

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: Sierra College Partners Minor Land Division (PLN18-00091)

PROJECT DESCRIPTION: Subdivision of a 20.6-acre parcel into four parcels consisting of 4.6 acres (Parcel 1), 4.7 acres (Parcel 2), 4.8 acres (Parcel 3), and 6.5 acres (Parcel 4).

PROJECT LOCATION: Creekside Lane, 0.3 mile west of N. Clover Valley Road and Sierra College Boulevard Intersection, Rocklin, Placer County

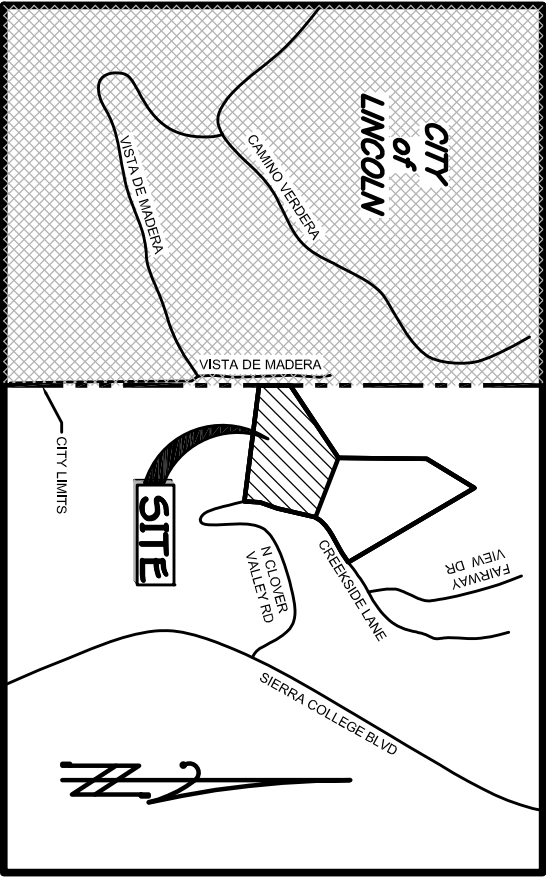
APPLICANT: Larry Kelley

The comment period for this document closes on May 15, 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>

and at the Community Development Resource Agency public counter. 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 16, 2020



VICINITY MAP
NTS

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: Sierra College Partners Minor Land Division	Project # PLN18-00091
Description: Subdivision of a 20.6-acre parcel into four parcels consisting of 4.6 acres (Parcel 1), 4.7 acres (Parcel 2), 4.8 acres (Parcel 3), and 6.5 acres (Parcel 4).	
Location: Creekside Lane, 0.3 mile west of N. Clover Valley Road and Sierra College Boulevard Intersection, Rocklin, Placer County	
Project Owner: Sierra College Partners, LLC	
Project Applicant: Larry Kelley	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **May 15, 2020**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), Community Development Resource Agency public counter, and at County Clerk/Recorder's office. 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.

037-270-001

032-010-020

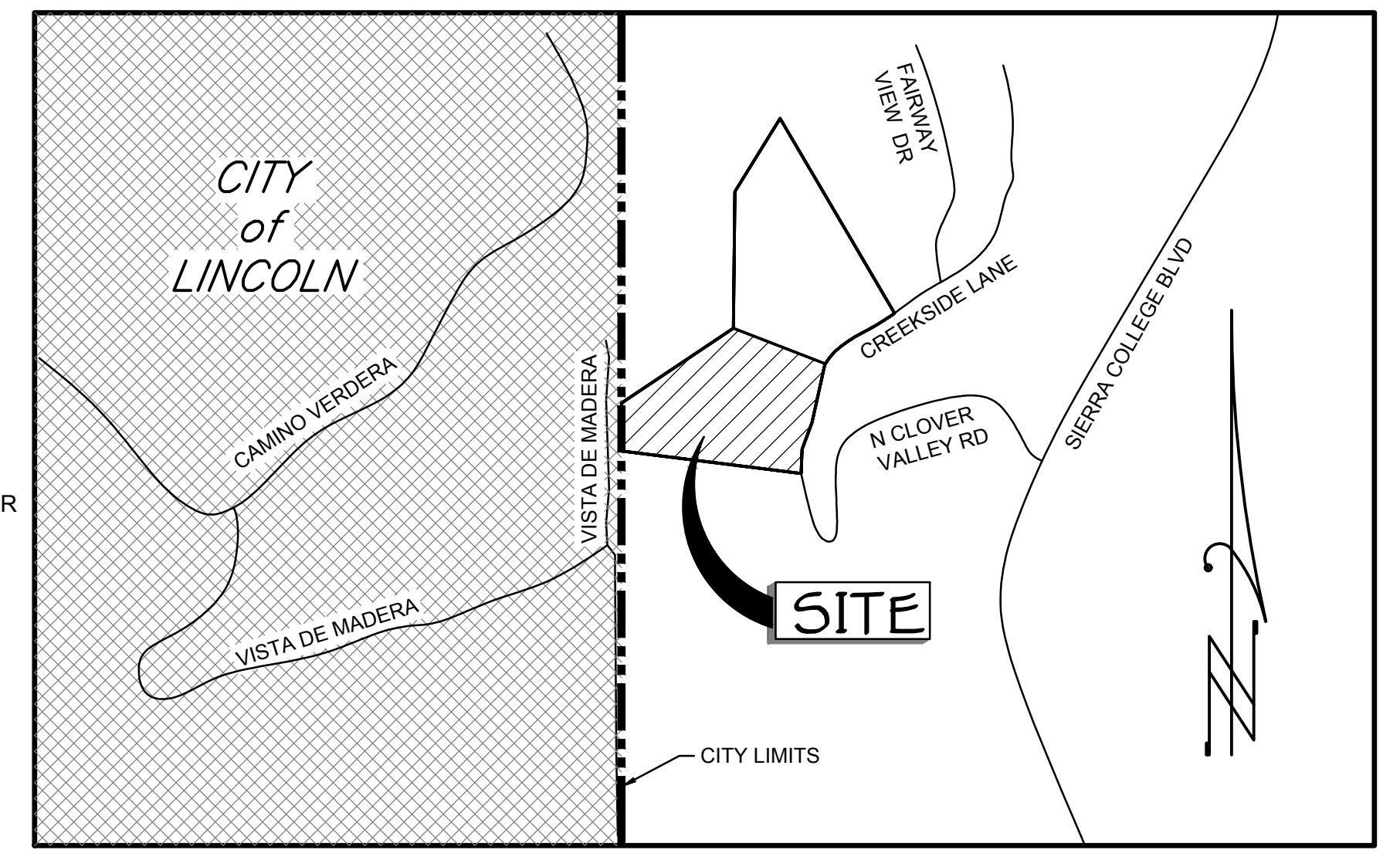
032-030-029

037-012-040

032-010-037

032-010-038

032-060-073



VICINITY MAP

NTS

PROJECT DATA:

OWNER/DEVELOPER:

SIERRA COLLEGE PARTNERS, LLC
3140 PEACEKEEPER WAY
MCLELLAN, CALIFORNIA 95652
PH. (916) 965-7100

ENGINEER:

BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH. (916) 331-4336
FAX (916) 331-4430

ASSESSOR'S PARCEL NUMBER:

032-010-023

ACREAGE:

20.64± ACRES GROSS

EXISTING USE:

VACANT

PROPOSED USE:

4 SINGLE FAMILY LOTS

EXISTING ZONING:

FARM 4.6 AC MIN.

SEWER:

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

WATER SUPPLY:

PLACER COUNTY WATER AGENCY

DRAINAGE:

PRIVATE

FIRE PROTECTION:

WESTERN PLACER FIRE (CSA 28 ZONE 76)

ELECTRIC SERVICE:

P.G. & E.

TELEPHONE SERVICE:

A.T. & T.

GAS SUPPLY:

P.G. & E.

SCHOOL DISTRICT (ELEMENTARY):

LOOMIS UNION SCHOOL DISTRICT

SCHOOL DISTRICT (HIGH SCHOOL):

PLACER UNION HIGH SCHOOL DISTRICT

PARK DISTRICT:

PLACER COUNTY

LOT SIZE:

MIN. — 200,000 SF
MAX. — 298,000 SF
AVERAGE — 224,750 SF

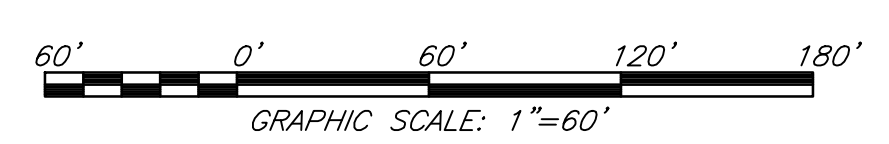
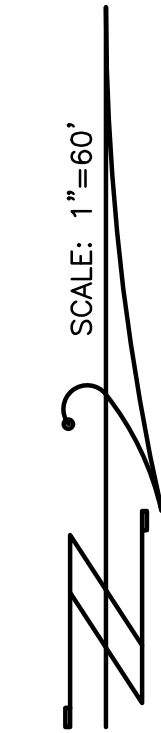
PROPOSED IMPROVEMENTS:

COUNTY OF PLACER STANDARDS

NOTE:
THE EASEMENT IS
REQUIRED ACROSS
032-030-029 FOR ACCESS

SECTION B-B

NO SCALE



Tentative Parcel Map

CREEKSIDE LANE
ALL OF PARCEL 2 PER L PM 25
A PORTION OF SECTIONS 29, 31, AND 32,
T.12N., R.7E., M.D.M.

County of Placer, State of California
July, 2019

Revised August 6, 2019

Revised August 30, 2019

Revised September 12, 2019

Revised November 25, 2019

Revised January 14, 2020



SCALE: 1"=30'

DETAIL 'A'

SCALE: 1"=30'

SECTION A-A

NO SCALE

SECTION C-C

NO SCALE

0805052-TENT-MAP

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: Sierra College Partners Minor Land Division	Project # PLN18-00091
Entitlement(s): Minor Land Division and Variance	
Site Area: 20.6 acres	APN: 032-010-023-000
Location: Creekside Lane, 0.3 mile west of the N. Clover Valley Road and Sierra College Boulevard intersection, Rocklin, Placer County.	

A. BACKGROUND:

Project Description:

The project proposes to subdivide a 20.6-acre parcel into four parcels consisting of 4.6 acres (Parcel 1), 4.7 acres (Parcel 2), 4.8 acres (Parcel 3), and 6.5 acres (Parcel 4). The property is located in the Rocklin area, approximately 0.3 mile west of the intersection of Sierra College Blvd and North Clover Valley Road. Access for each parcel would be provided by a 20 foot private road extension with cul-de-sac connecting to an existing paved road (private roadway) which connects to Creekside Lane. A secondary access would be provided via an emergency vehicle access that connects the proposed cul-de-sac to an existing Placer County Water Agency (PCWA) maintenance road located along the western boundary of the project site. A 30-foot turnout for emergency vehicles would also be provided on the south side of the existing paved roadway for emergency vehicles. 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.

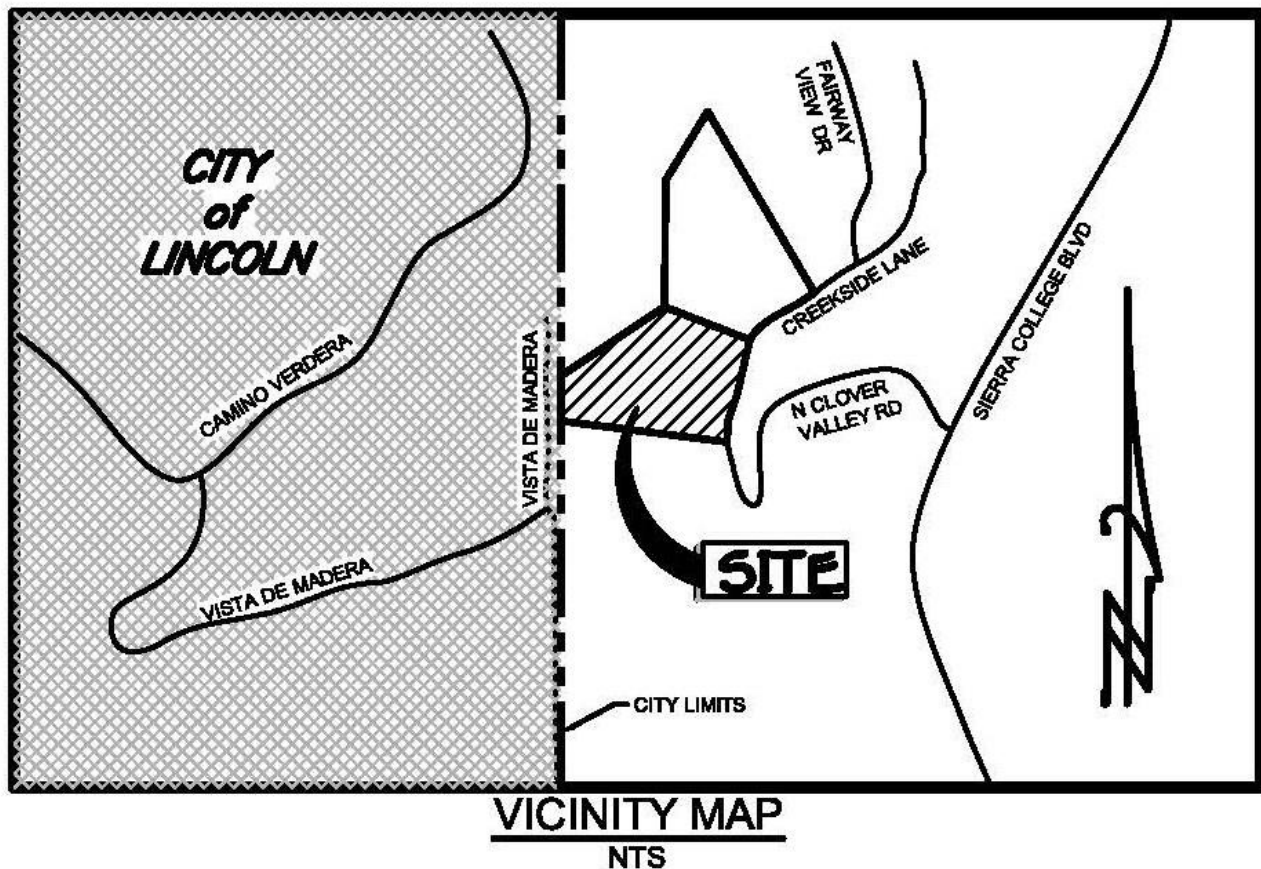
The applicant is also requesting a Variance to allow Parcels 1, 2, and 3 to exceed the 4:1 maximum length to width ratio in the Placer County Zoning Ordinance (Section 17.54.040.D).

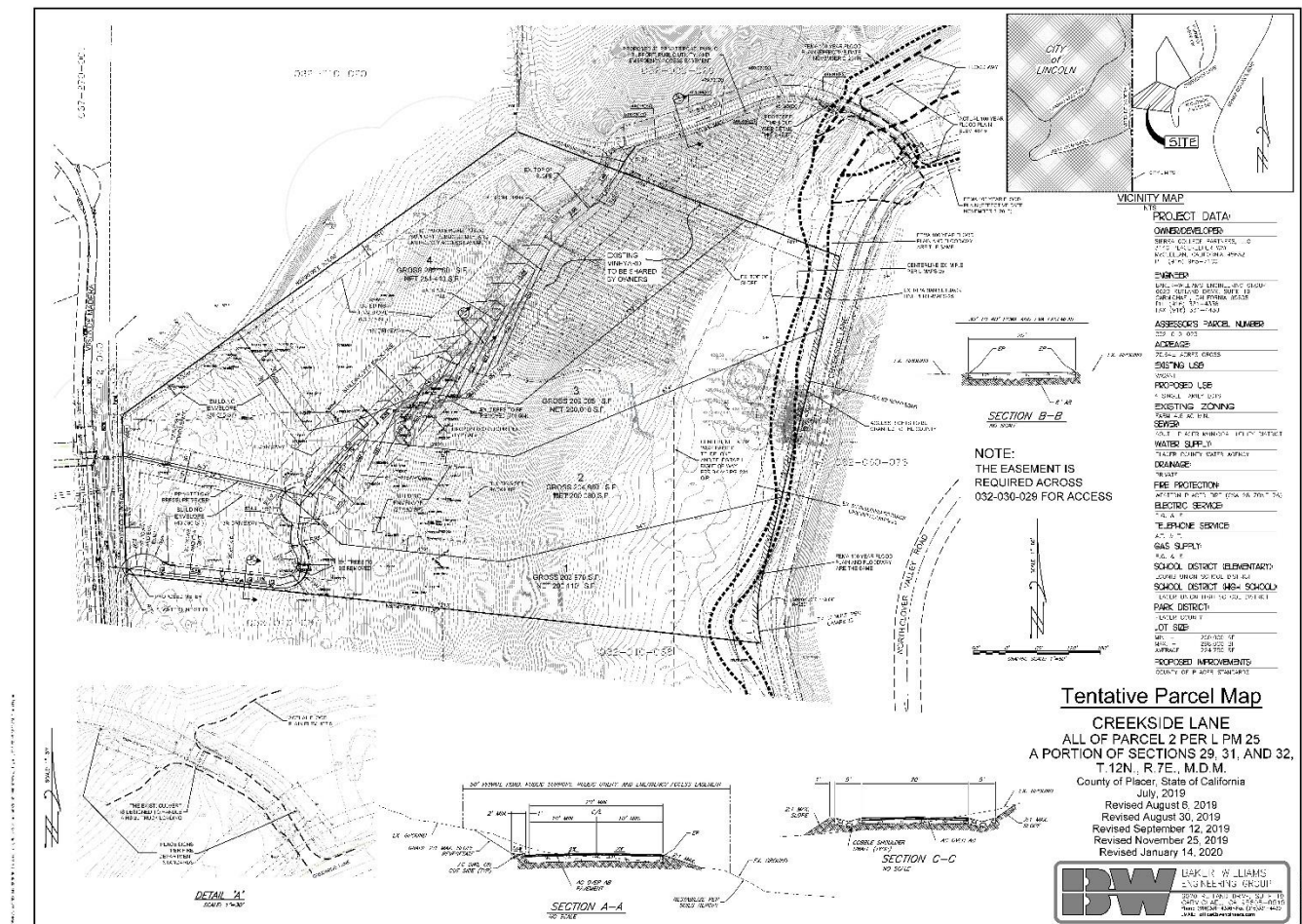
The property includes steep slopes with a 25 percent grade at some of the higher elevations, a 100-year floodplain along the eastern portion of the property (along Clover Valley Creek), and Blue Oak Woodland. As per the Zoning Ordinance, there is a 100-foot stream setback from the centerline of the creek.

Project Site (Background/Existing Setting):

The 20.6-acre parcel is zoned F 4.6 acre minimum (Farm 4.6-acre min). The project site is located within the Clover Valley Creek area. The topography of the site is moderately steep to very steep in some areas, with elevations ranging from 575 feet to 430 feet above mean sea level. The site encompasses a ridge with eastern facing foothill slopes. The northeast portion of the site contains approximately 3.2 acres of existing vineyards which are located on proposed Parcels 3 and 4. Three major terrestrial vegetative communities including oak woodland, valley foothill riparian woodland and annual grassland occur on the proposed project site. Clover Valley Creek flows from north to south along the eastern boundary of the site. Multiple rock outcrops are scattered throughout the site and several rock walls measuring approximately 4-feet high traverse portions of the site.

Approximately 7.2 acres of the project site has been previously disturbed (ESD19-00129) due to grading of a dirt access road which connects the existing paved driveway to the existing vineyard. In addition, a portion of proposed Parcel 4 area has been graded. The surrounding land uses are single family residential. Creekside Lane forms the eastern boundary of the site and Vista De Madera is located to the west of the site. A Placer County Water Agency (PWCA) pond and Pleasant Grove Creek are located northwest of the property.





B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F 4.6 Ac Min (Farm 4.6 acre minimum)	Rural Residential 1 - 10 Ac. Minimum	Undeveloped with existing vineyard
North	F 4.6 Ac Min (Farm 4.6 acre minimum)	Rural Residential 1 - 10 Ac. Minimum	Single-Family Residence with vineyard, PCWA pond
South	F 4.6 Ac Min (Farm 4.6 acre minimum)	Rural Residential 1 - 10 Ac. Minimum	Undeveloped
East	F 4.6 Ac Min (Farm 4.6 acre minimum)	Rural Residential 1 - 10 Ac. Minimum	Undeveloped
West	City of Lincoln	City of Lincoln	Single-Family residential subdivision

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

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on May 10, 2018. A letter from the United Auburn Indian Community (UAIC) requesting consultation was received May 22, 2018. UAIC requested copies of any records and/or searches prepared for the project which were provided. On July 17, 2018, the UAIC provided recommended mitigation measures to address inadvertent discoveries. The inadvertent discoveries mitigation measure has been incorporated into this Mitigated Negative Declaration. No other tribe contacted the County.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

➔ Placer County General Plan EIR

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:

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.

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

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes (see General Plan Policy 1.K.1). While the project site is not in an area of official designation for scenic vistas, the site itself has scenic qualities. A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the project area that are protected.

Views to or from the proposed project site are short range and limited to neighboring properties. Proposed Parcels 1, 3, and 4 all include building envelopes located near the ridgeline. Future development of single family residences within these building envelopes could potentially be visible from existing residences located along the portion of Vista De Madera that lies just west of the ridgeline and western property boundary, and potentially visible from existing residences located north of the PCWA pond. Views from surrounding properties include the Oak woodland, grassland, dirt access road, existing vineyard development, and riparian area along Clover Valley Creek. Sierra College Boulevard is the nearest major roadway, and it is located approximately 0.5 mile east of the ridgeline portion of the property. Given the topography, dense tree cover that follows the Clover Valley Creek alignment, and the steep embankment cuts along Sierra College Boulevard, the ridgeline and remainder of the project site is not readily visible from the roadway. Neither the project site, nor views to or from the project site, have been designated an important scenic resource by Placer County or any other public agency. Construction of the proposed development would not interfere with or degrade a scenic vista. Future residential development within all of the parcels would be consistent with the type of single family residential development that exists on properties located to the north and west. Therefore, there is no impact.

Discussion Item I-2:

The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. The project site does include rock walls, measuring approximately 4-foot high, that traverse portions of the

property. These walls are generally associated with historic-era ranching and homesteading. However, according to the Cultural Resources Inventory and Evaluation Report prepared by ECORP Consulting, Inc. (ECORP) in September 2018, these walls do not typically contribute to broad patterns of history and cannot be associated with any person or group important to history. Therefore, impacts are considered less than significant. No mitigation measures are required.

Discussion Item I-3:

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

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

Proposed Parcels 1, 3, and 4 all include building envelopes located near, but just below the ridgeline of the project site. The Placer County General Plan addresses development near ridgeline areas and notes that new development in scenic areas shall be planned and designed in a manner which employs design, construction, and maintenance techniques that avoids locating structures along ridgelines and steep slopes and incorporates design and screening measures to minimize the visibility of structures and graded areas. (see General Plan Policy 1.K.1). The General Plan further states that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes (see General Plan Policy 1.K.2). The Placer County Rural Design Guidelines (Design Guidelines) also states that lots located along ridge tops, houses and accessory structures should be built just below the ridge line where there are existing trees to prevent the structures from becoming the predominant feature on the rural landscape. The Design Guidelines further states that, otherwise such development should be screened by new plantings of sufficient height and bulk at maturity to minimize visual encroachment to the greatest extent possible (see Placer County Rural Design Guidelines -Preservation of Scenic Areas, Implementation Techniques B.3).

In conclusion, future residential development near the ridgeline could significantly alter the visual character of the project site. This is a potentially significant impact. However, with the following mitigation measure, potential impacts would be reduced to a less than significant level.

Mitigation Measure Item I-3:

MM I.1

During Plan Check and prior to issuance of a Grading Permit review for Parcels 1, 3, and 4, Planning staff will review Plan Check submittal for the following:

- a. Building materials, colors, and textures that blend with the natural landscape
- b. Use of nonreflective materials for walls and roofs
- c. Rooflines and vertical architectural features blend with and do not detract from the natural background or ridge outline
- d. Heights of cut and fill slopes shall be kept to a minimum
- e. Foundations shall conform with the natural landforms of the site. (Padded or terraced building sites shall only be permitted where the Engineering and Surveying Division finds that the engineering applications provide for access and building envelopes which conform with the existing topography of the site)
- f. Graded areas shall not be larger than the building footprint of the residence, and any area necessary to accommodate access, guest parking, and turnaround areas.

Discussion Item I-4:

Sources of daytime glare are typically concentrated in commercial areas and are often associated with retail uses. The proposed project is a residential development. Glare results from development and associated parking areas that contain reflective materials such as glass, highly polished surfaces, and expanses of pavement. Windowed areas represent a minor percentage of the square footage of the building. Given the minimal use of glare-inducing materials in the design of the proposed residential buildings, reflective glare impacts would be less than significant.

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

The project site is undeveloped and does not include any permanent buildings or sources of nighttime lighting. Under existing conditions, no light or glare is emitted from the project site. With construction of four future residences, new sources of light and glare would be introduced to the project area. There are no specific features within the proposed project that would create unusual light and glare atypical of suburban residential development.

Individual homes would include new sources of night-lighting from exterior light sources such as porch and patio lights, architectural accent lighting, motion activated security lighting, driveway lighting, landscape lighting and interior lighting visible through windows. Placer County standards would limit light spillover and intensity. Lighting on the site would comply with Chapter 15, Article 15 of the Placer County Code, which adopts the 2013 California Energy Code (CEC), CCR Title 24, Part 6. Section 140.7 of the CEC Title 24, Part 6 that addresses requirements for outdoor lighting. Compliance with these requirements would ensure that lighting intensity levels, types of lighting fixtures, standard heights, and other lighting features would avoid excessive lighting, uplighting and spill over lighting or light trespass onto adjacent properties. Existing mature trees that would remain in place and landscaping on the proposed lots would also provide screening from adjacent properties. There is a less than significant impact. 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, 5:

The subject property is not considered Prime or Unique Farmland or Farmland of Statewide Importance and is not subject to a Williamson Act contract. However, the property is designated as Farmland of Local Importance. The property is zoned Farm F 4.6 Ac Min (Farm 4.6 acre minimum) which allows for both residential and agricultural use to occur simultaneously. Agricultural uses are subject to Placer County's "Right-to-Farm" ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not to be considered a nuisance, providing the agricultural uses comply with existing County policies. The property includes an existing vineyard which would remain with the proposed project that would ultimately include the development of

four single-family residences. The residential development would be restricted to the building envelopes identified in the Tentative Parcel Map to ensure that the vineyard development can remain in operation. Once the individual parcels are developed with single-family residences, future homeowners will share the ownership and maintenance of the vineyard. Therefore, impacts are considered less than significant. No mitigation measures are required.

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

The proposed project would not conflict with existing forest land or land zoned as such because the subject property is not located in an area that contains timberlands. The proposed project would not involve other changes in the existing environment that could result in the loss or conversion of Farmland or Forestland to a nonagricultural use. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of a Tentative Parcel Map to subdivide a 20.6-acre parcel into four parcels, consisting of 4.6 acres (Parcel 1), 4.7 acres (Parcel 2), 4.8 acres (Parcel 3), and 6.5 acres (Parcel 4), with a private road for access. The existing parcel is currently undeveloped. Construction would include grading and paving operations for road improvements, as well as utility construction. An estimated 8,000 yards of material will be moved over a 2- to 4-week period. One hundred thousand square feet of vegetation will be removed and mixed with the soil on site. The project would not include any export or import of materials, demolition, tree removal, or burning.

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 (NO_x), and particulate matter smaller than 10 microns (PM₁₀);
- 2) Operational Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NO_x 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 three additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

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

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

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

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

Discussion Item III-4:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust that could create odors. However, residential uses are not typically associated with the creation of objectionable odors. 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, 4, 7:

A Biological Resources Report was prepared for the project by Madrone Ecological Consulting in October 2018. The assessment is the result of a field study and records searches obtained from the California Department of Fish and Wildlife Natural Diversity Database, (CNDDDB), the U.S. Fish and Wildlife Service, and the California Native Plant Society. The field survey was conducted by Madrone biologists on July 29, 2018 and October 24, 2018 to characterize existing conditions and to assess the potential for sensitive plant and wildlife resources to occur. During the field assessment, plants and animals observed were documented, and habitat types were determined.

The property encompasses a ridge and eastern facing slope in the foothills, with elevations ranging from 575 feet to 430 feet. The top of the ridge is dominated by Annual Grassland and Blue Oak Savannah, and the eastern facing slope contains Mixed Oak Woodland. At the lower elevation towards the east, the property transitions into Annual Grassland with the easternmost portion also including Valley Foothill Riparian Woodland associated with Clover Valley Creek. Clover Valley Creek flows from north to south along the eastern boundary of the property. Rock outcrops are scattered throughout the property, and an ephemeral drainage feature begins within the Mixed Oak Woodland before daylighting into the lower Annual Grassland

Special-Status Plants

The- following special-status plant species has a moderate potential for occurrence.

- **Sanford's Arrowhead** (*Sagittaria sanfordii*), is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It generally occurs in shallow freshwater habitats associated with drainages, canals, and larger ditches that sustain inundation and/or slow-moving water into early summer. This perennial rhizomatous species blooms from May to October and occurs from sea level to approximately 2,000 feet (CNPS 2018). Clover Valley Creek represents marginal habitat for this species.

Special-Status Wildlife

There are two special-status wildlife species with a moderate potential for occurrence. Those wildlife species are:

- **Grasshopper Sparrow** (*Ammodramus savannarum*) is a California Department of Fish and Wildlife Species of Special Concern. Grasshopper sparrow breeds in open grasslands, prairies, hayfields, and pastures, typically with some bare ground. Grasshopper Sparrows usually avoid breeding in grasslands with extensive shrub cover, but are a bit more tolerant of shrubs in migration and during the winter. Annual Grasslands within the Project Site represent suitable habitat for this species.
- **White-Tailed Kite** (*Elanus leucurus*), is not federally or state listed but is a CDFW fully protected species. This species is a yearlong resident in the Central Valley and is primarily found in or near foraging areas such as open grasslands, meadows, farmlands, savannahs, and emergent wetlands (Shuford and Gardali 2008). White-tailed kites typically nest from March through June in trees within riparian, oak woodland, and savannah habitats of the Central Valley and Coast Range (Shuford and Gardali 2008). The Annual Grasslands, Blue Oak Savannah and some portions of the disturbed area within the Project Site represent suitable foraging habitat for white-tailed kite, and the trees within the Project Site provide suitable nesting habitat.

There is one special-status wildlife species with a low potential for occurrence. That wildlife species is:

Western Pond Turtle (*Emys marmorata*), is a California Department of Fish and Wildlife Species of Special Concern. These aquatic turtles prefer to live in permanent ponded or slow flowing bodies of water but may sometimes utilize seasonal streams and ponds. Clover Valley Creek provides suitable habitat for Western pond turtle.. The project will not impact aquatic habitat for Western Pond Turtle, but may impact adjacent upland nesting habitats within 300-feet of Clover Valley Creek.

However, with the following mitigation measures, potential impacts to white-tailed kite and grasshopper sparrow as well as other nesting bird species, and the Western Pond Turtle would be reduced to a less than significant level.

Mitigation Measure Item IV-1, 2, 4, 7:

MM IV.1

Prior to start of construction within suitable habitat for big-scale balsamroot, a pre-construction survey shall be conducted. If big-scale balsamroot is identified in the construction area and plant populations cannot be avoided, the applicant shall hire a qualified biologist to prepare a seed collection and replanting or banking plan to reduce impacts to the identified big-scale balsamroot populations, subject to review and approval by the County.

MM IV.2

Avoid and reduce impacts to nesting raptors and other avian species, including the Grasshopper Sparrow and White-tailed Kite:

Prior to site disturbance from Improvement Plan for the access road and for issuance of a Building Permits for future single-family residences, if vegetation removal and grading activities begin during the nesting season (February 15 to August 31), a qualified avian biologist shall conduct a pre-construction survey of the project footprint and accessible surrounding areas within 500 feet of the project site for active nests no more than seven days prior to site disturbance. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 5 days of the completed survey. If an active nest is identified, appropriate avoidance measures shall be developed and implemented in consultation with CDFW and the County. If construction is proposed to take place between February 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active raptor nest and 250 feet of an active passerine nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between February 1st and July 1st. Additional follow up surveys may be required based on the recommendations in the nesting bird survey study and/or as recommended by the CDFW and the County. Temporary construction fencing or flagging shall be installed at a minimum 500 foot radius around trees containing active raptor nests and a minimum 250 radius around trees containing active passerine nests. The minimum radius may be reduced in coordination with CDFW if site-specific conditions or circumstances support a reduction. If all project construction occurs between September 1st and February 1st no nesting bird surveys would be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and February 1st.

A note to this effect shall be placed on the Improvement Plans and Information Sheet of the Final Map. The applicant shall notify future property owners of this requirement.

MM IV.3

To avoid impacts to nesting Western Pond Turtle a biologist shall conduct a pre-construction survey for Western Pond Turtle within 14-days of start of construction resulting in ground disturbance within 300-feet of Clover Valley Creek. If nesting Western pond turtle is identified, nest sites will be protected with exclusion fencing installed between active construction and the nest site, at a minimum of 25-foot buffer, until young have hatched and moved to aquatic habitats.

Discussion Item IV-3:

A Biological Resources Report was prepared for the project by Madrone Ecological Consulting in October 2018. The assessment included a field survey conducted by Madrone biologists on July 29, 2018 and October 24, 2018. A total of 0.315 acre of aquatic resources was delineated within the Project Site. Approximately 0.292 acre (740 linear feet) of Clover Valley Creek flows from north to south along the eastern border of the Project Site. Clover Valley Creek is a tributary to Antelope Creek, which flows to Dry Creek in the City of Roseville. The creek supports several fish species including native minnow, hitch (*Lavinia exilicauda*), Sacramento sucker (*Catostomus occidentalis*), non-native western mosquitofish (*Gambusia affinis*), and green sunfish (*Lepomis cyanellus*).

The Project Site contains approximately 0.023 acre (150 linear feet) of ephemeral drainage. This drainage begins as erosion within the mixed oak woodland habitat and daylight into the grassland at the base of the hill. It flows only during rain events, with a clearly defined bed/banks.

Based on the design of the proposed minor land division and the mapped wetlands exhibit, it is possible that the residential development proposed with the project could negatively impact the onsite wetlands. To ensure that any impacts to the wetlands are less than significant, the following mitigation measures are required. However, with implementation of the following mitigation measures, potential impacts would be reduced to a less than significant level.

Mitigation Measure Item IV-3:

MM IV.4

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

Areas shown as Aquatic Resource Protection Areas on Parcels 1, 2 and 3 shall not be disturbed and are protected

for the benefit of fish and wildlife. No disturbance of any kind shall occur within Aquatic Resource Protection Areas including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing. Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of the Development Review Committee.

Discussion Item IV-5, 8:

An Arborist Report and Tree Inventory was prepared by Sierra Nevada Arborists in November 21, 2018 which inventoried and evaluated protected trees on or immediately adjacent to the project site. The report is based on a field survey conducted on October 30, 2018 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.

An updated Tree Inventory and Construction Removal Summary (Dated August 9, 2019) was also provided. Based on the updated Summary report, a total of 24 trees would be impacted by the proposed road improvements. Full project build out could also result in an estimated impact approximately 1.9 acres of oak woodland conversion both directly and indirectly. Impacts to native trees from development of the proposed 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.

Mitigation Measure Item IV-5, 8:

MM IV.5

Prior to issuance of Improvement Plan and/or a Grading Permit and prior to issuance of a Building Permit on Parcels 1, 2, 3, and 4 for future single-family residences, the applicant shall mitigate for the loss of an estimated 1.9 acres of oak woodlands through one, or a combination of the following, subject to Planning Services Division approval, and consistent with the requirements of CEQA Section 21083.4:

- i. Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance - Replacement Programs and Penalties. These fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. 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 permit issuance.
- ii. Purchase off-site conservation easements at an in-county location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.
- iii. Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.
- iv. Single trunk trees within the project impact area that are greater than 24 inches diameter at breast height (dbh) shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches dbh shall not be included in this calculation.

The reduction in habitat associated with the development activities on this site represents an adverse effect on the environment and the Placer County Tree Preservation Ordinance and CEQA Section 21083.4 requires mitigation for this loss. A note to this effect shall be placed on the Information Sheet of the Final Map.

MM IV.6

Include the following standard note on the Improvement Plans: No watering or irrigation of any kind shall be allowed within the critical root zone of native oak trees that will be saved within the project boundaries, unless otherwise approved as part of this project. The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Parcel Review Committee to consider revocation of this permit/ approval.

MM IV.7

The Improvement Plans and Building Permits shall include a note and show placement of Temporary Construction Fencing: The applicant or property owner 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 following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- A) At the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Parcel Map(s);

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

Discussion Item IV-6:

Placer County does not have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Program, 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.

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 North Central Information Center (NCIC) was conducted by ECORP Consulting, Inc. (ECORP) on September 10, 2018. The results of the NCIC search indicated that 11 previous cultural resources studies have been conducted within 0.5 mile of the property. These studies revealed the presence of pre-contact sites and historical sites. One historic-period rock wall alignment (P-31-773/CA-PLA-647H) was recorded within the project area. Due to the presence of resources within 0.5 mile of the project site, there is potential for cultural resources to be identified in the proposed project area. A records search through the Native American Heritage Commission (NAHC) on September 11, 2018 by ECORP determined that no Sacred Lands were identified within or adjacent to the project site.

A pedestrian survey was conducted by ECORP on the project site on September 11, 2018. In addition to noting the previously-recorded rock wall alignment (P-31-773/CA-PLA-647H), the pedestrian survey identified two newly identified cultural resources within the project area: a historic-period earthen ditch (CR-001) and concrete dam remnant feature (CR-002). The rock wall alignment is similar to other rock walls that are generally associated with historic-era ranching and homesteading. The earthen ditch represents an independent water conveyance system and the concrete dam once served to control water flows on Clover Valley Creek. Like the rock wall alignment, both the earthen ditch and dam remnant feature do not typically contribute to broad patterns of history and cannot be associated with any person or group important to history. Furthermore, both of these features are not associated with placer mining landscapes or mining activity, but may be associated with past agricultural activities. ECORP evaluated all three resources using the California Register of Historic Resources (CRHR) and National Register of Historic Places (NRHP) eligibility criteria and found them to be not eligible under any criteria.

Since the resources on-site are ineligible for listing or are likely not eligible for listing, impacts to historic resources would be less than significant. However, due to the presence of bedrock outcrops along Clover Valley Creek, and given the likelihood of precontact archaeological sites located along perennial waterways, there is potential for precontact archaeological sites to exist in the project, but are currently obscured by dense vegetation. With ground-disturbing activities, there is always the potential to expose previously unrecorded cultural resources.

No human remains are known to be buried at the project site nor were there any indications of human remains found during the field survey. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains.

However, with the following mitigation measure, potential impacts would be reduced to a less than significant level.

Mitigation Measures Item V-2, 3, 4:

MM V.1

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

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

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

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

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

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

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

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

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

Discussion Item VI-2:

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The 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.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)		X		

6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 2, 3:

The project site is made up of one approximately 20.6-acre parcel being split into four parcels consisting of 4.6 acres (Parcel 1), 4.7 acres (Parcel 2), 4.8 acres (Parcel 3), and 6.5 acres (Parcel 4). The Parcels are proposed for residential housing development and would include the construction of driveways. The individual building envelopes are located in areas that are relatively flat on the overall sloping terrain. The remaining open areas are highly vegetated surrounded by residential parcels and vineyards.

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 (2 to 9 percent slopes), Exchequer Rock Outcrop (2 to 30 percent slopes), Inks Very Cobbly Sandy Clay Loam (5 to 30 percent slopes), Inks Exchequer (2 to 25 percent slopes), and Xerofluvents.

The Andregg Course Sandy Loam is moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. It formed in residuum on low 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 medium, and the erosion hazard is moderate. The major limitation of this material is depth to rock.

The Exchequer Rock Outcrop material is on long, broad volcanic ridges and their side slopes. It is about 60 percent Exchequer soil and 15 percent andesitic breccia (lava cap) and has natural vegetation such as annual grasses, forbs, and scattered blue and live oak. The soil is shallow, somewhat excessively drained, very stony, and formed in residuum from hard andesitic breccia. Typically, the soil is brown very stony loam and cobbly loam. At a depth of about 11 inches is hard andesitic breccia. Permeability is moderate, surface runoff is medium to rapid, and the erosion hazard is slight to high. The major limitations are the outcrops of rock and the shallow soil.

The Inks Very Cobbly Sandy Clay Loam is a shallow, well drained cobbly soil underlain by andesitic conglomerate. It formed in the residuum on long broad volcanic ridges and side slopes. The surface layer is yellowish brown cobbly loam at about 5 inches thick. The subsoil is brown very cobbly clay loam at a depth of about 18 inches thick and is andesitic conglomerate. The permeability is moderate, surface runoff is medium or rapid, and the hazard of erosion is slight to high. The major limitation is the slope and depth to rock.

The Inks Exchequer is a shallow, well drained cobbly soil underlain by andesitic conglomerate. It formed in the residuum on long broad volcanic ridges and side slopes. The surface layer is yellowish brown cobbly loam though in a few places the surface layer is gravelly loam. The subsoil is brown very cobbly clay loam. The permeability is moderate, surface runoff is medium, and hazard of erosion is slight to moderate. The major limitations to this material are depth to rock and slope.

The Xerofluvents are frequently flooded, consist of narrow stringers of somewhat poorly drained recent alluvium adjacent to stream channels. Natural vegetation is annual grasses, forbs, sedges, valley oak, and willow. These are variable colored, stratified gravelly sandy loams, gravelly loams, and gravelly clay loams that generally grade to sand and gravel with increasing depth. Permeability is variable, surface runoff is slow, and the hazard of erosion is high. These areas are subject to frequent flooding and channelization. The Xerofluvents are not suited to urban use because of the flood hazard.

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 upper elevation of the parcel is not located in a sensitive geologic area or in an area that typically experiences soil instability. The lower elevation of this parcel along the floodway and floodplain is located in a sensitive geologic area that experiences significant soil instability and should not be developed for urban use. The soil survey also determined that the near surface soils on the upper

elevations of the parcel consist primarily of decomposed granites/cobbles and are considered to be of minimal expansion potential. Therefore, construction of residential houses and associated improvements outside of the Xerofluvents areas will 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 erosion, unstable soil, and expansive soil are less than significant for all areas outside of the Xerofluvents. No mitigation measures are required.

Discussion Item VII-4:

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

Discussion Item VII-5:

A Paleontological Resources Report that was prepared for the project by ECORP Consulting on January 14, 2019 included a paleontological records search conducted by the Natural History Museum of Los Angeles County (NHM). The results of the paleontological records search indicated no recorded fossil sites within the proposed project boundaries.

However, the more elevated terrain in the western portion of the project area have exposures of the late Miocene Mehrten Formation. These relatively coarse units are unlikely to contain significant vertebrate fossils, but they may include pockets of finer-grained material that may contain significant fossil vertebrate remains. Deeper excavations into these deposits during construction-related earthmoving activities have the potential to uncover significant fossil vertebrate remains. Construction activities could potentially disturb unknown subsurface paleontological resources. However, with the following mitigation measure, potential impacts would be reduced to a less than significant level.

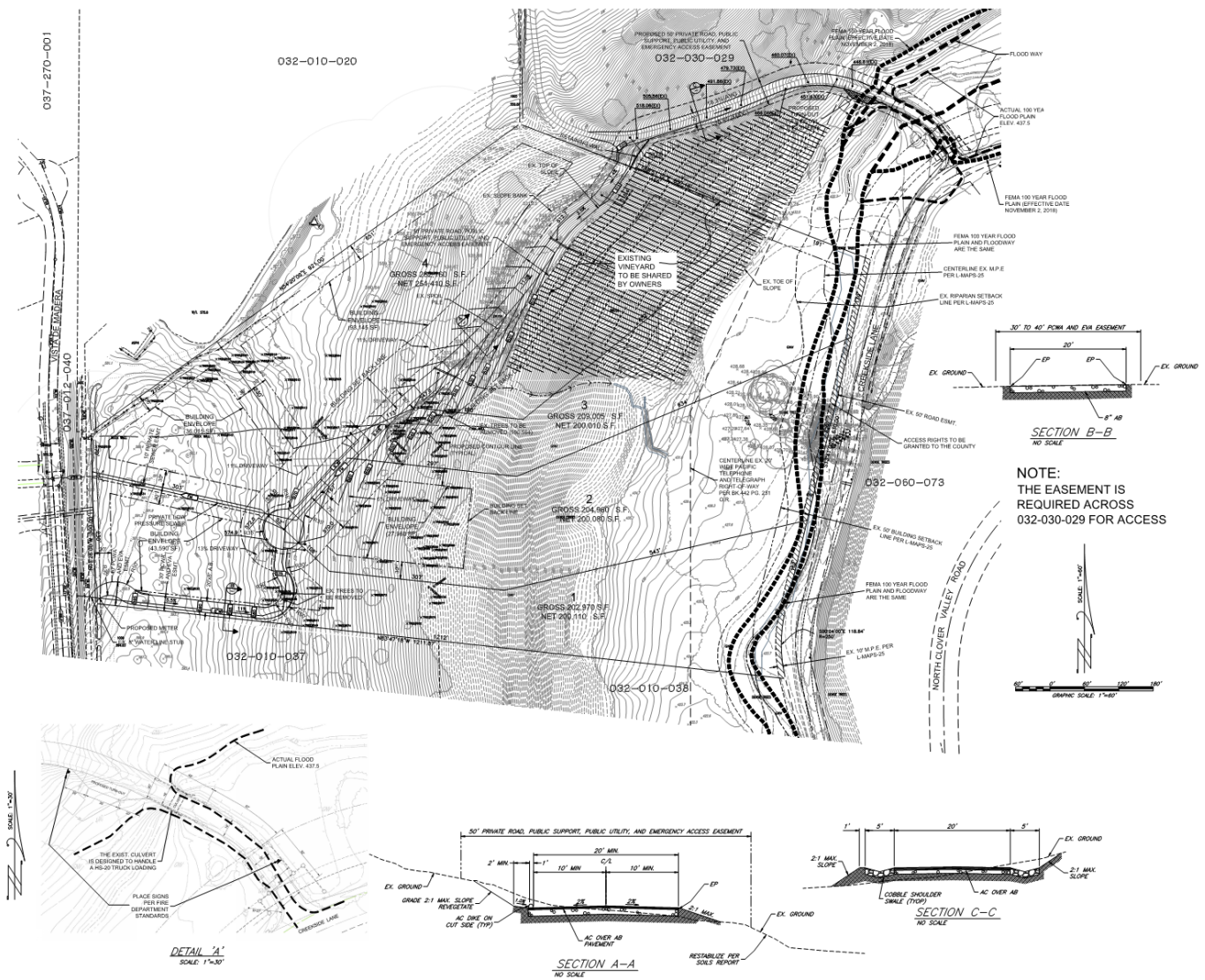
Mitigation Measures Item VII-5:

MM VII.1

If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work that may affect the identified resource and notify the Placer County Community Development Resource Agency, Planning Services Division. The applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology (SVP) guidelines (1996). The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, coordination of museum storage for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by Placer County to be necessary and feasible shall be implemented before construction activities affecting the resource can resume at the site where paleontological resources were discovered.

Discussion Items VII-6, 7:

The project proposal would result in the construction of four single family residences on four new parcels with associated infrastructure including a new onsite road, offsite road improvements, and driveways. To construct the improvements proposed, disruption of soils on-site would occur, including excavation/compaction for homes, roadways, driveways, and various utilities. The total area of disturbance is approximated at 104,500 square feet or 2.40 acres onsite for approximately 11.6 percent of the total 20.6-acre land division.



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

Mitigation Measures VII-6, 7:

MM VII.2

Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, Improvement Plans for the required improvements and pay the appropriate plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2). (ESD)

MM VII.3

Obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the construction of each single family dwelling and driveway. A grading plan showing limits of all proposed grading shall be submitted with the grading

permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction. (ESD)

MM VII.4

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

Discussion Item VII-8:

The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future residential units would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, impacts would be 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 IX-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 feet commercial building.

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. Thus, the construction and operation of the 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 activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant. No mitigation measures are required.

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 project site 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 project area. Therefore, there is no impact.

Discussion Item IX-6:

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

Discussion Item IX-7:

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

X. HYDROLOGY & WATER QUALITY – Would the project:

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

c) risk release of pollutants due to project inundation? (ESD)				
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 not rely on groundwater wells as a potable water source. Environmental Health has received a will serve letter from Placer County Water Agency dated January 14, 2020 indicating that potable water for this project would be treated water from the Placer County Water Agency. Therefore, the project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2, 6:

This project would not utilize groundwater, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

Discussion Item X-3:

The approximate 20.6-acre project area is located in the Loomis area and is surrounded by existing residential parcels and vineyards. The natural slope of the terrain is from the northwestern property line to the southeastern property line. The proposed project to construct four residential homes/driveways and road improvements would alter the existing drainage path by channeling the drainage towards two culverts in the proposed on site road and then return the drainage to sheet flow and continue back to the natural flow direction.

The proposed project would create approximately 35,000 square feet of impervious surface which would include the home and road improvements. This would result in an approximate 3.9 percent increase in impervious surface as compared to the entire project area. The home/driveway improvements would follow the natural existing grade while the onsite road would require up to 10 feet of fill and would not significantly alter any runoff patterns or cross any existing drainage paths. 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 Antelope Creek 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 \$1668 (based on \$417 per 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 \$212 (based on \$53 per single family residential unit). (ESD)

Discussion Item X-4:

The estimated area of disturbance for the project improvements of four single family dwellings and driveway improvements is approximately 210,700 square feet (5.32 acres) as compared to the entire project area of approximately 20.6 acres. The proposed improvements could cause a potentially significant increase in pollutants and degrade long term surface water quality beyond the existing conditions. Due to this potential, the applicant has submitted an engineered Storm Water Quality Plan that complies with the West Placer Storm Water Quality Design Manual in order to highlight and reduce any potential water quality impacts. The proposed project's impacts associated with water quality impacts can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:MM X.3

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection. (ESD)

MM X.4

A final Storm Water Quality Plan (SWQP) shall be submitted that identifies how this project will meet the Phase II MS4 permit obligations, per the West Placer Storm Water Quality Design Manual. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. (ESD)

Discussion Item X-5:

The project site is 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. A Base Flood Elevation (BFE) has been reviewed and approved as acceptable by the Placer County Flood Control District showing that any proposed improvements would be outside of the floodplain established by FEMA. The project site is not located within any levee or dam failure inundation area.

The proposed project's impacts associated with placing improvements within a 100 year floodplain can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures Item X-5:MM X.5

The Base Flood Elevation (BFE) shows that all proposed improvements will be outside of the floodplain as established by FEMA. Therefore, any work in the floodplain is prohibited unless a hydraulic analysis is submitted and approved.

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, 4:

The proposed project includes the subdivision of a 20.6-acre parcel into four parcels consisting of 4.6 acres (Parcel 1), 4.7 acres (Parcel 2), 4.8 acres (Parcel 3), and 6.5 acres (Parcel 4). The proposed project is located within an undeveloped area that includes an existing vineyard, and is zoned Farm F 4.6 Ac Min (Farm 4.6 acre minimum). The property is designated Rural Residential 1 - 10 Ac. Minimum by the Placer County General Plan. The project is consistent with the Zoning and General Plan designation. A single-family residential subdivision is located to the west and the City of Lincoln forms the west boundary of the property. A PCWA pond is located to the northwest, and single-family residences including a single-family residence with a vineyard is located to the northeast. Rural single-residences are located to the east and the property to the south remains undeveloped. The City of Loomis and the City of Rocklin are located further to the south.

The proposed project includes a request for a Variance to allow Parcels 1, 2, and 3 to exceed the maximum length to width ratio identified in the Placer County Zoning Ordinance (Section 17.54.040.D). The Zoning Ordinance indicates the length of any parcel shall not exceed four times its width. The applicant has made this request to create building envelopes to avoid existing topographic and environmental features on the property. The property includes steep slopes, a 100-year floodplain along eastern portion of property (along Clover Valley Creek), and Blue Oak Woodland. As per the Zoning Ordinance, there is a 100-foot stream setback from centerline of the creek. The request for the variance appears justifiable given these unique circumstances on the project site. Impacts are less than significant. No mitigation measures are required.

Discussion Item XI-2:

The proposed project does not conflict with any Environmental Health land use plans, policies or regulations and does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Therefore, impacts are less than significant. No mitigation measures are required.

Discussion Item XI-3:

The property includes an existing vineyard. Once the individual parcels are developed with single-family residences, future homeowners would share the ownership and maintenance of the vineyard. The property is zoned Farm F 4.6 Ac Min (Farm 4.6 acre minimum) which allows for both residential and agricultural use to occur simultaneously. Future residential development on the individual parcels would be similar in nature to the residential development that already exists to the north and west of the property. Therefore, the proposed project would not result in the development of incompatible uses or the creation of land use conflicts. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

The Mineral Land Classification of Placer County, California Department of Conservation – Division of Mines and Geology 1995, was prepared for the purpose of identifying and documenting the various mineral 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 and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration and hydrothermal processes, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-4, meaning areas of unknown mineral resource significance.

The project site has never been mined and no valuable, locally important mineral resources have been identified on the project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:

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

Mitigation Measure Item XIII-1:

MM XIII.1

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

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

Discussion Item XIII-2

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

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and			X	

businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)				
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XIV-1:

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

Discussion Item XIV-2:

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

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Parks? (PLN)			X	
5. Other public facilities? (ESD, PLN)			X	
6. Maintenance of public facilities, including roads? (ESD, PLN)			X	

Discussion Item XV-1:

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

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

The California Department of Forestry & Fire Protection/Placer County Fire Department(CalFire) provides fire protection services to the project area (CSA 28 ZONE 76); the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads, and the project is within the Loomis Union School District and Placer Union High School District. The proposed project would result in the creation of four new single-family residential lots where none currently exist and would increase the number of residents in the project area. However, the proposed project would create a modest incremental increase in the need for Sheriff protection facilities, schools, parks, or other public facilities because the increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Placer County General Plan. Therefore, there is no impact.

Discussion Item XV-6:

The proposed point of access for all four parcels will consist of a single private road extending in a southwest direction from an existing paved offsite road located along the northern boundary. The offsite road connects to Creekside

Lane, a County maintained road. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Placer County General 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. The project would be conditioned to pay this fee prior to recordation of the final map. 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 impact 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 effect 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 Parcels 1, 2, 3, and 4 is proposed from individual new private driveways accessing the proposed onsite road that connects to Creekside Lane. The project would improve the existing encroachment of the offsite road onto Creekside Lane to a Land Development Manual Plate 116 Major Roadway Connection standard for a 25 mile per hour design speed resulting in encroachments with a 25 foot radius, 8 foot offset, and a 50 foot taper on both sides. The encroachment meets the minimum 275 foot corner sight distance. Other offsite improvements would include the construction of a Placer County Fire-approved turnout on the northwest side of the bridge in lieu of any additional road widening beyond the 16 feet that is existing. In addition, a "No Access" strip across proposed Parcels 1, 2, and 3 along the frontage of Creekside Lane would be created to prohibit any additional encroachments onto Creekside Lane. 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 including the proposed 30 foot EVA Easement and offsite road and has not identified any significant impacts to emergency access. No gated access is proposed. The proposed project has the potential to significantly impact the access to any nearby use. The proposed project's impacts associated with inadequate emergency access can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures Item XVII-3:

MM XVII.1

The Improvement Plans shall show the construction of an Emergency Vehicle Access Road from the end of the onsite road to the existing offsite access road at the southeastern corner of the project site, Vista De Madera, to the satisfaction of the ESD and the servicing fire district.

Discussion Item XVII-4

The Placer County Zoning Ordinance Section 17.54.060 requires two parking spots per dwelling unit. At the time that any of the newly created parcels are developed, a review for conformance with the parking standards outlined by the Placer County Zoning Ordinance would be performed to verify that minimum onsite parking requirements would be met. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:

The project would consist of the creation of three additional residential single family units on separate parcels. The proposed project would generate approximately four additional PM peak hour trips and approximately 40 average daily trips. The proposed project's traffic does not create a large enough incremental increase (greater than five 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 \$4,375 per single family residence) 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 solely 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 a 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, Rural Residential Community areas are typically located outside of urbanized areas and designated in local land use plans for rural residential development. Rural Residential Communities are predominantly residential with some small-scale hobby or commercial farming. Travel occurs almost exclusively by automobile and transit service is minimal or nonexistent. For unincorporated Placer County, the 2020 MTP/SCS assumes an additional 400 jobs and 1,290 housing units would be developed in Rural Residential 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 (300 jobs and 1,050 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, 150% of the regional average VMT per capita. The MTP/SCS anticipates increased activity/growth within Rural Residential Communities. Additionally, these areas are recognized as having high VMT per 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.

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		X		

resource to a California Native American tribe. (PLN)				
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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 proposed project area on May 10, 2018. Placer County received a request from the United Auburn Indian Community (UAIC) to receive copies of any archaeological reports or cultural resource assessments that were completed for the proposed project, which were provided. Following a site visit to the property, the UAIC recommended inclusion of a mitigation measure to address inadvertent discoveries of cultural resources including Tribal Cultural Resources. No other tribes contacted the County.

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 project proposes to connect to Placer County Water Agency (PCWA) for domestic water from a waterline located along the western boundary of the property. The project would obtain sewer services from the City of Lincoln and connect to an existing sewer line on the western property boundary.

These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of a "will-serve" letter from the agency. Therefore, impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-2, 3:

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

Discussion Item XIX-4, 5:

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

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

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

Discussion Item XX-1:

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

Discussion Item XX-2, 3:

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

Discussion Item XX-4:

The proposed project site and surrounding area is rural in character. The project site contains moderate to steep slopes but it does not result in unique or unusual challenges to preventing or suppressing wildland fires. Furthermore, the topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, there this impact 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 type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Nick Trifiro, 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, Sarah Gillmore, P.E.
 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 April 16, 2020
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
	<input type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input checked="" type="checkbox"/> Tree Ordinance
	<input type="checkbox"/>

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

Exhibit A: Mitigation Monitoring Program

EXHIBIT A

MITIGATION MONITORING PROGRAM

Mitigated Negative Declaration – PLN18-00091

Sierra College Partners 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 Sierra College Partners 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 I.1
MM IV.1
MM IV.2
MM IV.3
MM IV.4
MM IV.5
MM IV.6
MM IV.7
MM V.1
MM VII.1

MM VII.2
MM VII.3
MM VII.4
MM X.1
MM X.2
MM X.3
MM X.4
MM X.5
MM XIII.1
MM XVII.1

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

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