

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: Simpson Minor Land Division (PLN16-00374)

PROJECT DESCRIPTION: The project proposes a Minor Land Division to subdivide a 7.3-acre parcel into three parcels consisting of 2.4 acres (Lot 1), 2.6 acres (Lot 2), and 2.3 acres (lot 3).

PROJECT LOCATION: Newcastle Road, Newcastle, Placer County

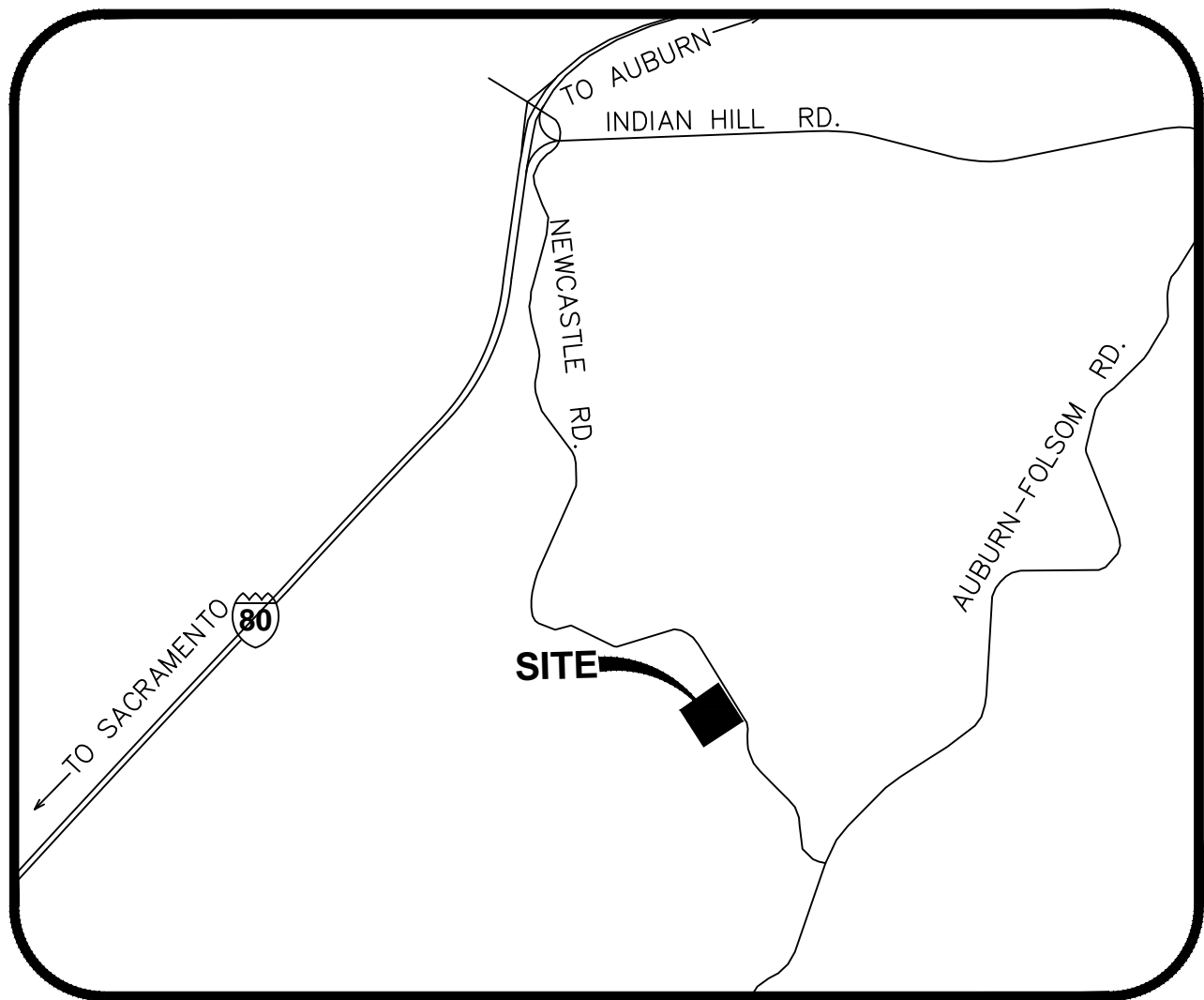
APPLICANT: Kim Poiesz

The comment period for this document closes on April 30, 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>

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

Delivered to 300' Property Owners on **April 1, 2020**.



VICINITY MAP

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

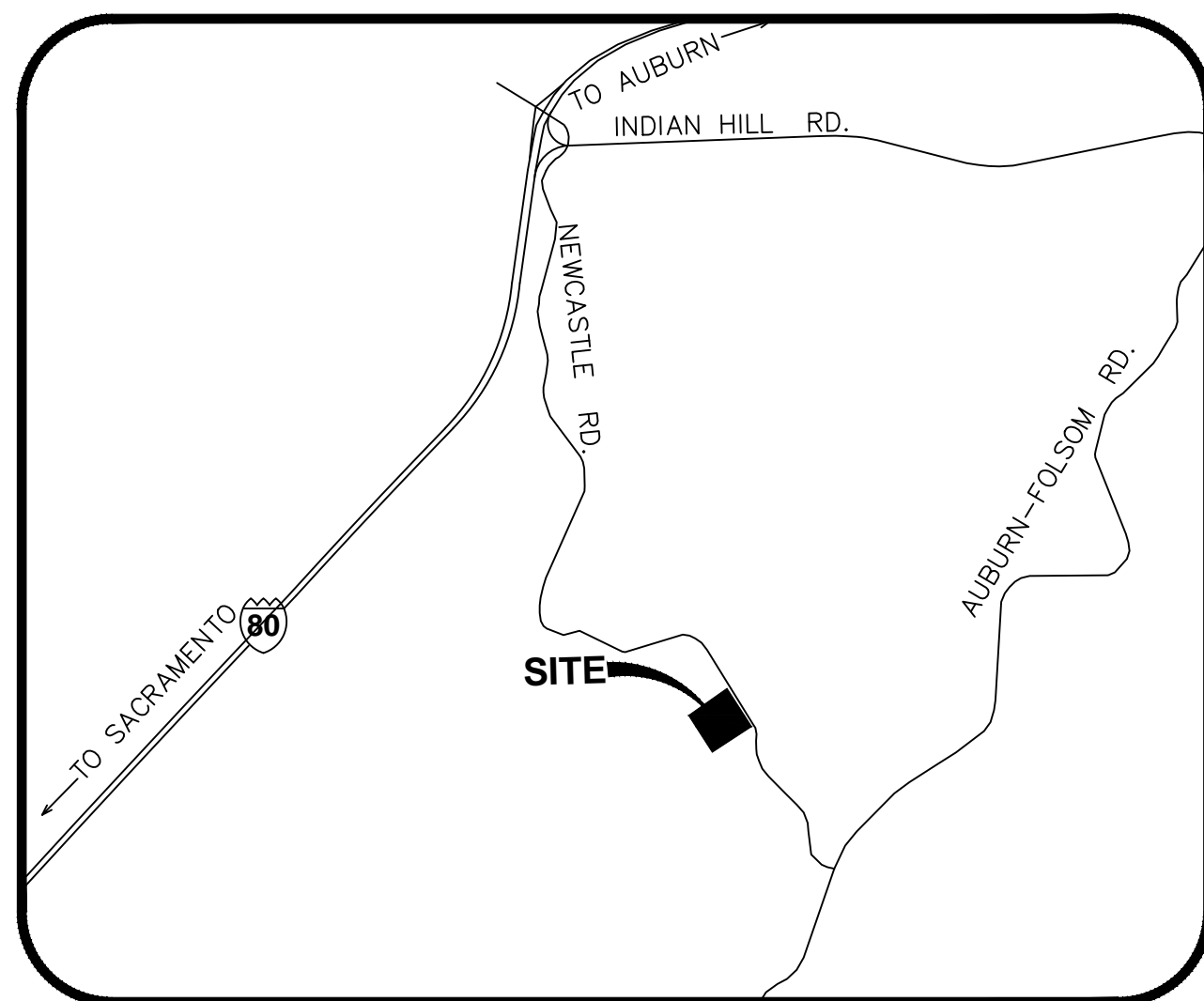
PROJECT INFORMATION

Title: Simpson Minor Land Division	Project # PLN16-00374
Description: The project proposes a Minor Land Division to subdivide a 7.3-acre parcel into three parcels consisting of 2.4 acres (Lot 1), 2.6 acres (Lot 2), and 2.3 acres (lot 3).	
Location: Newcastle Road, Newcastle, Placer County	
Project Owner: Michelle Simpson	
Project Applicant: Kim Poiesz	
County Contact Person: Shirlee I. Herrington	530-745-3132

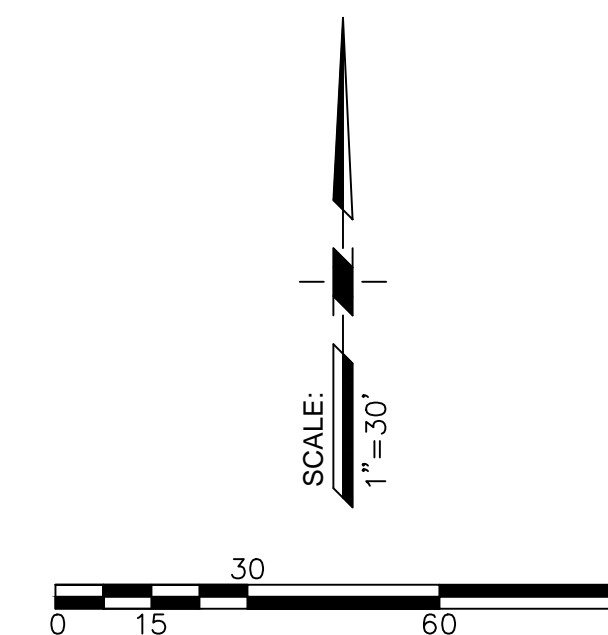
PUBLIC NOTICE

The comment period for this document closes on **April 30, 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>). Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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



VICINITY MAP
NOT TO SCALE



**TENTATIVE MAP
LANDS OF SIMPSON
NEWCASTLE ROAD**

**A PORTION OF
SECTION 31, T.12 N., R.8 E., M.D.B.&M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=30' FEBRUARY 25, 2020**

P S O M A S

PREPARED AT THE REQUEST OF:
MICHELLE R. SIMPSON

DATE OF TOPOGRAPHIC GROUND SURVEY:
07/16 & 17/2018
TOPOGRAPHIC SURVEY COMPILED AT 1"=20'
2' CONTOUR INTERVALS

THE BOUNDARY SHOWN HEREON IS BASED
ON RECORD INFORMATION.

HORIZONTAL DATUM:
CALIFORNIA STATE PLANE, COORDINATE SYSTEM ZONE II

MEAN COMBINATION FACTOR (CF):
0.9988822549

DISTANCES SHOWN HEREON ARE GROUND DISTANCES
TO CONVERT GRID DISTANCE TO GROUND DISTANCE ... DIVIDE BY THE CF
TO CONVERT GROUND DISTANCE TO GRID DISTANCE ... MULTIPLY BY THE CF

VERTICAL DATUM:
NAVD 88 BASED ON BENCH MARKS

'F 830' ELEV: 746.823'; 'N 566' ELEV: 925.192'; & 'PONDS' ELEV: 879.057'

OWNER
MICHELLE R. SIMPSON
18 PALMA AVE.
LA SELVA BEACH, CA 95076
(831) 539-1104
RoseyOne3@gmail.com

SITE ADDRESS
NEWCASTLE ROAD
NEWCASTLE, CA 95608
VACANT LAND-NO STREET
NUMBER ASSIGNED

SURVEYOR
PSCMAS
11681 BLOCKER DRIVE #200
AUBURN, CA 95603
(530) 863-2535
CONTACT: STEPHEN WILLIAMS

UTILITIES

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

PACIFIC GAS & ELECTRIC
PROPANE (PRIVATE)
AT&T
SEPTIC SYSTEM/LEACH FIELD (PRIVATE)
WELLS:
NEWCASTLE FIRE PROTECTION DISTRICT
PLACER COUNTY SHERIFF
LOOMIS UNION SCHOOL DISTRICT
PLACER UNION HIGH SCHOOL DISTRICT

PARCEL SIZE:
PARCEL 1: 2.5±AC(GROSS) 2.3±AC(NET)
PARCEL 2: 2.8±AC(GROSS) 2.6±AC(NET)
PARCEL 3: 2.6±AC(GROSS) 2.4±AC(NET)
TOTAL: 7.9±AC(GROSS) 7.3±AC(NET)

EXISTING ZONING:

RA-B-100
RA: RESIDENTIAL AGRICULTURAL
B-100: BUILDING SITE 10,000 SF MINIMUM

PROPOSED ZONING:

RA-B-100 PD=1
RA: RESIDENTIAL AGRICULTURAL
B-100: BUILDING SITE 10,000 SF MINIMUM

PROJECT DESCRIPTION

THIS MINOR LAND DIVISION INVOLVES THE SUBDIVISION OF AN EXISTING RURAL 7.3±
ACRE VACANT PARCEL INTO THREE LEGAL PARCELS THE SIZES OF WHICH ARE INDICATED
ABOVE. THE EXISTING PARCEL IS ZONED RA-B-100 (SINGLE FAMILY RESIDENTIAL WITH
AGRICULTURAL TYPE USES - 100,000 SF MINIMUM PARCEL SIZE). NO CHANGE IN ZONING
IS BEING REQUESTED. ACCESS FROM COUNTY MAINTAINED ROAD, NEWCASTLE ROAD TO
FUTURE BUILDING SITES ON ALL PARCELS PARCELS WILL BE BY A SINGLE DRIVEWAY
ENTRANCE CONSTRUCTED ON EACH PARCEL.

GENERAL NOTES

1. THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE
LOCATION OF PROPERTY LINES HAVE NOT BEEN PRECISELY SHOWN AT THIS TIME.
PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE
SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

2. THIS TENTATIVE PARCEL MAP ACCURATELY CONFORMS TO SECTION 16.20 OF THE
PLACER COUNTY CODE.

3. TOPOGRAPHY HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHY AND COMPLIES WITH
NATIONAL MAP ACCURACY STANDARDS.

4. THE FOLLOWING EASEMENTS MAY AFFECT THE SUBJECT PROPERTY, BUT ARE NOT
LOCATABLE FROM RECORD: 1148 OR 285.

TENTATIVE MAP STATEMENT

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

DENNIS G. MEYER, LS 4751
DATE 02-25-2020



OWNER'S CERTIFICATE

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

DENNIS G. MEYER, LS 4751
(FOR MICHELLE R. SIMPSON)
DATE 02-25-2020

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: Simpson Minor Land Division	Project # PLN16-00374
Entitlement(s): Minor Land Division	
Site Area: 7.3 acres	APN: 042-193-010-000
Location: Newcastle Road, Newcastle, Placer County	

A. BACKGROUND:

Project Description:

The project proposes a Minor Land Division to subdivide a 7.3-acre parcel into three parcels consisting of 2.4 acres (Lot 1), 2.6 acres (Lot 2), and 2.3 acres (lot 3). The project site is north of Barbula Hill Road in Newcastle, approximately 0.55 mile northeast of the intersection of Newcastle Road and Auburn Folsom Road. The lots would be developed with individual driveways connecting to Newcastle Road. Each lot would have individual onsite septic disposal systems and private wells. All development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

Project Site (Background/Existing Setting):

The project site is approximately 7.3 acres and is zoned RA-B-100 (Residential Agriculture, Combining Minimum Building Site of 2.3 Acres). The site occurs immediately northeast of the base of a hill located on the adjacent property. The topography is mildly-sloped with elevations ranging from approximately 800 feet above mean sea level (msl) in the northwest to 900 feet msl in the southwest. An intermittent drainage occurs along the eastern border and an ephemeral drainage occurs along the western border of the property. Three major terrestrial vegetative communities including oak-foothill pine woodland, riparian woodland, and non-native annual grassland occur on the project site.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan	Existing Conditions and
----------	--------	-----------------------------	-------------------------

		Designations	Improvements
Site	RA-B-100 (Residential Agriculture, Combining Minimum Building Site of 2.3 Acres)	Rural Residential 2.3 – 4.6 Acre Minimum	Undeveloped
North	RA-B-X 4.6 Ac. Min. (Residential Agriculture, Combining Minimum Building Site of 4.6 Acres)	Same as project site	Single-Family Residential
South	Same as project site	Same as project site	Single-Family Residential
East	Same as project site	Same as project site	Single-Family Residential
West	RA-B-X 4.6 Ac. Min. (Residential Agriculture, Combining Minimum Building Site of 4.6 Acre	Same as project site	Single-Family Residential

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

Pursuant to the requirements of Assembly Bill 52 (Chapter 532, Statutes 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on March 8, 2017. No requests for consultation were received.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

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

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.

- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion Item I-1, 2, 3, 4:

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 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.

The subject property is not located within a state scenic highway and would not damage rock outcroppings or historic buildings. The proposed project would not have an adverse impact on a scenic vista as there are no scenic vistas present onsite. The site is currently undeveloped and the construction of three new residences, driveways, and supporting infrastructure would be a change from the existing condition. However, this change in visual character is minor, and the proposed project would be developed with rural residential uses consistent with the existing character of the surrounding area. Construction of new single-family homes would have the potential to create a new source of light or glare. However, the subject property is located in a rural area that consists of parcels already developed with single-family residences consistent with the anticipated use on the three resultant parcels. Because of this, additional light or glare created by the new residences would be considered negligible. Therefore, the impact is less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X

2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

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

The subject property is not considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. The subject property is located within a rural residential area, with the majority of surrounding properties developed with single-family residential uses. While the Residential Agriculture (RA) zone district does allow for some agricultural uses, there are no agricultural operations located on or immediately adjacent to the subject property that would require a land use buffer. Though the site historically supported a fruit orchard, the orchard is no longer onsite. The proposed project would not conflict with existing zoning or cause rezoning of forest or agricultural land, and none of the adjacent properties are enrolled in the Williamson Act. The proposed project would not result in changes to the environment that would result in the loss or conversion of Farm or Forest land. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			X	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			X	
4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ)			X	

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and non-attainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of a Tentative Parcel Map to subdivide a 7.3-acre parcel into residential parcels consisting of 2.3 acres, 2.4 acres and 2.6 acres. The parcel is currently undeveloped. Construction activities would include grading and tree removal for construction of three future driveways, homesites, and associated utilities. No demolition or burning is proposed.

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. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM₁₀.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans.

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

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed two 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. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling, is located on the adjacent parcel.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following

idling restriction (five minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

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

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. With compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

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

Discussion Item III-4:

The proposed project would result in air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust that could create odors. However, residential uses are not typically associated with the creation of objectionable odors. During construction, odors will be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. 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 community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

Discussion Item IV-1, 2:

A Biological Resources Assessment was prepared for the 7.3-acre site by Foothill Associates dated September 14, 2017. The Assessment was prepared based on literature review, special-status species reports, and a field survey conducted on July 28, 2017. A wetland assessment was prepared during the field survey. The field survey was conducted to characterize existing conditions, to assess the potential for sensitive plant and wildlife resources to occur, and to determine if waters of the U.S. were present onsite.

Three major terrestrial vegetative communities occur onsite including 5.62-acres of oak-foothill pine woodland, 1.16 acres of riparian woodland, and 0.62 acre of non-native annual grassland habitat. Sensitive riparian habitats and aquatic resources include approximately 0.01 acre of ephemeral drainage and 0.07 acre of intermittent drainage.

The oak woodland onsite occurs within a majority of the project area. This vegetative community is comprised primarily of interior live oak (*Quercus wislizeni*), with some blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), and scattered foothill pine (*Pinus sabiniana*). Understory species include toyon (*Heteromeles arbutifolia*), Coyote brush (*Baccharis pilularis*), poison oak (*Toxicodendron diversilobum*), and species associated with the non-native grassland community. In the eastern and northern sections of this community, Canary Islands ivy (*Hedera canariensis*) has dominated the understory and is encroaching up along the trunks and limbs of the oak and pine trees. This habitat demonstrates evidence of human disturbance, including a road, metal shed, and scattered trash.

Riparian woodland occurs along the eastern, western, and a portion of the northern border of the study area. This vegetative community is comprised of willow (*Salix sp.*), California buckeye (*Aesculus californica*), Himalayan blackberry (*Rubus armeniacus*), and Canary Islands ivy. This habitat is associated with an ephemeral drainage in the western portion of the site and an intermittent drainage along the eastern and northern parcel borders.

Non-native annual grassland occurs in a few open patches and scattered throughout the understory of the oak-foothill pine woodland community of the project area. This vegetative community is characterized primarily by herbaceous herbs and forbs and grasses including bristly dogtail grass (*Cynosurus echinatus*), oat (*Avena sp.*), bur chervil (*Anthriscus caucalis*), common madia (*Madia elegans*), and Italian thistle (*Carduus pycnocephalus*). This habitat demonstrates evidence of human disturbance, including scattered trash and a remnant burn pile of tree stumps.

The Natural Resources Conservation Service (NRCS) mapped two soil units within the project area. Andregg Coarse Sandy Loam Rocky, 30 to 50 percent slopes consists of well-drained soils on steep hills located from 500 to 1,000 feet above MSL (mean sea level). The permeability is moderately rapid and the surface run-off is rapid. The available water holding capacity is low (about 3.5 inches). This soil has parent material consisting of residuum weathered from granite. This soil is comprised of 85 percent Andregg and other similar soils, and 15 percent of minor components that include Caperton coarse sandy loam, unnamed, and Sierra sandy loams. This soil type is not hydric and occurs within a small area of the southwestern and central portions of the project area. The second soil type found onsite, Sierra Sandy Loam, 9 to 15 percent slopes, consists of well-drained soils on rolling hills located from 500 to 1,000 feet above MSL. Permeability is moderately slow and surface run-off is medium. The available water holding capacity is low (about 5.4 inches). This soil has parent material consisting of residuum weathered from granite. The soil is composed of 80 percent Sierra and other similar soils, and 15 percent of minor components that include Andregg coarse sandy loam and moderately-deep and rock outcrop soils. This soil type is not hydric and occurs within the central, western, northern, eastern, and southern portions of the project area.

The assessment determined the onsite habitat has the potential to support a variety of special-status species including plants and terrestrial wildlife. According to the records search, 27 special-status plant species have the potential to occur on or in the vicinity of the project area. Based on field observations and literature review, seven special-status plant species have a low potential to occur including Butte County fritillary (*Fritillaria eastwoodiae*), chaparral sedge (*Carex xerophila*), dwarf downingia (*Downingia pusilla*), Humboldt lily (*Lilium humboldtii*), oval-leaved viburnum (*Viburnum ellipticum*), Red Hills soaproot (*Chlorogalum grandiflorum*), and streambank spring beauty (*Claytonia parviflora*). All of these species are known to occur in the oak-foothill pine woodland and/or foothill grassland habitat, but none have been found within 5 miles of the Study Area and are not likely present. Two plant species were determined to have a high potential to occur including Brandegee's clarkia (*Clarkia boloba* ssp. *Biloba*) and dubious pea (*Lathyrus sulphureus* var. *argillaceus*). Neither species was observed in the Study Area; however, the Biological Assessment notes the biological surveys were conducted outside the evident and identifiable period for this species. The oak-foothill pine woodland within the Study Area provides habitat for these species, however the clarkia is ranked as a CNPS Rank 4 species, which are plants of limited distribution that are on a watch list, and the dubious pea a Rank 3 species, which are plants about which more information is needed. While these plant ranks may receive consideration during environmental review under CEQA depending on site circumstances, the footprint of future development is unlikely to impact these species.

Based on field observations and literature review, two invertebrates, two reptiles, one amphibian, three mammal species, and six protected migratory bird species were determined to have the potential to occur onsite. Coast horned lizard (*Phrynosoma coronatum*), western spade-foot toad (*Spea hammondi*), pallid bat (*Antrozous pallidus*), silver haired bat (*Lasionycteris noctivagans*), and western bumble bee (*Bombus occidentalis*) have a low potential to occur in the study area. With the exception of the western bumble bee, these species were not observed onsite nor are there documented CNDBB records for these species within five miles of the project site. The Biological Resources Assessment notes that in the case of the western bumble bee, new nests are established annually and the loss of a single nest is expected to have no significant impact on the species, and no mitigation measures are recommended for this species. Therefore, it is unlikely the project would significantly impact these species and no mitigation measures are required.

The Biological Assessment states that Townsend's big-eared bat (*Corynorhinus townsendii*) and andrenid bee (*Andrenidae*) have a high potential to occur onsite; however, Townsend's big-eared bat roosting habitat is typically found in caves and mines, which are not in the Study Area. The oak-foothill pine woodland and riparian woodland onsite provide foraging habitat for this species, however the loss of foraging habitat is relatively minor and would not result in a significant impact to this species. The Biological Assessment notes there is one CNDBB record within a five mile radius for andrenid bee, and that the non-native grassland provides habitat for this species; however, andrenid bee is not a listed or threatened species. Furthermore, the building envelopes for the project are outside of the identified non-native grassland and avoids impacting this habitat. No mitigation measures are required for Townsend's big-eared bat or andrenid bee impacts.

Western pond turtle (*Actinemys marmorata*), and nesting birds (cooper's hawk (*Accipiter cooperii*), Lewis' woodpecker (*Malanerpes lewis*), oak titmouse (*Baeolophus inornatus*), olive-sided flycatcher (*Contopus cooperi*), purple martin (*Progne subis*), and yellow-billed magpie (*Pica nuttalli*)) also have a high potential to occur onsite. The intermittent and ephemeral streams provide potential habitat for western pond turtle, and the oak-pine woodland habitat provides habitat for nesting birds. Implementation of the project could impact these species from grading and tree removal. However, with the following mitigation measures, potential impacts to these species would be less than significant.

Mitigation Measures Item IV-1, 2:

MM IV.1

If driveways are proposed across the intermittent drainage that would result in development activity within the stream channel, a grading permit and a tree permit are required for Lots 1, 2, and 3. Within 14 days prior to ground-disturbing activities including vegetation clearing, grading, and tree removal, the future property owners shall contract with a qualified biologist to conduct pre-construction surveys for western pond turtle.

If no special-status amphibians or reptiles are observed, then a letter report shall be prepared to document the survey, and no additional mitigation measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If western pond turtles are found during the pre-construction survey, then a qualified biologist shall conduct an environmental awareness training for all construction personnel. The training shall include identification of the special-status species, required practices before the start of construction, general measures that are being implemented to

conserve the species as they relate to the project, penalties for non-compliance, and boundaries of the Study Area and of the permitted disturbance zones. Supporting materials containing training information shall be prepared and distributed. Upon completion of training, all construction personnel shall sign a form stating that they have attended the training and understand all the measures. Proof of this instruction shall be kept on file with the project proponent. The project proponent shall provide CDFW with a copy of the training materials and copies of the signed forms by project staff indicating that training has been completed within 30 days of the completion of the first training session.

Furthermore, a qualified biologist shall be present on-site during initial ground-clearing and grading activities for the purpose of relocating western pond turtle found within the construction footprint to suitable habitat away from the construction zone, but within the study area.

MM IV.2

Ground-disturbing activities including vegetation and tree removal shall be completed between September 1 and February 14, if feasible.

If vegetation removal and grading activities begin during the nesting season (February 15 to August 31), a qualified biologist shall conduct a pre-construction survey of the project footprint for active nests. Additionally, the surrounding 500 feet shall be surveyed for active raptor nests, where accessible. The pre-construction survey shall be conducted within 7 days prior to commencement of ground-based disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 7 days of the pre-construction survey, or halts for more than 7 days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 250 feet for passerines to 500 feet for most raptors. If active nests are found within any trees proposed for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determined that the nestlings have successfully fledged.

In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for the active avian nests. If construction activities are proposed to begin during the non-breeding season (September 1 through January 31), a survey is not required and no further studies are necessary.

Discussion Item IV-3, 4:

Approximately 0.08 acre of potential jurisdictional wetlands and waters of the U.S. and State and 1.16 acres of riparian woodland habitat were mapped within the Study Area. The total acreage includes one ephemeral drainage (0.01 acre) and one intermittent drainage (0.07 acre). Jurisdictional waters of the U.S. are subject to Section 404 of the Clean Water Act (CWA) and are regulated by the U.S. Army Corps of Engineers (Corps). Waters of the State are subject to Section 401 of the CWA and are regulated by the Regional Water Quality Control Board (RWQCB). Impacts to the 1.16-acres of riparian woodland habitat may be subject to the California Department of Fish and Wildlife (CDFW) under Section 1602 of the Fish and Game Code.

The 0.01-acre of ephemeral drainage is located at the western edge of the project site, outside of the building envelopes. The topographic map prepared for the project identifies a 50-foot setback from the centerline of the drainage, and shows that the setback would not interfere with the proposed development. The 0.07-acre of intermittent drainage is located along the project's frontage adjacent to Newcastle Road and is also outside of the proposed building envelopes. Construction within the proposed building envelopes would avoid the onsite aquatic features and the project is required to record a 50-foot structural setback from the centerline of the stream per mitigation measure MM IV.3 below. Nevertheless, the intermittent drainage could be disturbed by future construction of driveways. With the following mitigation measures, potential impacts would be less than significant.

MM IV.3

A 50-foot structural setback shall be required from the centerline of the ephemeral drainage and intermittent stream and shall be recorded on the Final Parcel Map. Prior to ground disturbance (i.e. grading permit or building permit), the future property owners shall install a four (4) foot-tall, brightly-colored (usually yellow or orange) synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) a minimum of 50 feet from the edge of the streams as identified on the Foothill Associates Figure 4: Terrestrial Communities and Aquatic Resources. Fencing shall be installed prior to any construction equipment being moved on-site or any construction activities taking place including tree removal.

MM IV.4

Prior to grading plan approval for driveway construction within the intermittent stream channel on Lots 1, 2 and 3, the future property owners shall provide a formal aquatic resources delineation report conducted by a qualified biologist and an Aquatic Resources Delineation Report shall be prepared and sent to the U.S. Army Corps of Engineers for verification of the extent of aquatic features and acreages. Prior to initiation of any construction activities which could potentially result in impacts to these features, Section 404 and 401 permit applications shall be prepared and finalized. Any conditions included in the final permits including prescribed mitigation measures, are required to be implemented prior to filling of these features. If the driveways avoid the aquatic features, this mitigation measure will not apply.

MM IV.5

Prior to grading plan approval for driveway construction within the intermittent stream channel on Lots 1, 2 and 3, the future property owners shall notify CDFW and obtain a Section 1602 Streambed and Alteration Agreement, if determined to be required by CDFW. Any conditions included in the final permits including prescribed mitigation measures, are required to be implemented prior to filling of these features. If the driveways avoid the aquatic features, this mitigation measure will not apply.

Discussion Item IV-5, 8:

An Arborist Report and Oak Woodland Inventory was prepared for the project by Foothill Associates dated January 31, 2019. The report is based on field surveys conducted on January 4 and 8, 2019 and inventories all existing native trees six inches DBH (diameter breast height) or greater within the proposed improvement areas, plus a surrounding 50-foot buffer, as well as significant trees (trees greater than 24" DBH).

A total of 293 native trees were inventoried and included 233 interior live oaks, 30 California buckeyes, 10 valley oaks, 10 arroyo willows, four black oaks, three blue oaks, and three oracle oaks. Eleven of these trees are significant trees due to their size. The majority of trees were found to be in fair-good and fair health.

The Arborist Report concluded development of the proposed project would impact a total of 151 trees, including 61 trees that would be "minimally impacted" and 90 trees that would be significantly impacted or removed. Of the impacted trees, a total of 28 trees are recommended for removal due to poor condition and 9 trees (buckeye and arroyo willow) that are in poor condition and would be significantly impacted by the project are also recommended for removal. The project could also result in an impact of approximately 3.40 acres of oak woodland conversion, which amounts to 1.13 acres of oak woodland impacts per lot.

Impacts to native trees from development of the project would conflict with the Placer County Tree Preservation Ordinance and would have a substantial environmental effect from the conversion of oak woodlands to a residential use. However, with implementation of the following mitigation measures, potential impacts would be reduced to less than significant.

MM IV.6

Grading permits shall be required for driveway construction and for future single-family residences. Prior to grading permit approval, a Tree Permit shall be required for all trees six (6) inches at diameter breast height or greater, or multi-trunked trees 10 inches (DBH) or greater, that are located within 50 feet of any development activity on Lots 1, 2, or 3, including grading, clearing, house placement, or other site disturbance. A note to this effect shall be placed on the Information Sheet of the Final Map. The applicant shall notify future property owners of this requirement.

MMIV.7

Prior to grading permit issuance, an oak woodland impact fee shall be paid to mitigate impacts to 1.13 acres of oak woodland. The current mitigation fee is \$24,000 per acre of oak woodland impacted. The actual fee to be paid shall be that in effect at the time of grading permit issuance. This fee may be reduced if future disturbance is minimized to less than what was analyzed. A note to this effect shall be placed on the Information Sheet of the Final Map. The applicant shall notify future property owners of this requirement.

MMIV.8

The Grading Plans for development on the site 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 construction fence (or an equivalent approved by the Development Review Committee) 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, driveway construction, underground utilities, or other development activity, or as otherwise shown on the Tentative Parcel Map.

Discussion Item IV-6:

Placer County does not currently have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Program (PCCP), which is nearing completion. This proposed project would have the option to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. if the PCCP's permits are issued and local implementing ordinances adopted prior to the proposed project receiving its entitlements. Coverage under the PCCP for wetland and/or species impacts requires implementation of all PCCP-required avoidance and minimization measures as well as payment of appropriate PCCP fees. Therefore, there is no impact.

Discussion Item IV-7:

The aquatic features onsite do not provide suitable habitat for protected fish species, and therefore the proposed project would not have an adverse impact to fish species, nor would the project cause a protected fish species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of protected fish species; therefore, the impact is less than significant. Potential impacts to wildlife species and their habitat are discussed above.

Mitigation Measures Item IV-7:

See mitigation measures IV.1 through IV.4 for the text of terrestrial wildlife-specific mitigation measures.

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	

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

A records search through the California Historic Resources System (CHRIS) was conducted on July 26, 2017. The results of the search indicated the proposed project area contained no known prehistoric or historic cultural resources. Additionally, the record search indicated no cultural resources study reports on file that cover any portion of the project area. However, the record search determined there is a moderate potential for locating prehistoric- and historic-period cultural resources within the project site.

Based on the CHRIS results, a pedestrian field survey of the site was conducted by Tremaine & Associates, Inc. on February 9, 2018. No surface evidence of prehistoric deposits was found, and none of the large granite stones and outcroppings onsite were found to contain evidence of bedrock mortars. No signs of historic-period activities related to gold mining or granite quarrying were found. However, the soils within the project area including Andregg coarse sandy loams, 2 to 75 percent slopes and Sierra coarse sandy loams on 9 to 15 percent slopes, are mapped as deep, leaving the possibility that buried resources may be present. Further, it is possible that additional surface artifacts were obscured due to thick vegetation, and there is the potential for buried archaeological deposits during project implementation. Therefore, the following mitigation measure shall be required to ensure that any impacts to cultural resources on the property remain less than significant:

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

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

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

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

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

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

Construction of future residences would be required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment includes measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. Project construction would also be required to comply with all applicable PCAPCD (Placer County Air Pollution Control District) rules and regulations.

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

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

Discussion Item V-2:

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact. 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 Items VII-1, 2, 3:

The project site is made up of one parcel being split into three Parcels: Lot 1 is an approximately 2.4-acre triangular parcel, Lot 2 is an approximately 2.6-acre rectangular parcel, and Lot 3 is an approximately 2.3-acre rectangular parcel. The Lots are proposed for residential housing development and would include the construction of driveways and the individual homes and are flat, densely vegetated, and surrounded by other rural residential parcels.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture~Natural Resources Conservation Service Web Soil Survey, the proposed project is located primarily on soils classified as Andregg Course Sandy Loam (30 to 50 percent slopes) and Sierra Sandy Loam (9 to 15 percent slopes).

The Andregg Course Sandy Loam is moderately deep, steep, well-drained soil underlain by weathered granitic bedrock. It formed in residuum on foothills in the Loomis Basin. The surface layer of this Andregg soil is grayish brown coarse sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown coarse sandy loam. At a depth of 29 inches is highly weathered granodiorite. The permeability is moderately rapid, the surface runoff is rapid, and the erosion hazard is high. The major limitation for overall development is depth to rock and the slope.

The Sierra Sandy Loam is a deep, hilly, well-drained soil underlain by weathered granitic rock. It formed in residuum at elevations of 200 to 1,000 feet. The surface layer is dark grayish brown, brown, and yellowish red sandy loam about 23 inches thick. The permeability is moderately slow, the surface runoff is medium to rapid, and the hazard of erosion is high. The limitation for overall development of the soil is slope.

The soil survey does not identify any unique geologic or physical features for the existing soil types, and no known unique geologic or physical features may be destroyed or modified. The project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The preliminary geotechnical report determined the near surface soils to consist primarily of decomposed granites that are considered to be of minimal expansion potential. Therefore, construction of residential houses and associated improvements would not create any unstable earth conditions or change any geologic substructure. The project would be constructed in compliance with the California Building Code to address any building related soil issues. The project would obtain any grading permits necessary to address grading issues. Therefore, the impacts to loss of topsoil, unstable soil, and expansive soil are less than significant. No mitigation measures are required.

Discussion Item VII-4:

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

Discussion Item VII-5:

The site does not contain unique geologic or physical features. The Site Work Plan prepared by Aqua-Terra Environmental Consultants dated May 26, 2017 notes that the geology of the area is shown on the Pilot Hill USGS Quad Sheet as "grt" (Quartz diorite) Granitic rock unit. Granite is an igneous rock that forms from the slow crystallization of magma below Earth's surface and thus do not preserve fossils. As such, ground-disturbing activities associated with the proposed project site has a relatively low sensitivity for paleontological resources. As such, ground-disturbing activities associated with the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and therefore impacts would be less than significant. No mitigation measures are required.

Mitigation Measures Item VII-5:

MM V.1

Discussion Item VII-6, 7, 8:

The project proposal would result in the creation of three buildable parcels with associated infrastructure including driveways. To construct the improvement proposed, disruption of soils on-site would occur, including excavation/compaction for homes, driveways, and various utilities. The total area of disturbance is approximated at 25,000 square feet or approximately 12.7 percent of the total 7.3-acre land division. The proposed improvements would generally be at the same grade as the existing topography. Any required slopes would meet the Placer County maximum allowable slopes of 2:1. Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the project site and the development would be required to comply with the West Placer Storm Water Quality Design Manual. The project would be constructed in compliance with Placer County Grading Ordinance and would obtain grading permits as necessary to address grading issues.

According to the Natural Resource Conservation Service, the project is located within an area which has a moderate earthquake risk. According to the California Department of Conservation website, the site is distant from known, active faults and would experience low levels of shaking. Although there is a potential for the site to be subject to low level earthquake shaking, the buildings would be constructed in compliance with the California Building Code, which

includes seismic standards.

Therefore, the impacts to soil disruptions, topography, geologic/seismic hazards and erosion are less than significant. No mitigation measures are required.

Discussion Item VII-8:

The California Department of Conservation website maps show the project site is distant from known, active faults and would experience low levels of shaking. There is a potential that the site would experience a moderate horizontal ground acceleration in the proposed project lifetime. Although there is a potential for the site to be subject to moderate level earthquake shaking, future structures would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, the impacts of unstable soil, expansive soil, and geologic/seismic hazards are less than significant. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential 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) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square foot commercial building.

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

- 1) Bright-line Threshold of 10,000 metric tons of CO₂e per year for the construction and operational phases of land use projects as well as the stationary source projects

- 2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO₂e per year.

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)		X		
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)		X		
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1, 2:

The use of hazardous substances during normal construction and self-storage activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. A "Historic Orchard Site Assessment" was completed by Aqua-Terra Environmental dated July 14, 2017 in order to evaluate potential contamination related to past land uses as an orchard. Soil sample results are below published screening levels and therefore no additional soil sampling related to past land use is required.

Water quality testing was required on the well constructed on Parcel 3 as part of the review of the project. The nitrate level in the well for parcel 2 does not indicate nitrate levels above the Maximum Contaminant Level (MCL), but does indicate nitrates at concentrations greater than fifty percent of the MCL. Nitrate levels in groundwater can fluctuate due to rainfall or agricultural activities. A nitrate level at fifty percent of the MCL has the potential to rise above the MCL during these fluctuations. Nitrates in drinking water can interfere with the capacity of an infant's blood to carry oxygen, resulting in serious illness; symptoms include shortness of breath and blueness of skin.

This is considered a potentially significant impact that would be reduced to less than significant impact with the implementation of the following mitigation measure. These mitigations measures require notification to all present and future property owners of the potential health risk.

Mitigation Measures Item IX-1, 2:

MM IX.1

Prior to Environmental Health approval of the Final Map, a copy of a legally recorded deed restriction for the resultant parcels must be submitted to Environmental Health. An exhibit shall be included and recorded with the deed restriction which clearly shows the location of the well(s) located on the parcels. The language for this deed restriction will be provided by Environmental Health and shall include the following statement: "The following information on the reported nitrate levels in the well(s) located on the resultant parcels of PLN16-00374 shall serve as notification to present, future and successive property owners of the resultant parcels who may use the wells for drinking water: Reported nitrate levels in the well on parcel 3 of PLN16-00374 is greater than 50 percent of the Maximum Contaminant Level (MCL). Nitrate in drinking water at levels above the MCL is a health risk for infants less than six months of age. Such nitrate levels in drinking water can interfere with the capacity of the infant's blood to carry oxygen, resulting in a serious illness; symptoms include shortness of breath and blueness of skin. Nitrate levels above the MCL may also affect the ability of the blood to carry oxygen in other individuals, such as pregnant women and those with certain specific enzymes deficiencies. If you are caring for an infant, or you are pregnant, you should ask advice from your health care provider. Nitrate levels may rise quickly for short periods of time due to rainfall or agricultural activity, and periodic testing of the well for nitrates is recommended." This language shall also be included on the information sheet of the final map for PLN16-00374.

Discussion Item IX-3:

There are no existing or proposed school sites within one-quarter mile of the project site. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:

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

Discussion Item IX-5:

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

Discussion Item IX-6:

There are no approved or adopted emergency response or emergency evacuation plans that would be impacted by the proposed project. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is located within a California State Responsibility Area – Moderate. These areas are designated by the California Department of Forestry and Fire Protection as areas that have a moderate potential for wildfire risk. The project site is densely vegetated. The proposed project would place three new residential structures and people in an area of moderate wildfire risk, potentially exposing structures and people to significant risk of loss, injury or death. However, standard fire and building code regulations and conditions would be required to apply to the proposed project, including fire sprinklers in homes and creation of defensible space between structures. Two fire stations are within proximity to the project site including the Newcastle Fire Protection District office in downtown Newcastle approximately 1.7 miles north of the project site and the South Placer Fire District Station 20 approximately 1.8 miles south of the project site. With implementation of standard building codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		X		
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)			X	
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)			X	
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			X	

Discussion Item X-1:

This project would rely on three groundwater wells as a water source for the three resultant parcels. The three wells currently exist on the project site, with one well located on each proposed parcel. The location of the water wells are beyond the required 100-feet from the onsite sewage disposal system areas. The water wells here are drilled between 200 and 420 feet below ground surface and are protected from contaminants at the ground surface by sanitary seals and annular seals. The test results for another existing well located on Parcel 3 identified elevated levels of antimony and is not considered a potable water source. As a condition of project approval, this well will be required to be properly destroyed under permit with Environmental Health prior to Final Map approval. The project would not violate water quality standards with respect to potable water, therefore no impact is expected.

Discussion Item X-2, 6:

The project currently has three permitted wells that are drilled on the proposed project site, as well as one well that is slated for destruction. All three wells meet the County standard for providing adequate water supply for each of the proposed parcels. Each of the wells that would remain have undergone a 4-hour sustained yield test and still produce an adequate amount of water meeting County development standards. A single family dwelling is a low use as compared to an industrial use or an agricultural use thus the potential to deplete the groundwater supply is considered to be less than significant in this project. No mitigation measures are required.

Discussion Item X-3:

The approximate 7.3-acre project area is located in the Newcastle area and is surrounded by existing residential parcels. The natural slope of the terrain is from the southern property line to the northern property line. The proposed project to construct three residential home/driveway improvements would not alter the existing drainage pattern and any site improvements would closely mimic the existing drainage patterns.

The proposed project would create approximately 25,000 square feet of impervious surface which would include the home and driveway improvements. This would result in an approximate 11 percent increase in impervious surface as compared to the entire project area. The home/driveway improvements would follow the natural existing grade and would not significantly alter any runoff patterns on the site. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries is well documented. This property is in the Secret Ravine tributary to Dry Creek. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area would persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

The proposed project's impacts associated with increases in peak flow can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:

MM X.1

This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$475 (based on single family residential unit), payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)

MM X.2

This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$73 (based on a single family residential unit). (ESD)

Discussion Item X-4:

The estimated area of disturbance for the project improvements of three single dwellings and driveway improvements is approximately 35,000 feet (0.8 acre) as compared to the entire project area of approximately 7.3 acres. The proposed improvements would not create runoff water that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. The development of the project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable and a Stormwater Quality Plan would be required with the Building Permit to reduce water quality impacts. Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant. No mitigations measures required.

Discussion Item X-5:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The 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. The project site is not located within any levee or dam failure inundation area. Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk are less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)			X	
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion Item XI-1, 3, 4:

The proposed project is to subdivide an existing 7.3-acre parcel into three new residential parcels. The zoning of the site and the surrounding area is Residential Agriculture and the development of the parcels would be consistent with the existing rural residential character of the surrounding area. The project site is undeveloped and implementation of the project would not physically divide an established community; cause a significant impact from conflicts with land use plans and policies; result in development of incompatible uses; or cause economic or social changes resulting in physical adverse impacts including urban decay.

Discussion Item XI-2:

The proposal does not conflict with any applicable land use plans, policies or regulations. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Therefore, this is a less than significant impact. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)			X	
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)			X	

Discussion Item XII-1, 2:

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

Two mineral classifications occur onsite: MRZ-1 and MRZ-4. MRZ-1 is defined as “an area where available geologic information indicates there is little likelihood for the presence of significant mineral resources.” MRZ-4 is defined as “areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.”

No mineral extraction operations exist in the proposed area and there are no known mineral resources on the proposed project site. Mineral extraction would be allowed in the Residential Agriculture zone district with approval of a Conditional Use Permit, however the project is not proposing mineral extraction. The proposed project site has never been mined and no valuable, locally important mineral resources have been identified on the proposed project site. Therefore, implementation of the proposed project would result in less than significant impacts to mineral resources. No mitigation measures are required.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

The proposed project would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, the Horseshoe Bar/Penryn Community Plan, or the Placer County Noise Ordinance. Construction associated with the proposed project would create a temporary increase in ambient noise levels, which could adversely affect the adjacent residences. However, the following Condition of Approval would be applied to the project to require construction hours to be limited such that evenings and early mornings, as well as all day on Sundays and federal holidays, will be free of construction noise.

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

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

This impact is considered less than significant. No mitigation measures are required.

Discussion Item XIII-2:

The proposed project could generate excessive groundborne vibrations and groundborne noise levels from construction activities associated with the proposed project including grading and constructing future driveways, building sites, and utility installation. The below Table 1: Vibration Levels for Various Construction Equipment shows the typical vibration levels produced by construction equipment. All or some of this construction equipment may be used during various construction phases of the project.

The table data indicates that construction vibration levels anticipated for the project are less than the 0.2 in/sec p.p.v. (inches per second at peak particle velocity) threshold of damage to buildings and less than the 0.1 in/sec threshold of annoyance criteria at 50 feet. Sensitive receptors who could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located approximately 70 feet north and 95 feet west from the property lines. At these distances construction noise levels are not anticipated to exceed acceptable levels. Additionally, construction activities would be temporary in nature, and limited to normal daytime hours. Development of the three proposed parcels would be market-driven, and it is unlikely future construction on the three lots would occur simultaneously. Therefore, there is a less than significant impact.

Table 1: Vibration Levels for Various Construction Equipment

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/Drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/Roller	0.210 (Less than 0.200 at 26 feet or more)	0.074	0.026

Source: *Transit Noise and Vibration Impact Assessment Guidelines, Federal Transit Administration. May 2006*

Discussion Item XIII-3:

The proposed project site is not located in the vicinity of private airstrips, proposed or adopted airport land use plans, or within two miles of a public airport. The project would not expose people residing or working in the area to excessive noise levels. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The proposed project includes the creation of three single-family residential lots where one currently exists and would result in a slight increase to population growth. This increase is consistent with the Horseshoe Bar/Penryn Community Plan and the Placer County General Plan, and has been analyzed as part of the proposed project. This impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project would not displace existing housing. The project involves the creation of three new residential parcels where one currently exists. 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 serving fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as part of this project. Therefore, this impact is less than significant. No mitigation measures are required.

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

The proposed project would result in the creation of three new single-family residential lots where one currently exists and would increase the number of residents in the project area. However, this increase would not result in an adverse effect to Sheriff protection facilities, schools, or park facilities, or other public facilities because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Horseshoe Bar/Penryn Community Plan. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-6:

The proposed project would construct up to three new encroachments onto Newcastle Road, a County-maintained roadway, to improve it to a modified County Plate 116 Minor standard. The proposed project would not generate any more impacts on the maintenance of public roads than what was anticipated with the development of the Horseshoe Bar/Penryn Community Plan. Therefore, the impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1:

Pursuant to County Code Sections 15.34.010, 16.08.100, and/or 17.54.100 (D), new development projects are required to pay a fee to Placer County for the development of parks and recreation facilities. There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed Minor Land Division. Therefore, this project is considered less than significant. No mitigation measures are required.

Discussion Item XVI-2:

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

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) 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. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (ESD)			X	

Discussion Item XVII-1:

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

Discussion Item XVII-2:

The project access to Lots 1, 2, and 3 is proposed from individual new private driveways accessing the County maintained Newcastle Road. The project would include encroachments onto Newcastle Road for the proposed driveways to a Land Development Manual Plate 116 Minor Roadway Connection standard for a 35 mile per hour design speed resulting in encroachments with a 20 foot radius, 3 foot offset, and a 25 foot taper on both sides. The driveway encroachments meet the minimum 385 foot corner sight distance. Therefore, this is 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. No gated access is proposed. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The proposed project does not generate a need for additional parking spaces and would meet the standards of Section 17.54.060(B)(5): Parking of the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion Item XVII-5:

The project would consist of the construction of three new residential single family units on separate lots. The proposed project would generate approximately three additional PM peak hour trips and approximately 30 average daily trips. The proposed project's traffic does not create a large enough incremental increase (greater than 5 percent) to existing traffic to result in unacceptable Level of Service.

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 \$6,998 per single family residential unit) 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 an EIR 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 Rural Residential 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, ≤85-100% of the regional average VMT per capita. The MTP/SCS anticipates increased activity/growth within Established Communities. Additionally, these areas are recognized as having high VMT to capita 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, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on March 8, 2017. No requests for consultation were received. The CHRIS search dated July 26, 2017 indicated the project area does not contain recorded prehistoric or historic resources but did note there is a moderate potential for locating prehistoric-period resources within the project site. The project has the potential to impact previously-unidentified tribal cultural resources from development of the site including grading. However, with implementation of MM V.1 for inadvertent resource discovery, potential impacts would be less than significant.

Mitigation Measures Item XVIII-1, 2:

MM V.1

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1:

The proposed project would require the construction of new infrastructure for water, electricity, natural gas, and telecommunication facilities. Domestic water would be provided to the project. The construction of this infrastructure would not create significant environmental effects and would not result in the construction to expand an existing facility. Thus, the project would not cause significant effects to the environment and the construction and connection of this project to the existing public water service is less than significant. No mitigation measures are required.

Discussion Item XIX-2:

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

Discussion Item XIX-3:

The project is proposing to connect to the existing Placer County Water Agency (PCWA) canal that is presently providing irrigation to the property as a non-potable source. Water service would be provided through a drilled private well on each proposed lot and private septic systems are proposed for the method of sewage disposal. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

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

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

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

Discussion Item XX-1, 2, 3, 4:

The proposed project site is located within a California State Responsibility Area – Moderate. These areas are designated by the California Department of Forestry and Fire Protection as areas that have a moderate potential for wildfire risk. The project site is densely vegetated. The proposed project would place three new residential structures and people in an area of moderate wildfire risk, potentially exposing structures and people to significant risk of loss, injury or death. However, standard fire and building code regulations and conditions would be required to apply to the proposed project, including fire sprinklers in homes and creation of defensible space between structures. Two fire stations are within proximity to the project site including the Newcastle Fire Protection District office in downtown Newcastle approximately 1.7 miles north of the project site and the South Placer Fire District Station 20 approximately 1.8 miles south of the project site.

The proposed project to subdivide an existing 7.3-acre site into three residential parcels would not impair an adopted

emergency response plan or emergency evacuation plan. The driveways are required to be capable of supporting the weight of an 80,000 pound fire truck. Construction of future homes would not exacerbate fire risk. Impacts from construction of the future driveways and homes including drainage, erosion, and dust are addressed in Geology and Soils, Hydrology and Water Quality, and Air Quality, and mitigation measures imposed to reduce impacts to less than significant. Development of the project, including creation of fuel breaks around structures would involve tree removal. Impacts to protected trees including oak woodland are addressed in Section IV: Biology. The project would not expose people or structures to significant risks including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. With implementation of standard building codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
-------------------------------------	---

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

Planning Services Division, Kally Keding-Cecil, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Eric Griffin
 Department of Public Works-Transportation, Stephanie Holloway
 DPW-Environmental Engineering Division, Huey Nham
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Joseph Scarbrough
 Placer County Fire Planning/CDF, Brian Skehan/Dave Bookout



Signature

Date 4/1/20

Leigh Chavez, Environmental Coordinator

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

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

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

Exhibit A: Mitigation Monitoring Program

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN16-00374
Simpson Minor Land Division

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

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

Mitigation Measure #'s:

MM IV.1
MM IV.2
MM IV.3
MM IV.4
MM IV.5
MM IV.6
MM IV.7
MM IV.8
MM V.1
MM IX.1
MM X.1
MM X.2

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."