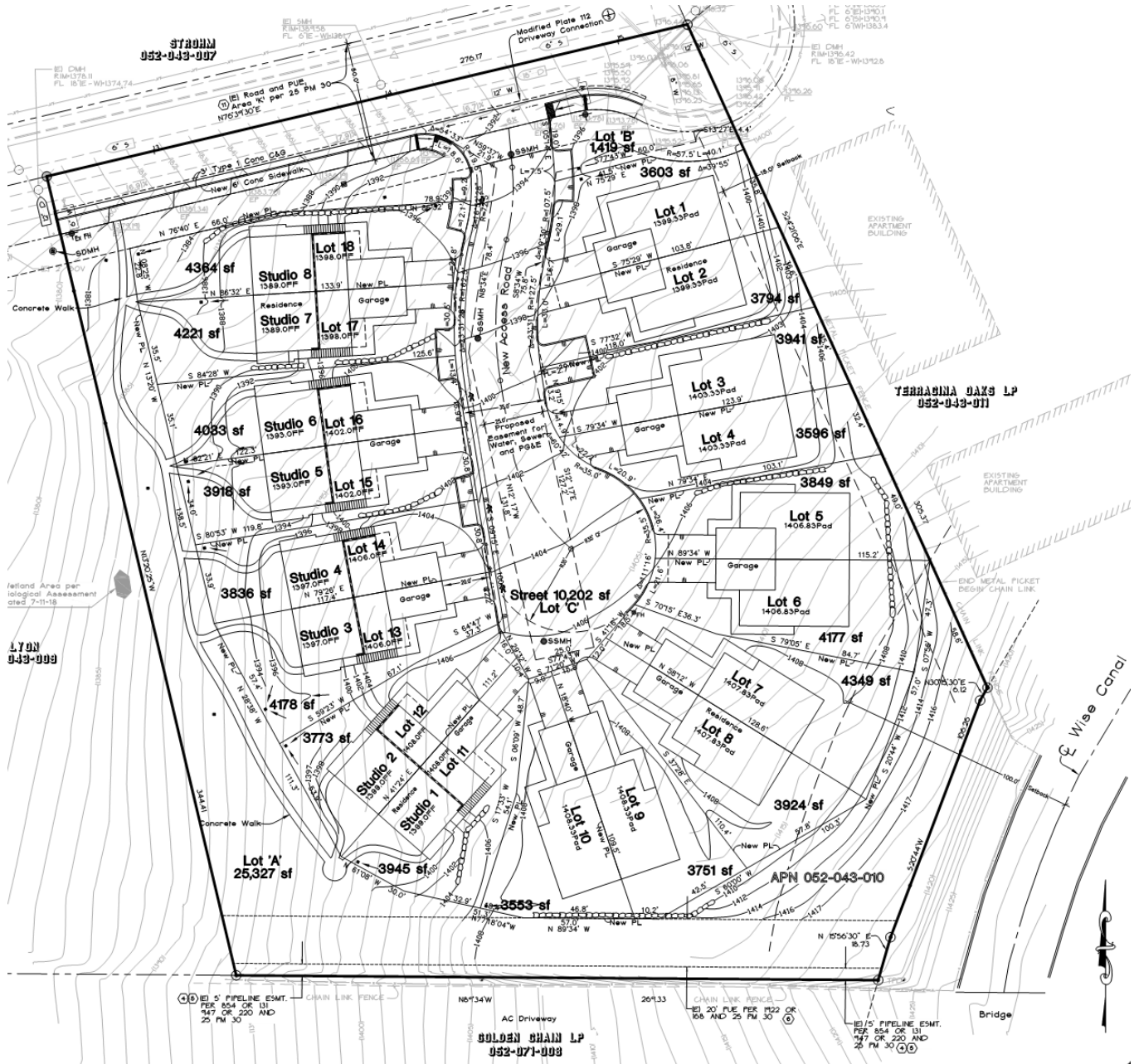
**Discussion Item X-2, 6:**

This project would not utilize groundwater, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. There is an existing well on site which will only be used for landscape. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

**Discussion Item X-3:**

A preliminary drainage report was prepared by the applicant's engineer. The existing approximate 2.6-acre site is undeveloped and mainly consists of grasses/weeds and numerous oak trees. The entirety of the site is pervious and the only storm drainage infrastructure is within Gateway Court. Existing stormwater runoff generally flows from southeast to northwest toward Gateway Court. There is an existing storm drain inlet just west of the northwest corner of the site that connects to the underground storm drain system under Gateway Court. There is an existing canal (Wise Canal) located offsite southeast of the project site.

The proposed project has analyzed a drainage system that would change the onsite drainage patterns due to the construction of the proposed project improvements. The grading of the site divides the site into several drainage sheds which convey stormwater runoff to bio-retention/media filter systems. From there the flows would be conveyed toward the original drainage location of Gateway Court. The change in drainage pattern from the existing condition to the post development condition has the potential to create downstream drainage impacts.



The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. The project site is located in an area identified in the Auburn/Bowman Community Plan Hydrology/Drainage Study as recommended for local stormwater detention.

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

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

### Mitigation Measures Item X-3:

#### MM X.1

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental

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

#### MM X.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

#### MM X.3

The final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies.

#### **Discussion Item X-4:**

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

#### **Mitigation Measures Item X-4:**

##### MM X.4

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

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually submit a Certification of Completed Maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin

cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

#### MM X.5

The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Homeowners' association is responsible for maintaining the legibility of stamped messages and signs.

#### MM X.6

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

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

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.

#### MM X.7

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.

#### **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.

#### **XI. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)			X	
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)			X	

3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			<b>X</b>	
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				<b>X</b>

Approval of the proposed project would allow the development of 18 residential units in nine two-unit buildings and up to eight Accessory Dwellings on a 2.6-acre site. The project proposes a Tentative Subdivision Map, Conditional Use Permit, and Administrative Approval. The site (APN 052-043-010-000) is located within the Auburn Bowman Community Plan area and the City of Auburn Sphere of Influence. The property has a Land Use Designation of Commercial and is zoned CPD-Dc-AO (Commercial Planned Development, combining Design Scenic Corridor, combining Aircraft Overflight zone). Multi-family residential projects are allowed within the CPD zone district with approval of a Conditional Use Permit. An Administrative Approval would allow a 50-foot setback from the adjacent Wise Canal where 100-feet would normally be required.

#### **Discussion Item XI-1:**

The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community or between a community and outlying area. The proposed project does not involve any such features and would not remove any means of access in the surrounding area.

The 2.6-acre site is bounded on the north by Gateway Court and a 3.22-acre undeveloped site with the Rock Creek Plaza Shopping Center beyond it. The Golden Chain Mobile Home Park is south of the proposed project. The 56-unit Terracina Oaks apartment complex is located at the end of Gateway Court and east of the site. An undeveloped 1.86-acre parcel is west of the property at the southeast corner of Gateway Court and Plaza Way.

Given the above, the proposed residential development would not create a physical barrier to travel around or within the project site or remove existing means of access to and through existing nearby neighborhoods. Therefore, the proposed project would result in a less-than-significant impact related to the physical division of an established community. No mitigation measures are required.

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

The proposed project would introduce residential uses onto the undeveloped project site. Residential uses on the project site would be similar in scale to the high-density residential development immediately east and south of the site. The proposed land use for the project is consistent with the land use designations in the Auburn Bowman Community Plan. The development of attached single-family residences at the density being proposed by the project is also consistent with the Placer County Zoning Ordinance. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations.

The property has a Land Use Designation of Commercial and is zoned CPD-Dc-AO (Commercial Planned Development, combining Design Scenic Corridor, combining Aircraft Overflight zone). The purpose of the Commercial Planned Development zone district is to designate areas appropriate for mixed-use community shopping centers, office parks, and other similar developments, where excellence in site planning and building design are important objectives. Multi-family residential projects are allowed within the CPD zone district with approval of a Conditional Use Permit.

The applicant has requested an Administrative Approval to allow a 50-foot setback from the adjacent Wise Canal at the southeast corner of the site. The required setback from the centerline of a man-made canal is 100 feet. A 50 percent reduction may be granted through an Administrative Approval (Zoning Ordinance Section 17.60.105(A)(2)).

The proposed project is located within the Auburn Municipal Airport LUCP, which is part of the Placer County Airport Land Use Compatibility Plan (ALUCP). The site is within Compatibility Zone C2 where the major concern is the potential annoyance associated with aircraft overflights. Safety is only a concern with regard to uses involving high concentrations of people, and particularly risk-sensitive uses such as schools and hospitals. "Multi-Family Residential: townhouses, apartments condominiums" is listed at "normally compatible" in Compatibility Zone C2 according to the ALUCP.



The proposed project would be consistent with many of the policy objectives of the General Plan, including the provision of a variety of housing types. The proposed project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. Therefore the impact is less than significant. No mitigation measures are required.

**Discussion Item XI-4:**

The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration. The proposed project would add residential uses in an existing neighborhood that is surrounded by residential and commercial properties.

The proposed project would be constructed in an area of the county that is characterized by a range of residential densities. There is no evidence to suggest that development of the proposed project site could develop residential uses to such a degree that it would draw residents away from other residential areas resulting in the abandonment and subsequent urban decay of existing residential areas. In addition, the proposed project would not develop retail commercial space, and therefore, would not result in the development of retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. 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:**

No valuable locally important mineral resources have been identified on the project site. The proposed project would not 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. The presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the Community Plan area and no known mineral resources that would be of value are known to occur on the project site or in its vicinity.

The California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five classifications listed in the table, only MRZ-1 occurs within the project site. MRZ-1 zones are areas where available geologic information indicates there is little likelihood for the presence of significant mineral resources. Implementation of the proposed project would not interfere with the extraction of any known mineral resources. Therefore, there is no impact.

**XIII. NOISE** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)			X	

**Discussion Item XIII-1:**

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

An Environmental Noise Assessment was completed for the proposed project by Bollard Acoustical Consultants (BAC) on June 25, 2018. The existing noise environment in the project area is primarily influenced by transportation noise from vehicle traffic on Gateway Court and Highway 49. The Placer County General Plan Noise Element establishes land use compatibility criteria for both transportation noise sources such as roadways, and for non-transportation (stationary) noise sources. For transportation noise sources in residential areas, Placer County establishes a noise level criterion of 60 dB or less in outdoor activity areas, and 45 dB or less for interior noise levels.

New residents onsite would not be exposed to noise levels in excess of established standards and potential impacts would be less than significant. The worst-case traffic noise exposure at the proposed multi-family residential units of the development would occur at the residences proposed closest to Highway 49 (west side of development). To predict future traffic noise exposure at the proposed multi-family residential development, BAC utilized the long-term (continuous) ambient data. The measured average day-night (Ldn) noise level at the project site was calculated to be 56 dB Ldn, including traffic noise levels. Future traffic volumes were conservatively assumed to increase by a factor of 1.5 to account for regional growth in the future, resulting in a 2 dB increase in traffic noise levels relative to measured existing conditions. Based on this assumption, the predicted future traffic noise exposure when projected to the nearest common outdoor activity area of the development was calculated to be 59 dB Ldn.

Standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Therefore, standard residential construction would be acceptable for all residences constructed within the proposed development. Nonetheless, mechanical ventilation (air conditioning) should be provided for all residences within the proposed project development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

The project site is located south of a commercial shopping center (Rock Creek Plaza). The major noise sources related to the adjacent commercial uses are truck deliveries at the store loading docks and rooftop mechanical equipment. The distance from the adjacent commercial loading docks and rooftop equipment to the nearest proposed residences within the project site is in excess of 400 feet.

During the noise survey conducted on the project site on May 15, 2018, BAC staff noted that noise generated by HVAC equipment and truck deliveries at the loading docks were inaudible relative to Highway 49. In addition, the

measured day-night noise level at the project site was 56 dB Ldn, approximately 450 feet from the nearest commercial loading dock.

Construction of the proposed project would result in increased traffic on the local roadway network. The greatest impact from off-site traffic would be on Gateway Court, Willow Creek Drive and Plaza Way. Conservatively assuming each proposed residential units generates 6.1 vehicle trips per day, the predicted off-site traffic noise level at a distance of 50 feet from centerline of these roadways computes to 41 dB Ldn, below County noise limits.

Because future off-site transportation and non-transportation noise sources are expected to satisfy the applicable Placer County General Plan exterior and interior noise level criteria at the proposed development, the impact would be less than significant.

Development of the proposed project would result in a temporary increase in noise levels during daytime hours, particularly from diesel-powered earth-moving equipment and other heavy construction machinery. All construction-related activities would be required to comply with the noise standards contained in the Placer County General Plan and the Auburn Bowman Community Plan for projects adjacent to/within residential neighborhoods which limits such activities to certain times of the day and week to reduce noise impacts on adjacent properties.

Although an increase in noise levels would most likely result from the typical construction phases of any development, these limited durations of noise impacts from the proposed project would not cause significant impacts beyond the minor inconvenience during construction. This temporary increase in ambient noise levels can be mitigated to a less than significant level by implementing the following mitigation measure.

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

Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. This note shall be included on the Improvement Plans.

**Discussion Item XIII-2:**

The proposed project would result in development of up to 26 residential units and would not produce excessive groundbourne vibration or groundbourne noise levels. The primary vibration-generating activities associated with the proposed project would occur during grading, placement of utilities, paving of roadways, and construction of building foundations. The most substantial source of groundborne vibration associated with project construction equipment would be the use of vibratory compactors during construction of the proposed on-site roadway.

At operation, noise would result from air conditioning equipment, activities associated with parking such as doors closing, standard landscaping maintenance activities, and residents utilizing their properties. All of these activities emit intermittent sources of low-level noise and are not expected to cause a perceptible noise increase in the overall ambient noise environment. These noise levels are typical of the urban environment and would not exceed any established noise standards. Operation of the proposed project would have less than significant impacts to the existing noise environment.

Although an increase in noise levels would most likely result from the typical construction phases of any development, these limited durations of noise impacts from the proposed project would not cause significant impacts beyond the minor inconvenience during construction. This is a less than significant impact, No mitigation measures are required.

**Discussion Item XIII-3:**

The proposed project is located approximately one mile south of the Auburn Municipal Airport and is within Compatibility Zone C-2. Compatibility Zone C2 is associated with flights at higher altitudes than those experienced in Compatibility Zone C1. The general concern with aircraft flights in Compatibility Zone C2 is "annoyance," rather than safety. The main restrictions of Compatibility Zone C2 include land uses that congregate large concentrations

of people (i.e., schools, hospitals, etc.). Aircraft typically overfly these areas at an altitude of 1,000 to 1,500 feet above ground level on visual approaches or as low as 601 feet above the airport elevation under when utilizing the circle to land procedure.

According to BAC, long-term (24-hour) ambient noise level measurements indicate existing noise exposure at the project site, including roadway traffic and airport operations, was 56 dB Ldn. Aircraft noise exposure within the interior of the proposed residences would be considerably lower due to the noise reduction provided by standard residential construction (at least 25 dB with windows closed and approximately 15 dB with windows open). Project residents would not be exposed to excessive noise impacts from airport operations. Therefore, there is a less than significant impact. No mitigation measures are required.

#### **XIV. POPULATION & HOUSING – 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. 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)			<b>X</b>	
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				<b>X</b>

##### **Discussion Item XIV-1:**

The proposed project would increase the available housing, which would be expected to increase population in the area; however, the increase in housing is consistent with the General and Community Plans. Implementation of the proposed project would result in the construction of up to 26 residential units for an estimated population of 66 (unincorporated Placer County's 2018 2.54 persons per household). It should be noted the potential studio units would be one-bedroom layouts and unlikely to have more than two occupants each.

The Auburn/Bowman Community Plan (County of Placer 1999) identifies housing stock within the planning area in 1990 as including 4,793 single-family units, 1,672 multifamily units, and 1,062 mobile home units. The Community Plan also identifies a goal of increasing the percentage of multifamily units and decreasing the percentage of mobile home units within the planning area. To accommodate this change in demographics and projected population growth, the Community Plan identified a target of adding between 983 and 1,539 multifamily units by 2010. (Placer County Government Center DEIR, November 2018, page 6-5).

The proposed density on the site, 10 units per acre, is less than the 15 units per acre permitted by the Auburn Bowman Community Plan for residential development in commercial zones. Existing infrastructure and roads in the area would not be expanded or extended as a result of the proposed project. The proposed project would not induce substantial growth in North Auburn or surrounding communities. Therefore, there is a less than significant impact. No mitigation measures are required.

##### **Discussion Item XIV-2:**

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

**XV. PUBLIC SERVICES** – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 project site is located within the Placer County Fire District. The closest fire station is 180-Atwood Fire Station 15 located 0.75 mile southwest of the project site at 11645 Atwood Road. Placer County Fire has reviewed the project proposal and has determined that the property has appropriate access and turning radii for fire and rescue vehicles.

The proposed project would result in a significant environmental impact if new or physically altered fire protection facilities would need to be built to maintain acceptable service ratios, response times, or other performance standards for fire protection. The anticipated increase in population resulting from the proposed project is expected to be 66 persons. The proposed project would result in additional demand for fire protection services but does not propose any new fire facilities beyond required fire hydrants. Much of the land in the vicinity of the project site has been developed and currently features both commercial and residential populations. The additional demand generated by the proposed project—up to 26 new dwelling units—would result in an incremental increase in demand for these services, and as such, would create a less-than-significant impact. No mitigation measures are required.

**Discussion Item XV-2:**

The sheriff protection needs for the proposed project are provided by the Placer County Sheriff's Office. The closest sheriff station is located at 2929 Richardson Drive, one mile to the west within the DeWitt Government Center. There would be an incremental increase in the calls for service due to the proposed development. However, the project site is in a developed area that is already being served by Placer County Sheriff. This proposed project is consistent with land use and does not propose the type of uses that typically involve increased calls for service (i.e., commercial retail). No additional police personnel or equipment would be necessary to serve the proposed project. Therefore, impacts would be less than significant. No mitigation measures are required.

**Discussion Item XV-3:**

The project site is served by two school districts: the Auburn Union Elementary School District (grades K-8) and the Placer Union High School District (grades 9-12). The proposed project would increase future enrollments due to the residential population of the proposed project's potential 26 new residences. This increase would be incremental in relation to the largely developed and populated surrounding communities. As such, no additional facilities would be required and no additional physical environmental impacts would be created.

In addition, the Leroy Greene School Facilities Act, more commonly known as Senate Bill 50, permits school districts to levy fees for the purposes of funding construction of school facilities. The project applicant would be required to work directly with the serving school district to establish fees for each new residence. In accordance with SB 50,

payment of fees by a development project is adequate to reduce impacts of that proposed project on schools to a less-than-significant level. No mitigation measures are required.

#### **Discussion Items XV-4, 5, 6:**

The proposed project would result in an incremental increase in demand for maintenance of public facilities. The Placer County Board of Supervisors has approved the levying of Development Impact Fees for most new development within the County. The concept of the impact fee program is to fund and sustain improvements that are needed as a result of new development as stated in the General Plan and other policy documents within the fee program. Development Impact Fees include Traffic Impact Fees, Park Dedication and Park Facilities In-Lieu Fees, Animal Services, and Capital Facilities Fees.

There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. The proposed project would be subject to the County Traffic Impact Fee Program and payment of Traffic Impact Fees would be required prior to approval of Building Permits or Improvement Plans. Payment of Traffic Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having no significant impact on maintenance of roads.

Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having no significant impact on public facilities. Therefore, this impact is less than significant. No mitigation measures are required.

The proposed project would result in a modest increase in demand for local governmental services such as assessor services, libraries, courts, and jails. These services are funded by collection of property taxes, which are allocated through the County General Fund. Private utilities include electric, gas, telephone, solid waste disposal, and cable and internet services.

The proposed project would not result in a significant increase in service demands or render the current service levels to be inadequate, no new public facilities would be necessary to serve the proposed project beyond those already considered in the Auburn Bowman Community Plan. The proposed project would not require the provision of new, or physically altered existing governmental services and facilities. The impact of the proposed project would be less than significant. No mitigation measures are required.

#### **XVI. RECREATION:**

<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. 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)			<b>X</b>	
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)			<b>X</b>	

#### **Discussion Item XVI-1, 2:**

The proposed project would generate an increase in population of the local area, which would likewise generate an increased demand for park and recreational facilities. The County would require the provision of recreational facilities, dedication of land, and/or the payment of an in-lieu fee as a condition of approval for the Tentative Subdivision Map. The County's standard is five acres of parkland and active recreational facilities and five acres of passive recreational facilities for every 1,000 residents.

The proposed project would result in an estimated population of 66 occupants, which would result in an incremental increase in demand for public recreation facilities. The proposed project does not propose recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The proposed project includes a meandering pathway along the western boundary of the site within a common area/open space lot as an access and recreational amenity to residents.

Placer County collects parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments. Park Dedication Fees are due at the time of final map recording and an additional fee is collected when each residence's building permit is issued. This fee would be used for the acquisition, improvement and/or expansion of parks and recreational facilities within the community. The impact of the proposed project would be less than significant. No mitigation measures are required.

**XVII. TRANSPORTATION –** Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
5. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
6. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		

**Discussion Item XVII-1:**

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

**Discussion Item XVII-2:**

The access to the proposed project is proposed from Gateway Court. The encroachment would be constructed to County standards and the onsite road and turnaround design is acceptable to the County and meets the servicing fire district requirements. The onsite road pavement is wide enough to provide for a pedestrian path from the turnaround to the sidewalk along Gateway Court. 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:**

Eighteen residential units are proposed along with the potential for eight studio Accessory Dwelling Units. The Zoning Ordinance requires two off-street parking spaces per dwelling unit. Each primary unit has driveway parking for one vehicle and a single-car garage for a total of 36 spaces. According to Zoning Ordinance Section 17.56.200 and in compliance with State law, no additional parking is required when an Accessory Dwelling is within one-half mile of a



public transit stop and/or is within an existing single-family dwelling. Six visitor parking spaces in five parking bays dispersed throughout the site are proposed. CC&Rs will require that garages be used by residents/owners for parking their cars and not for storage, workshops or other uses which would interfere with the ability to park a car within the garage. Parking on site, 42 spaces, is expected to be adequate for the project as proposed. There 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 18 condominium/townhouses on separate lots with eight secondary dwelling units available as an option. The proposed project would generate approximately 19 additional PM peak hour trips and approximately 200 average daily trips.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the project will be included requiring the payment of traffic fees (estimated to be \$104,879.20 based on 18 condominium/townhouses and 8 secondary dwelling units) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." The Guidelines section further states that although a lead agency may elect to be governed by this section immediately, lead agencies are not required to utilize VMT as the metric to determine transportation impact until July 1, 2020. The inconsistency between the implementation date of July 1, 2020 allowed by the Guidelines and the requirement of PRC 21099(b)(2) to no longer use congestion metrics creates a gap or "interim" period when use of traffic congestion metrics is no longer allowable; however, the lead agency may not yet have an established VMT threshold(s), as is currently the case for Placer County.

A recent court case (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 2019 WL 6888482) attempted to add clarity to the timing issue surrounding the transition between transportation impact metrics. The court ruled that although CEQA Guidelines section 15064.3, requiring use of VMT as the transportation impact metric, does not apply until July 1, 2020, Public Resources Code Section 21099(b)(2) is already in effect. As a result of the ruling, although lead agencies are not yet required to analyze transportation impacts under the VMT metric, they can no longer draw a transportation impact significance conclusion using a metric that measures traffic congestion (e.g., level of service (LOS)).

Subsequent to the certification of the CEQA Guidelines, the Governor's Office of Planning and Research (OPR) published the Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018). OPR's advisory document identifies a potential approach which an agency could utilize as the basis for determining significant transportation impacts. Specifically, the OPR Technical guidance recommends consideration of whether the project is consistent with the applicable Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The guidance aligns with CEQA Guidelines Section 15125(d), which requires that a CEQA document should discuss inconsistencies between the proposed project and the regional transportation plan. For the SACOG region, this consists of the Metropolitan Transportation Plan/SCS (MTP/SCS).

The proposed project is located within an area designated as an Established Community in both the 2016 and 2020 MTP/SCS. The MTP/SCS is aimed at reducing greenhouse gas emissions through VMT reduction, and these efforts are primarily focused on urban areas, where investments in the roadway system and transit, bike, pedestrian infrastructure are built into the MTP/SCS to achieve identified air quality targets. In this "interim" period, the following qualitative discussion of VMT has been provided for the proposed project.

According to the MTP/SCS, Established Community areas are typically the areas adjacent to, or surrounding, Center and Corridor communities. Many are characterized as "first tier", "inner ring" or mature suburban communities. Local land use patterns aim to maintain the existing character and land use pattern in these areas. Land uses in Established Communities are typically made up of existing low- to medium-density residential neighborhoods, office and industrial parks, or commercial strip centers. Depending on the density of existing land uses, some Established Communities

have bus service; others may have commuter bus service or very little service. For unincorporated Placer County, the 2020 MTP/SCS assumes an additional 15,080 jobs and 3,160 housing units would be developed in Established Communities by 2040 (see Appendix C of the 2020 MTP/SCS). Note this represents an increase in the forecasts provided in the 2016 MTP/SCS for Year 2035 (12,090 jobs and 2,760 housing units).

Figures 3-10 and 3-11 of the 2020 MTP/SCS show the 2016 and projected 2040 vehicle miles traveled per capita for the six-County SACOG region. The sub-region in which the project is located is shown as having both now, and in the future, <= 50-85% of the regional average VMT per capita. The MTP/SCS anticipates some increased activity/growth within Established Communities. Additionally, these areas are recognized as having high VMT per capita both now and in the future (2040 MTP/SCS Planning Period). Thus, it can be concluded that the potential increased activity associated with the proposed project would not conflict with the MTP/SCS' strategy for reducing VMT through investments in roadway and multi-modal infrastructure primarily in urban areas and therefore the project's impact associated with VMT increases are considered less than significant. No mitigation measures are required.

**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:**

A Cultural Resources Inventory was prepared for the project site by Dudek & Associates in July 2018. The potential for presence of cultural resources on the project site was determined through a records search and pedestrian survey. No historical resources were identified on the property and no additional pre-construction consideration of cultural resources was necessary.

Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of standard cultural resource construction mitigation measures ensure that this impact is less than significant.

**Mitigation Measures Item XVIII-1:**

MM V.1 and MM V.2

**Discussion Item XVIII-2:**

Effective July 1, 2015, AB 52 amended CEQA to mandate consultation with California Native American tribes during the CEQA process to determine whether or not the proposed project may have a significant impact on a Tribal Cultural Resource, and that this consideration be made separately from cultural and paleontological resources. Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies carry out consultation with tribes at the commencement of the CEQA process to identify Tribal Cultural Resources. Furthermore, because a significant effect on a Tribal Cultural Resource is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

On May 25, 2018, Dudek requested a Native American Heritage Commission search of their Sacred Lands File for the project site. The NAHC replied via email on June 8, 2018 stating that Sacred Sites were on file within this search area. The NAHC suggested contacting the United Auburn Indian Community (UAIC) and other NAHC-listed Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the proposed project.

On June 13, 2019, Placer County contacted four Native American tribes requesting any information regarding sacred lands or other heritage sites that might be impacted by the proposed project. At the time of preparation of this Initial Study, the United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports and a site visit.

After a site visit, the UAIC requested a mitigation measure addressing inadvertent discoveries and also asked for the ability to conduct a site visit to review the site following initial ground disturbance. UAIC closed consultation on August 8, 2019. At the time of preparation of this Initial Study, no other tribes have contacted the County. Implementation of the following mitigation measure would reduce impacts to tribal cultural resources to a less than significant level.

**Mitigation Measures Item XVIII-2:**

**MM XVIII.1**

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

In the event that the find is found to be ineligible for inclusion in the California Historic Register of Historical Resources are identified within the project area, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCR's to be appropriate or respectful and requests that materials not be permanently curated, unless 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 Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.

**MM XVIII.2**

The applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas.

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:

- Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate

with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.

- A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.
- A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).

The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

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

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

**Discussion Item XIX-1:**

The proposed project is located within Placer County Sewer Maintenance District 1. The project proposes to connect to the existing sewer line within Gateway Court and would contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works Environmental Engineering Division has provided comments that the proposed project is eligible for sewer service and would have to construct sewer improvements to County standards (Will-Serve Requirements letter dated September 18, 2019).

The proposed project would increase wastewater flows to the treatment plant. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist, however, the applicant is required to submit a sewer study and/or capacity study for the existing Highway 49 sewer trunk line to determine if there is adequate capacity in the line to serve the shed area prior to approval of Improvement Plans. If inadequate capacity is determined, portions of the trunk line may need to be upgraded. The trunk line is within existing easements and any upgrades would not have significant environmental impacts.

The Placer County Water Agency has provided comments that the proposed project is eligible for water service (Conditional Will-Serve Letter dated June 12, 2018). Therefore, these impacts are less than significant. No mitigation measures are required.

**Discussion Item XIX-2:**

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the proposed project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are 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 is located within the Placer County Sewer Maintenance District 1 (SMD-1). The project proposes to connect to the existing sewer line within Gateway Court. The proposed project would contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works Environmental Engineering Division has provided comments that the proposed project is eligible for sewer service and would have to construct sewer improvements to County standards (see Will Serve Requirements letter dated September 18, 2019). The proposed project would increase wastewater flows to the treatment plant. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist.

The Placer County Water Agency has provided comments that the proposed project is eligible for water service (see Conditional Will Serve Letter dated June 12, 2018). The project proposes to connect to the existing water facilities within Gateway Court. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

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

**Discussion Item XIX-4, 5:**

The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. 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)				<b>X</b>
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Placer County Fire provides fire prevention, fire suppression, and life safety services to the North Auburn area. The proposed project site is located in an area that is classified as “urbanized/unzoned” risk for wildland fires. The project site is located in an environment not typically associated with wildland fires (fragmented oak woodland and grasslands and considerable urban development). The area’s topography, type, and amount of fuel, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. Direct fire vehicle access to the site would be available via Gateway Court and secondary access is available from adjacent developed and undeveloped properties.

**Discussion Item XX-1:**

Construction of the proposed commercial project would not substantially impair an adopted emergency response or evacuation plan. No construction activities or equipment staging areas would be permitted to obstruct the travel lanes of Gateway Court. The proposed project would not involve the closure of Gateway Court which would be an important evacuation route in the event of a wildfire. Therefore, there is no impact.

**Discussion Item XX-2:**

Properties south and east of the project site are developed with multi-family uses and are primarily parking, buildings and ornamental landscaping. Properties to the north and west of the site are undeveloped and predominantly grassland. The proposed project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors due to the project’s urbanized location away from natural areas susceptible to wildfire. The project site is not located within an area of moderate, high, or very high Fire Hazard Severity for the Local Responsibility Area nor does it contain any areas of moderate, high, or very high Fire Hazard Severity for the State Responsibility Area. Therefore, there is a less than significant impact. No mitigation measures are required.

**Discussion Item XX-3:**

The existing roads in the area would not change. No off-site improvements to the adjacent properties would be required for the proposed project’s implementation. Therefore, there is no impact.

**Discussion Item XX-4:**

Due to the location of the project site’s distance from a Very High Fire Hazard Severity Zone, it does not appear that it would exacerbate wildfire risks; it does not require installation or maintenance of associated infrastructure that could exacerbate fire risks; and it would not expose people or structures to significant risks from downstream flooding, landslides, slope instability or drainage changes. 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 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 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.
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**I. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Services Division, Christopher Schmidt, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division, Phillip A. Frantz, P.E.  
 Department of Public Works-Transportation, Amber Conboy  
 DPW-Environmental Engineering Division, Sarah Gillmore  
 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/Dave Bookout

Signature  Date February 7, 2020  
 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.

<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 type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
<b>Trustee Agency Documents</b>	<input type="checkbox"/>	
	<input type="checkbox"/> Department of Toxic Substances Control	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan



		<input type="checkbox"/> Paleontological Survey
		<input 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 checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<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 checked="" type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Program

# EXHIBIT A

## MITIGATION MONITORING PROGRAM

### Mitigated Negative Declaration – PLN19-00138

#### Gateway Commons Subdivision

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 Gateway Commons Subdivision 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:

<u>MM I.1</u>	<u>MM IV.3</u>	<u>MM X.3</u>
<u>MM I.2</u>	<u>MM V.1</u>	<u>MM X.4</u>
<u>MM I.3</u>	<u>MM VII.1</u>	<u>MM X.5</u>
<u>MM III.1</u>	<u>MM VII.2</u>	<u>MM X.6</u>
<u>MM III.2</u>	<u>MM VII.3</u>	<u>MM X.7</u>
<u>MM III.3</u>	<u>MM VII.4</u>	<u>MM XIII.1</u>
<u>MM III.4</u>	<u>MM VII.5</u>	<u>MM XVIII.1</u>
<u>MM III.5</u>	<u>MM IX.1</u>	<u>MM XVIII.2</u>
<u>MM IV.1</u>	<u>MM X.1</u>	
<u>MM IV.2</u>	<u>MM X.2</u>	

#### **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."