COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES
County of Placer

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT: Sabre City Park Estates (PLN19-00392)

PROJECT DESCRIPTION: Rezone, Vesting Tentative Subdivision Map, and setback Variance in order to allow construction of 24 single-family residences on 3.78 acres

PROJECT LOCATION: 105 Vandenberg Circle, south of PFE Road, West Placer County

APPLICANT: Infinity Homes, Inc., Keith Paulsen

The comment period for this document closes on July 10, 2020. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

https://www.placer.ca.gov/2826/Negative-Declarations

A copy of the Mitigated Negative Declaration is available at the Community Development Resource Agency public counter, and at the Clerk/Recorder's office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on June 12, 2020

TENTATIVE MAP for

SABRE CITY PARK ESTATES

A PORTION OF SECTION 18, T10N., R6E., M.D.B.M., ALSO BEING A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN A GRANT DEED RECORDED IN VOLUME 1228 AT PAGE 680, O.P.C.R.

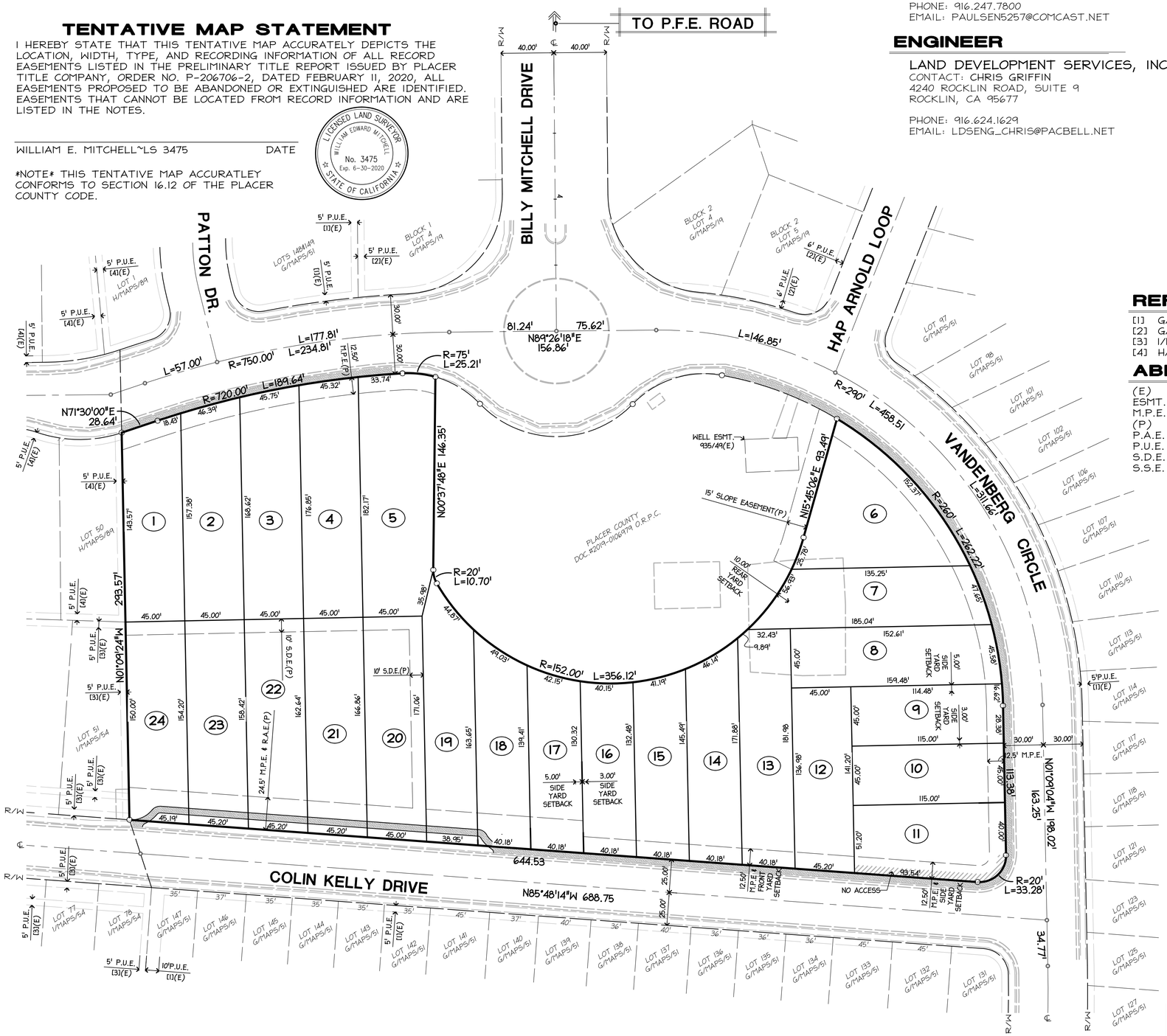
TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE, AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. P-206706-2, DATED FEBRUARY 11, 2020, ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION AND ARE LISTED IN THE NOTES.

WILLIAM E. MITCHELL~LS 3475 DATE

LICENSED LAND SURVEYOR — WILLIAM EDWARD MITCHELL — No. 3475 — Exp. 6-30-2020 — STATE OF CALIFORNIA

NOTE THIS TENTATIVE MAP ACCURATLEY CONFORMS TO SECTION 16.12 OF THE PLACER COUNTY CODE.



OWNER/DEVELOPER

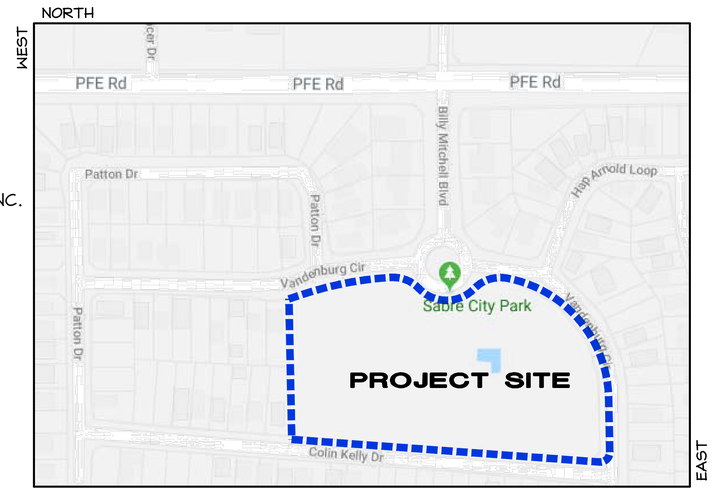
INFINITY HOMES, INC.
CONTACT: KEITH PAULSEN
310 CARDIF COURT
GRANITE BAY, CA 95746

PHONE: 916.247.7800
EMAIL: PAULSEN5257@COMCAST.NET

ENGINEER

LAND DEVELOPMENT SERVICES, INC.
CONTACT: CHRIS GRIFFIN
4240 ROCKLIN ROAD, SUITE 9
ROCKLIN, CA 95677

PHONE: 916.624.1629
EMAIL: LDSENG_CHRIS@PACBELL.NET



VICINITY MAP

NTS

REFERENCES

[1] G/MAPS/51
[2] G/MAPS/19
[3] I/MAPS/54
[4] H/MAPS/89

ABBREVIATIONS

(E)	EXISTING EASEMENT
ESMT.	EASEMENT
M.P.E.	MULTI-PURPOSE EASEMENT
(P)	PROPOSED
P.A.E.	PUBLIC ACCESS EASEMENT
P.U.E.	PUBLIC UTILITIES EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

SHEET INDEX

c1)	COVER SHEET
c2)	TOPOGRAPHIC SURVEY
c3)	PRELIMINARY GRADING & DRAINAGE
c4)	PRELIMINARY UTILITY PLAN
c5)	PRELIMINARY SEWER PLAN
c6)	PRELIMINARY BMP PLAN
c7)	PRELIMINARY FENCING PLAN & LOT LAYOUTS
d1)	PRE-DEVELOPMENT SHED MAP
d2)	POST-DEVELOPMENT SHED MAP
lid1)	PRE-DEVELOPMENT DMA MAP
lid2)	POST-DEVELOPMENT DMA MAP

LOT SUMMARY

TOTAL PARCEL SIZE= 164,676 SF OR 3.78 ACRES
MINIMUM LOT SIZE= 5,172 SF
MAXIMUM LOT SIZE= 10,086 SF
AVERAGE LOT SIZE= 6,880 SF

MINIMUM FRONT YARD SETBACK= 12.5 FT.
GARAGE SETBACK= 20' FT.
REAR YARD SETBACK= 10 FT.
SIDE YARD SETBACK= 3 FT. & 5 FT.

MINIMUM LOT WIDTH= 38.75 FT
MINIMUM LOT DEPTH= 115.00 FT

MINIMUM DRIVEWAY LENGTH= 20 FT FROM EDGE OF PAVEMENT OF THE FRONTAGE ROAD TO THE END OF THE DRIVEWAY.

TOTAL LOTS= 24

MUNICIPAL ADVISORY COUNCIL AREA= WEST PLACER
GENERAL PLAN= HIGH DENSITY RESIDENTIAL
COMMUNITY PLAN AREA= DRY CREEK WEST PLACER
ZONING=O, RM-DL8-Dc

FIRE DISTRICT= DRY CREEK FIRE (CSA 28 ZONE 165)
SCHOOL DISTRICT= CENTER JOINT UNIFIED
UTILITY DISTRICT= SMUD
SEWER DISTRICT= DRY CREEK
WATER DISTRICT= CALIFORNIA AMERICAN WATER

SCALE: 1"=40'

COUNTY REPRESENTATIVES

DEPARTMENT	STAFF	PHONE	EMAIL
PLANNING	CHRIS SCHMIDT	530.745.3076	CRSCHMID@PLACER.CA.GOV
PARKS	TED REL	530.889.6807	TREL@PLACER.CA.GOV
FLOOD CONTROL	BRAD BREWER	530.745.7541	BBREWER@PLACER.CA.GOV
FIRE PROTECTION	RYAN WOESSNER	530.745.3575	RWOESSNE@PLACER.CA.GOV
ENGINEERING	PHIL FRANTZ	530.745.7584	PFRANTZ@PLACER.CA.GOV
ENVIRON. HEALTH	JOEY SCARBROUGH	530.745.2346	JSCARBRO@PLACER.CA.GOV
ENVIRON. ENG.	KRISTY AMES	530.889.6856	KAMES@PLACER.CA.GOV
AIR QUALITY	ANGEL GREEN	530.745.3084	AGREEN@PLACER.CA.GOV

UTILITY REPRESENTATIVES

UTILITY	SUPPLIER	REPRESENTATIVE	PHONE	EMAIL
WATER	CAL-AM	SPENCER PHILLIPS	916.568.4210	SPENCER.PHILLIPS@AMWATER.COM
POWER	SMUD		916.732.5884	

REGISTERED PROFESSIONAL ENGINEER — WILLIAM EDWARD MITCHELL — RCE No. 23429 Exp.12/31/2021 — CIVIL — STATE OF CALIFORNIA

dwg. no. J-1426

SABRE CITY PARK ESTATES
TENTATIVE MAP
PLN19-00392
105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

scale H: 1"=40'

date 03.16.2020

designed CMG
drawn CMG
checked
approved
RCE 23429

datum U.S.G.S.

c1 of 7

TREE LIST

	#	TYPE	DBH	DLR	CONDITION
CT	1	PECAN	9.5"	20'	GOOD
CT	2	ITALIAN STONE PINE	37"	35'	GOOD
CT	3	VALLEY OAK	60"	58'	FAIR
CT	4	ENGLISH WALNUT	12"	14'	SEVERE DECLINE, RECOMMEND REMOVAL
TTR	5	VALLEY OAK	16"	19'	GOOD
CT	6	PECAN	23"	30'	DECLINING
CT	7	PECAN	22"	32'	DECLINING
CT	8	ENGLISH WALNUT	13"	21'	SEVERE DECLINE, RECOMMEND REMOVAL
TBR	9	VALLEY OAK	9.5"	17'	GOOD
TBR	10	VALLEY OAK	10"	17'	GOOD
TTR	11	VALLEY OAK	19"	26'	GOOD
TBR	12	VALLEY OAK	5.5"	13'	FAIR TO DECLINING
TBR	13	VALLEY OAK	4,5,5"	11'	FAIR TO GOOD
TBR	14	VALLEY OAK	4.5"	12'	FAIR TO GOOD
TTR	15	VALLEY OAK	15.5"	22'	FAIR TO GOOD
TBR	16	VALLEY OAK	9.5, 14.5"	26'	GOOD
TTR	17	VALLEY OAK	12.5"	24'	GOOD
TTR	18	VALLEY OAK	13.5"	24'	FAIR TO GOOD
TTR	19	VALLEY OAK	10"	21'	GOOD
TBR	20	VALLEY OAK	7"	13'	SEVERE DECLINE, RECOMMEND REMOVAL
TTR	21	VALLEY OAK	15.5"	25'	GOOD
TBR	22	VALLEY OAK	11.5"	23'	FAIR TO GOOD
TBR	23	VALLEY OAK	11"	18'	FAIR
TBR	24	VALLEY OAK	5,5,5"	16'	GOOD
TBR	25	VALLEY OAK	8"	12'	GOOD
TTR	26	VALLEY OAK	18"	30'	GOOD
TTR	27	VALLEY OAK	15.5"	29'	GOOD
TTR	28	VALLEY OAK	14.5"	24'	FAIR TO GOOD
TTR	29	VALLEY OAK	18"	25'	GOOD
TTR	30	VALLEY OAK	5.5",6.5",7	15'	FAIR TO GOOD
TBR	31	PECAN	2.5,3,4"	20'	GOOD

SS — 6"SS — EXISTING SANITARY SEWER and SIZE (SS)
SS — EXISTING SANITARY FLUSHING BRANCH (FB./CO.)
SS — EXISTING SANITARY MANHOLE (MH)
SD — 18"SD — EXISTING STORM DRAIN and SIZE (SD)
SD — EXISTING DROP INLET (DI.)
SD — EXISTING STORM MANHOLE (MH)
WL — 8"WL — EXISTING WATER MAIN and SIZE (WL)
WL — EXISTING GATE VALVE (GV)
EXISTING FIRE HYDRANT ASSEMBLY (FH)
EXISTING WATER SERVICE and METER BOX
G — EXISTING GAS MAIN
S — G — EXISTING GAS & SMUD
S — EXISTING SMUD
PGE — EXIST. PG&E FACILITIES
T — EXIST. TELCO FACILITIES
EXIST. STREET LIGHT
PP — EXIST. POWER POLE
TBR — EXIST. TREE TO BE REMOVED
CT — TREE ON COUNTY PROPERTY
TTR — TREE TO REMAIN ON SUBJECT PROPERTY

#XX — TREE NUMBER
(132.44) — TREE BASE ELEVATION
TREE CANOPY LIMITS
TREE REMOVAL DESIGNATION
TREE TO REMAIN
TREE TO BE REMOVED



dwg. no.
J-1426

SABRE CITY PARK ESTATES
PLN19-00392
105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

TOPOGRAPHIC SURVEY

scale
H: 1"=40'

date
3.16.2020

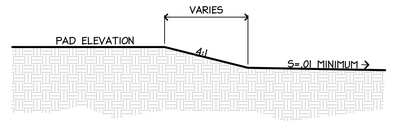
REGISTERED PROFESSIONAL ENGINEER
WILLIAM EDWARD MITCHELL
RCE No. 23429
Exp.12/31/2021
CIVIL
STATE OF CALIFORNIA

designed
CMG
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CMG
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approved
RCE 23429

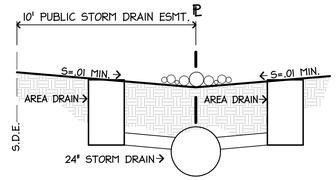
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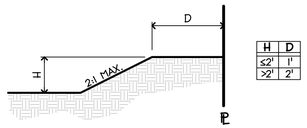
LAND DEVELOPMENT SERVICES INC. 4240 Rocklin Rd., Suite 9, Rocklin, California (916) 624-1629 contact: BILL MITCHELL ldseng@pacbell.net



A SECTION
*TYPICAL FOR REAR YARD SLOPES NTS



B SECTION
NTS



C SECTION
*TYPICAL FOR ALL SIDE YARD SLOPES 1"=1'

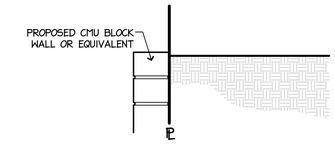
SHEET LEGEND AND ABBREVIATIONS

D PROPOSED DRIVEWAY LOCATION

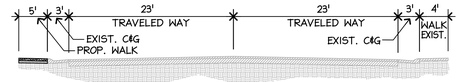
SD — 18"SD — PROPOSED STORM DRAIN and SIZE (SD)
SD — — — — 18"SD — EXISTING STORM DRAIN and SIZE (SD)
SD — PROPOSED DROP INLET (DI.)
SD — EXISTING DROP INLET (DI.)
SD/LID — PROPOSED STORM TREE INLET

EARTHWORK QUANTITY
② CUT = 700 c.y.
FILL = 6600 c.y.

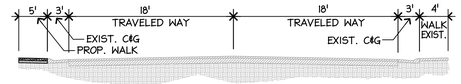
WHEN A SHRINKAGE FACTOR OF 10% IS APPLIED THE PROJECT WOULD REQUIRE A TOTAL OF 5,970 CUBIC YARDS OF MATERIAL WILL NEED TO BE IMPORTED ASSUMING ONSITE MATERIAL IS SUITABLE FOR USE AS ENGINEERED FILL



C SECTION
1/2"=1'



D SECTION
VANDERBERG CIRCLE ~ 60' R/W NTS



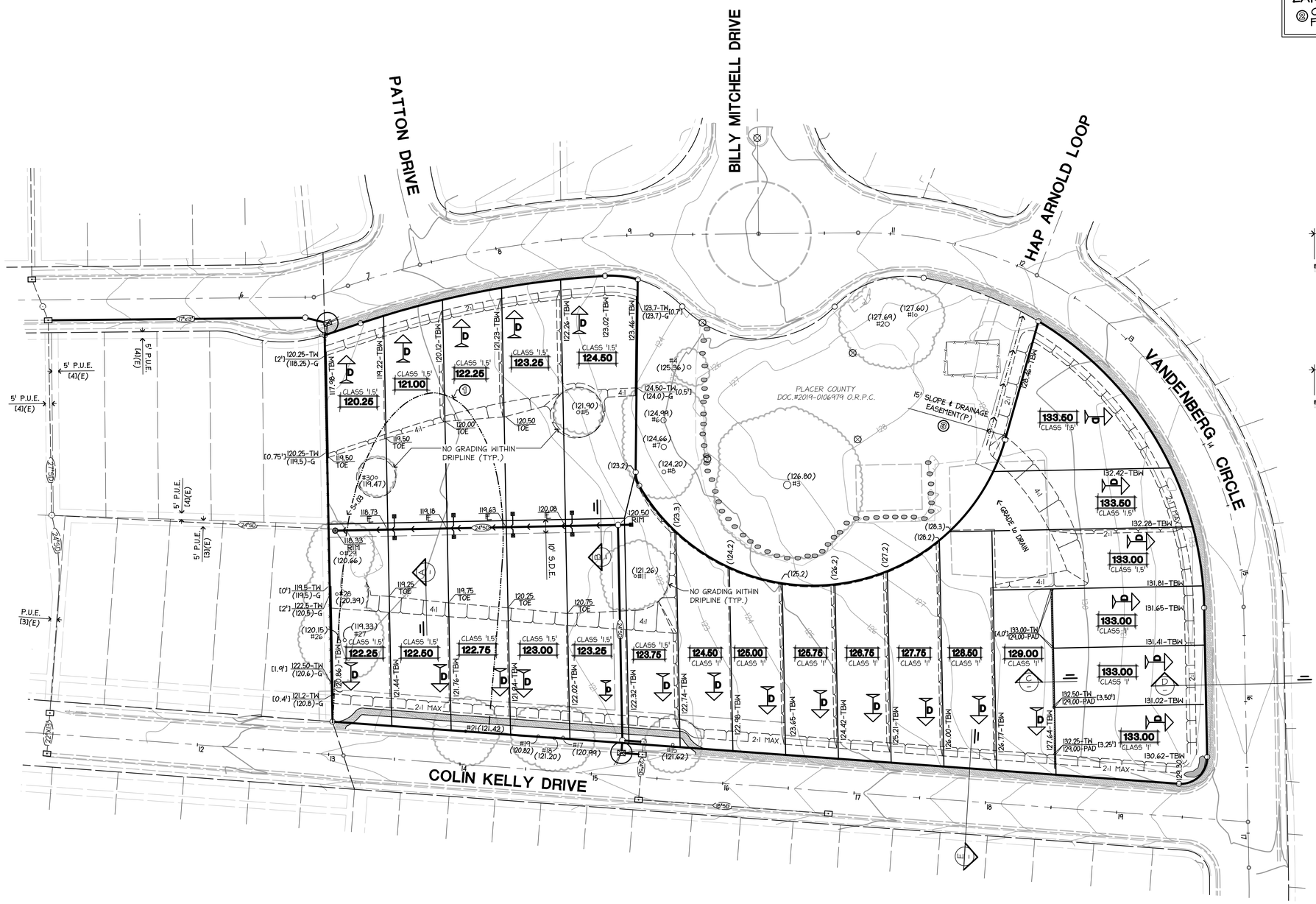
E SECTION
COLIN KELLY DRIVE ~ 50' R/W NTS

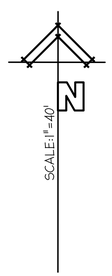
KEYNOTES

① LIMIT OF POTENTIAL OVER-EXCAVATION PER GEOTECHNICAL REPORT. ACTUAL LIMITS OF OVER-EXCAVATION TO BE DETERMINED IN THE FIELD BY A REPRESENTATIVE OF GUILARTE & ASSOCIATES, INC., THE GEOTECHNICAL ENGINEER FOR THE PROJECT.

② THE AMOUNT OF MATERIAL MOVED TO ACHIEVE GRADE ON THIS PLAN WILL BE DETERMINED BY THE AMOUNT OF OVER-EXCAVATED MATERIAL IS SUITABLE FOR FILL ONSITE. RE-WORKING ONSITE SOIL MAY OR MAY NOT REQUIRE IT TO BE EXPORTED. THE AMOUNT OF MATERIAL MOVED ONSITE AND IMPORTED TO THE SITE WILL BE DETERMINED BY THE CONDITION OF THE UNCOMPACTED/UNENGINEERED FILL AS OBSERVED BY A GEOTECHNICAL ENGINEER OR REPRESENTATIVE DURING CONSTRUCTION.

③ SLOPE EASEMENT SHALL BE ACQUIRED FROM PLACER COUNTY BY DEVELOPER





SABRE CITY PARK ESTATES
PLN19-00392
105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
WILLIAM EDWARD MITCHELL
RCE No. 23429
Exp.12/31/2021
CIVIL
STATE OF CALIFORNIA

dwg. no. J-1426
scale H: 1"=40'
date 3.16.2020
designed CMG
drawn CMG
checked
approved RCE 23429
datum U.S.G.S.

c3 of 7

LAND DEVELOPMENT SERVICES INC. 4240 Rocklin Rd., Suite 9, Rocklin, California (916) 624-1629 contact: BILL MITCHELL ldseng@pacbell.net

PROPOSED SEWER SERVICE
SS 6"SS PROPOSED SANITARY SEWER and SIZE (SS)
SS 6"SS EXISTING SANITARY SEWER and SIZE (SS)
SS PROPOSED SANITARY FLUSHING BRANCH (FB./CO.)
SS EXISTING SANITARY FLUSHING BRANCH (FB./CO.)
SS PROPOSED SANITARY MANHOLE (MH)
SS EXISTING SANITARY MANHOLE (MH)
SD 18"SD PROPOSED STORM DRAIN and SIZE (SD)
SD 18"SD EXISTING STORM DRAIN and SIZE (SD)
SD PROPOSED DROP INLET (DI.)
SD EXISTING DROP INLET (DI.)
SD PROPOSED STORM MANHOLE (MH)
SD EXISTING STORM MANHOLE (MH)
SD PROPOSED STORM TREE

WL 8"WL PROPOSED WATER MAIN and SIZE (WL)
WL 8"WL EXISTING WATER MAIN and SIZE (WL)
WL PROPOSED GATE VALVE (GV)
WL EXISTING GATE VALVE (GV)
PROPOSED D.I. FIRE HYDRANT ASSEMBLY (FH)
EXISTING FIRE HYDRANT ASSEMBLY (FH)
PROPOSED COPPER WATER SERVICE and METER BOX
EXISTING WATER SERVICE and METER BOX

G EXISTING GAS MAIN
S G EXISTING GAS & SMUD
S EXISTING SMUD
JT PROPOSED JOINT TRENCH
JT PROPOSED DRY UTILITY SERVICE
PGE EXIST. PG&E FACILITIES
oT EXIST. TELCO FACILITIES
EXIST. STREET LIGHT
PP EXIST. POWER POLE

SCALE: 1"=30'

PATTON DRIVE
BILLY MITCHELL DRIVE
VANDENBERG CIRCLE
HAP ARNOLD LOOP
COLIN KELLY DRIVE

KA11-18
INV.=113.28
KA11-30
INV.=114.00
KA12-19
INV.=116.17
KA12-20
INV.128.17
KA12-29
INV.=131.59
KA12-15
INV.=127.65
KA12-13
INV.=117.60
KA12-14
INV.=123.30

17"x13"
24"SD
6"SS
8"WL
18"SD

12.5' PUE(P)
24.5' PUE(P)
10' S.D.E.(P)

EXIST. DRINKING FOUNTAIN TO BE REMOVED
EXIST. PAVEMENT TO BE REMOVED.
REMOVE EXISTING 24" STORM DRAIN & ASSOCIATED MANHOLES. RE-ROUTE THROUGH PROP. ESMT.
CONNECT TO EXISTING 8"WL
CONNECT TO EXISTING 8"WL

PLACER COUNTY
DOC.#2019-0106979 O.R.P.C.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

FH

REGISTERED PROFESSIONAL ENGINEER
WILLIAM EDWARD MITCHELL
RCE No. 23429
Exp.12/31/2021
CIVIL
STATE OF CALIFORNIA

dwg. no.
J-1426

SABRE CITY PARK ESTATES
PRELIMINARY UTILITY LAYOUT
PLN19-00392
105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

scale
H: 1"=30'

date
3.16.2020

designed
CMG
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of
7

LAND DEVELOPMENT SERVICES INC. 4240 Rocklin Rd., Suite 9, Rocklin, California (916) 624-1629 contact: BILL MITCHELL ldseng@pacbell.net

PROPOSED SEWER SERVICE

SS 6"SS PROPOSED SANITARY SEWER and SIZE (SS)

SS 6"SS EXISTING SANITARY SEWER and SIZE (SS)

SS PROPOSED SANITARY FLUSHING BRANCH (FB./CO.)

SS EXISTING SANITARY FLUSHING BRANCH (FB./CO.)

SS PROPOSED SANITARY MANHOLE (MH)

SS EXISTING SANITARY MANHOLE (MH)

BILLY MITCHELL DRIVE

PATTON DRIVE

HAP ARNOLD LOOP

COLIN KELLY DRIVE

KA12-19
INV.=116.17

KA11-30
INV.=114.00

KA11-18
INV.=113.28

KA12-20
INV.128.17

KA12-29
INV.=131.59

KA12-15
INV.=127.65

KA12-14
INV.=123.30

KA12-13
INV.=117.60

EXISTING SANITARY SEWER TO BE REPLACED (330'±)

INV.=114.99

INV.=116.41

INV.=116.00

INV.=115.57

12.5' PUE

INV.=115.19

INV.=114.90

EXISTING SANITARY SEWER TO BE REPLACED (60'±)

INV.=128.96

INV.=128.48

INV.=128.50

INV.=128.14

INV.=127.52

INV.=126.84

EXISTING SANITARY SEWER TO BE ABANDONED

EXISTING SANITARY SEWER TO BE REMOVED

PLACER COUNTY
DOC.#2019-0106979 O.R.P.C.

10' S.D.E.

12.5' M.P.E.

24.5' M.P.E.

INV.=117.15
INV.=117.34
INV.=117.72
INV.=117.86
INV.=118.20
INV.=118.50
INV.=118.70
INV.=119.00
INV.=120.05
INV.=120.80
INV.=121.88
INV.=122.06
INV.=122.26

SCALE: 1"=30'

SABRE CITY PARK ESTATES

PRELIMINARY SEWER PLAN

PLN19-00392
105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
WILLIAM EDWARD MITCHELL
RCE No. 23429
Exp.12/31/2021
CIVIL
STATE OF CALIFORNIA

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c5 of 7

LAND DEVELOPMENT SERVICES INC. 4240 Rocklin Rd., Suite 9, Rocklin, California (916) 624-1629 contact: BILL MITCHELL ldseng@pacbell.net

IMPORTANT BMP NOTE

THESE BMP PLANS REPRESENT THE MOST EXTENSIVE EXPECTED LEVEL OF STORMWATER POLLUTION PROTECTION. ACTUAL BMP's TYPE, LOCATION, AND TIME OF IMPLEMENTATION IS TO BE DETERMINED IN THE FIELD BY THE INSPECTOR. THE MAIN PURPOSE OF THE BMP SHEETS IS TO RECOMMEND WHICH BMP IS APPROPRIATE FOR EACH SITUATION. FURTHERMORE IF AT ANY TIME THE WORKING BMP SHEETS/MAPS FOUND ON SITE DIFFER FROM THESE SHEETS, THE ON-SITE BMP SHEETS/MAPS SHALL BE THE GOVERNING MAP.

NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE COVER OVER AREAS DISTURBED AND NOT IN USE FOR OVER 14 DAYS.

2. WHEN AREAS HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE DISTURBED AGAIN OR FINISHED GRADES HAVE BEEN ACHIEVED GROUND COVER SHALL BE HYDROSEED SO FINAL STABILIZATION FOR THESE AREAS CAN BE ACHIEVED.

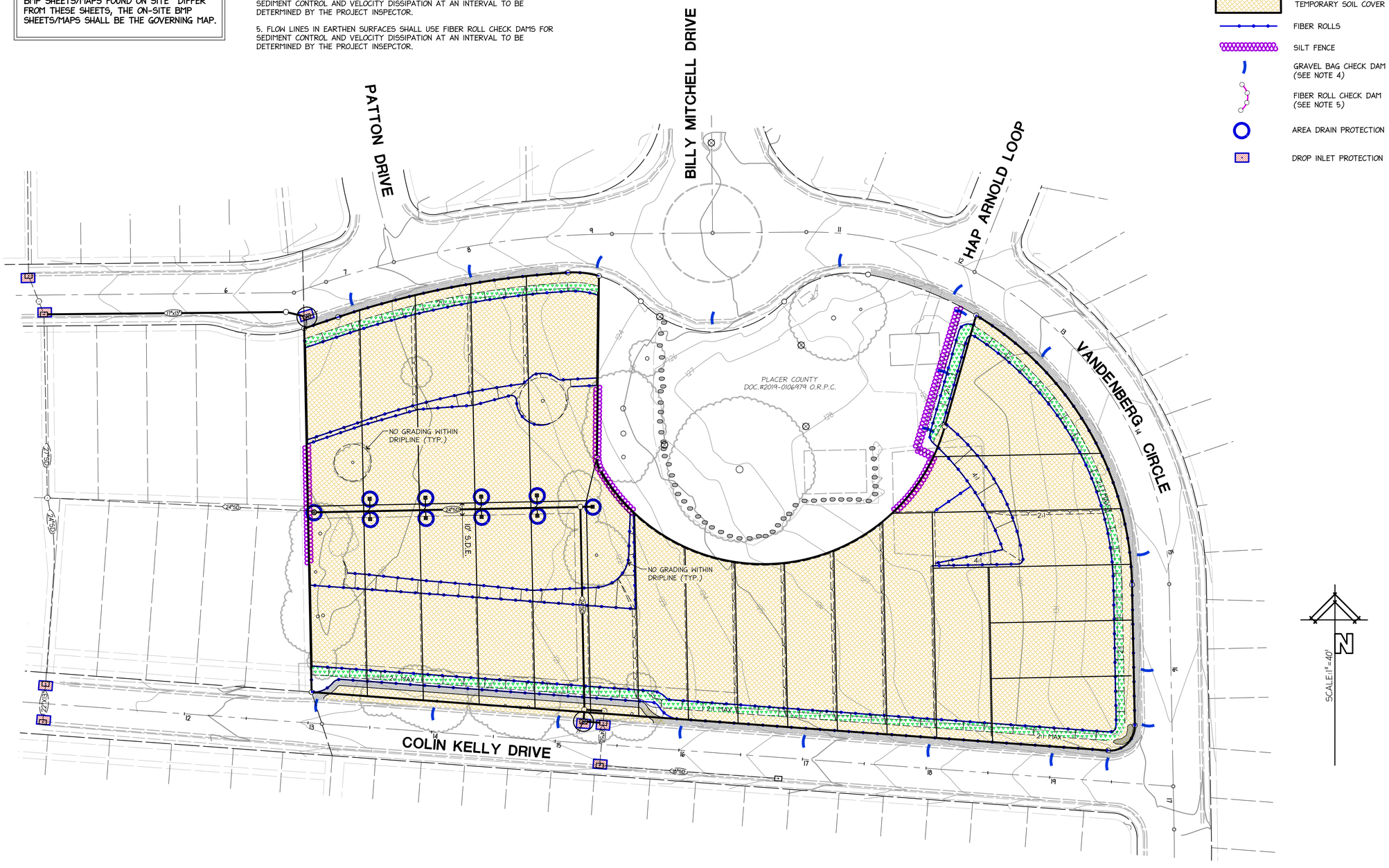
3. WHEN AREAS HAVE BEEN DISTURBED AND ARE SCHEDULED TO BE DISTURBED AGAIN STRAW MULCH SHALL BE USED.

4. FLOW LINES IN PAVED SURFACES SHALL USE GRAVEL BAG CHECK DAMS FOR SEDIMENT CONTROL AND VELOCITY DISSIPATION AT AN INTERVAL TO BE DETERMINED BY THE PROJECT INSPECTOR.

5. FLOW LINES IN EARTHEN SURFACES SHALL USE FIBER ROLL CHECK DAMS FOR SEDIMENT CONTROL AND VELOCITY DISSIPATION AT AN INTERVAL TO BE DETERMINED BY THE PROJECT INSEPCTOR.

SHEET LEGEND AND ABBREVIATIONS

- EROSION CONTROL BLANKETS ON SLOPES OVER 4:1 WITH 3 FEET OR MORE VERTICAL DROP
- APPLY HYDROSEED, STRAW W. TACKIFIER, OR OTHER TEMPORARY SOIL COVER
- FIBER ROLLS
- SILT FENCE
- GRAVEL BAG CHECK DAM (SEE NOTE 4)
- FIBER ROLL CHECK DAM (SEE NOTE 5)
- AREA DRAIN PROTECTION
- DROP INLET PROTECTION



dwg. no.
J-1426

SABRE CITY PARK ESTATES

PLN19-00392
105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

BMP PLAN

scale
H: 1"=40'

date
3.16.2020

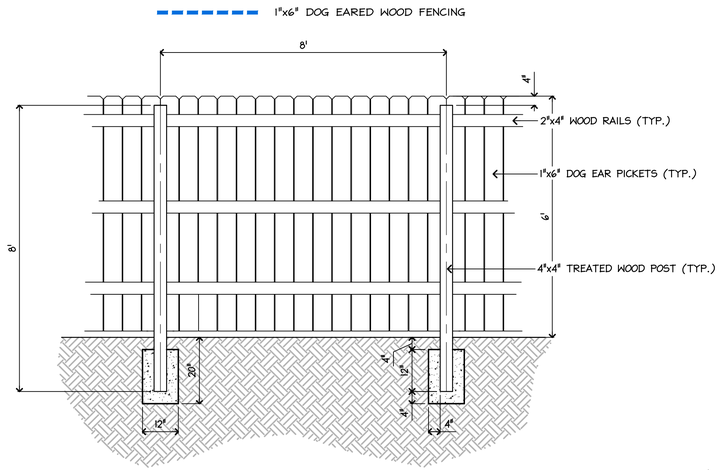
REGISTERED PROFESSIONAL ENGINEER
WILLIAM EDWARD MITCHELL
RCE No. 23429
Exp.12/31/2021
CIVIL
STATE OF CALIFORNIA

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TYPICAL FENCE DETAIL

N.T.S.



dwg. no.
J-1426

SABRE CITY PARK ESTATES
PRELIMINARY FENCING PLAN
& LOT LAYOUTS
PLN19-00392
105 VANDENBERG CIRCLE
APN 023-351-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

scale
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date
3.16.2020

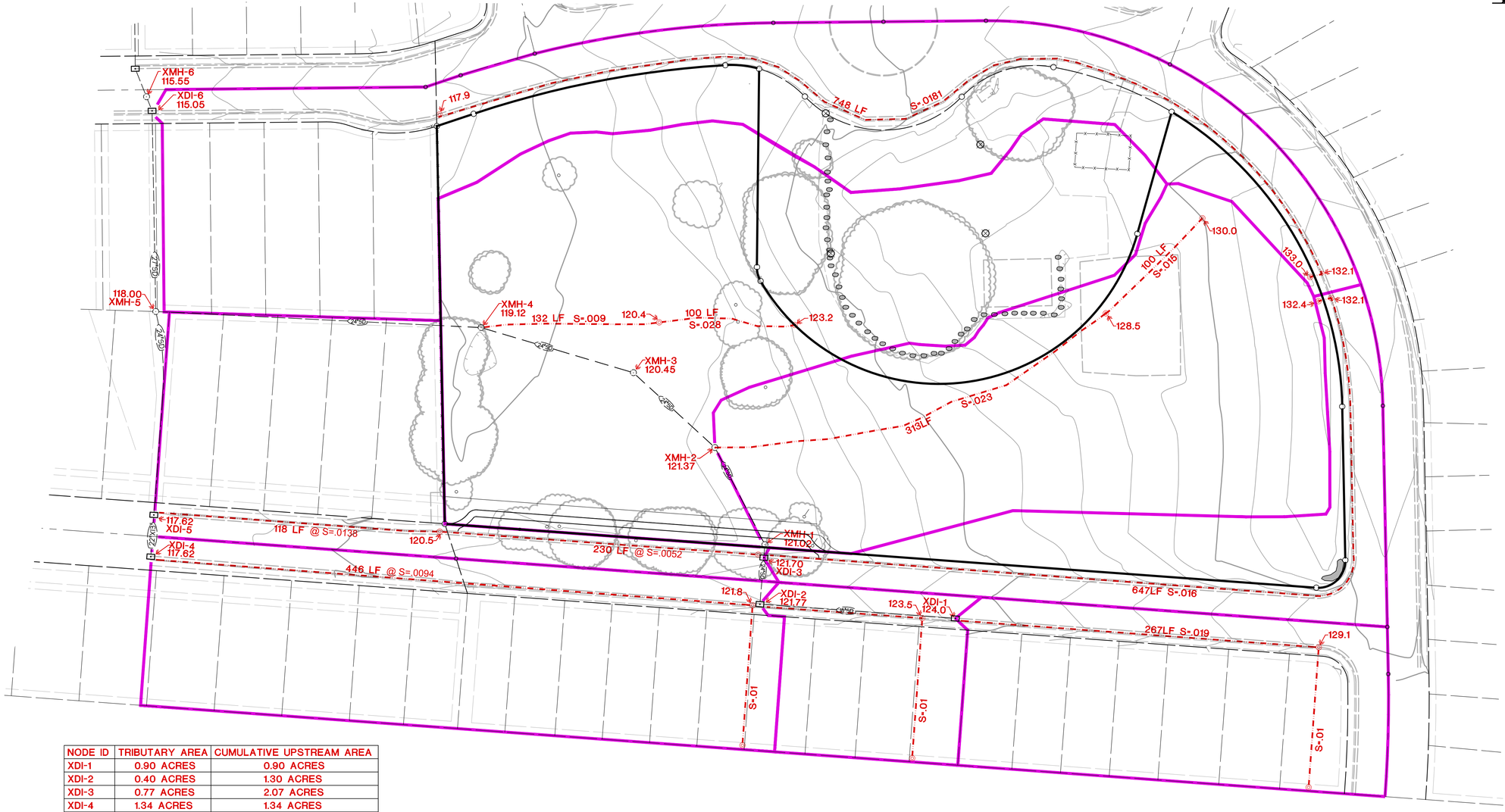
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NODE ID	TRIBUTARY AREA	CUMULATIVE UPSTREAM AREA
XDI-1	0.90 ACRES	0.90 ACRES
XDI-2	0.40 ACRES	1.30 ACRES
XDI-3	0.77 ACRES	2.07 ACRES
XDI-4	1.34 ACRES	1.34 ACRES
XDI-5	0.95 ACRES	2.29 ACRES
XDI-6	2.09 ACRES	2.09 ACRES
XMH-1	0.00 ACRES	1.72 ACRES
XMH-2	1.68 ACRES	3.75 ACRES
XMH-3	0.00 ACRES	3.75 ACRES
XMH-4	2.33 ACRES	6.08 ACRES
XMH-5	0.00 ACRES	8.37 ACRES
XMH-6	0.00 ACRES	10.46 ACRES

dwg. no.
J-1426

SABRE CITY PARK ESTATES

PRE-DEVELOPMENT SHED MAP

PLN19-00392
105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

scale
H: 1"=40'

date
3.16.2020

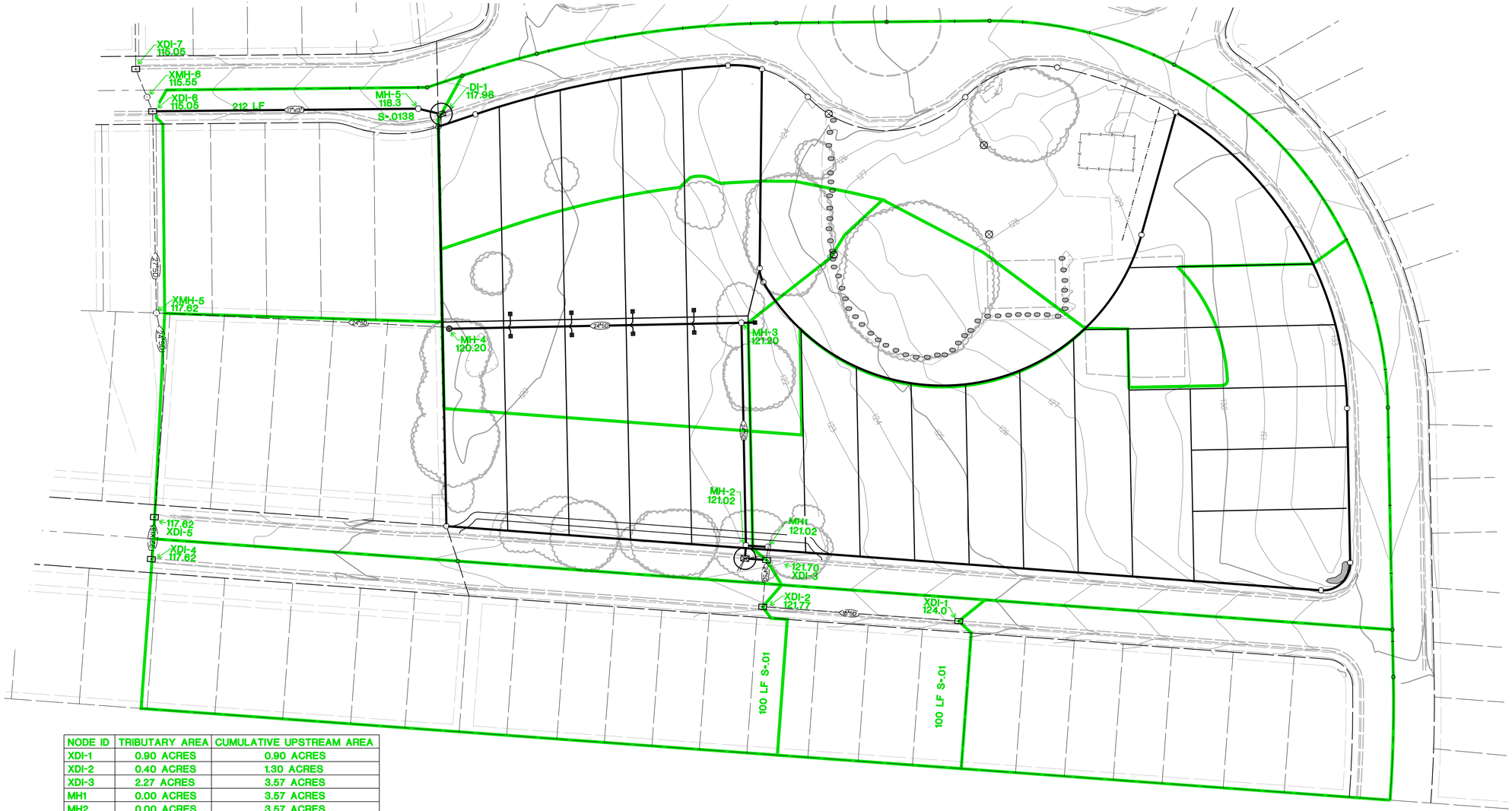
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SCALE: 1" = 40'

NODE ID	TRIBUTARY AREA	CUMULATIVE UPSTREAM AREA
XDI-1	0.90 ACRES	0.90 ACRES
XDI-2	0.40 ACRES	1.30 ACRES
XDI-3	2.27 ACRES	3.57 ACRES
MH1	0.00 ACRES	3.57 ACRES
MH2	0.00 ACRES	3.57 ACRES
MH3	0.70 ACRES	4.27 ACRES
MH4	0.10 ACRES	4.37 ACRES
XDI-4	1.34 ACRES	1.34 ACRES
XDI-5	1.70 ACRES	3.04 ACRES
XMH-5	0.00 ACRES	7.41 ACRES
XDI-6	0.76 ACRES	8.17 ACRES
DI-1	2.29 ACRES	2.29 ACRES
MH-5	0.00 ACRES	2.29 ACRES
XMH-6	0.00 ACRES	10.46 ACRES

SABRE CITY PARK ESTATES

PLN19-00392 105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

POST-DEVELOPMENT SHED MAP

dwg. no. J-1426

scale H: 1"=40'

date 3.16.2020

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SABRE CITY PARK ESTATES

PLN19-00392
105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

PRE-DEVELOPMENT DMA MAP

dwg. no. J-1426

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date 03.16.2020

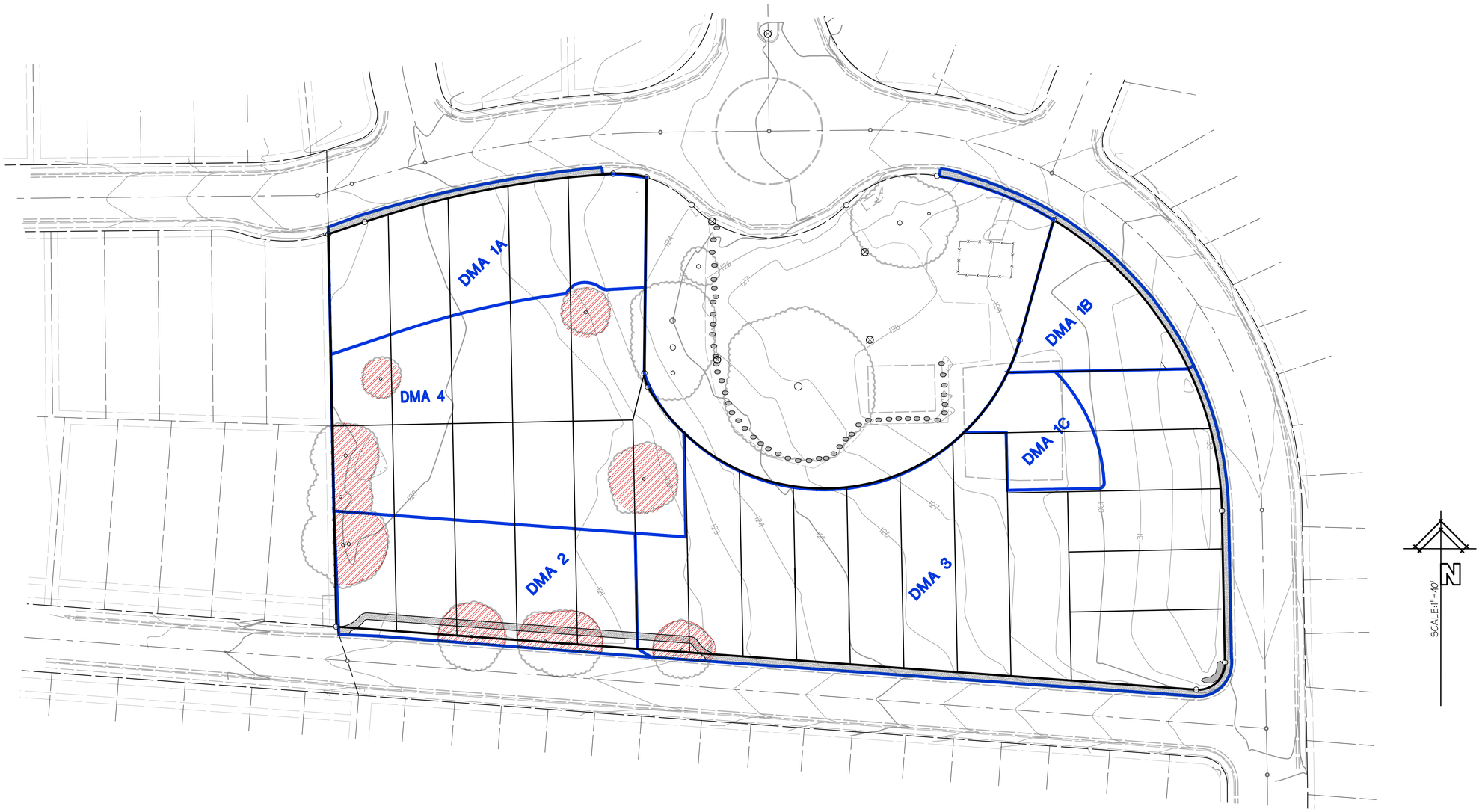
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SABRE CITY PARK ESTATES

PLN19-00392
105 VANDENBERG CIRCLE
APN 023-301-004
UNINCORPORATED PLACER COUNTY, CALIFORNIA

POST-DEVELOPMENT DMA MAP

dwg. no. J-1426

scale H: 1"=40'

date 3.16.2020

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COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

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: Sabre City Park Estates	**Project #** PLN19-00392
Description: The project proposes a Rezone, Vesting Tentative Subdivision Map, and setback Variance in order to allow construction of 24 single-family residences on 3.78 acres of a 5-acre parcel.	
Location: 105 Vandenberg Circle, south of PFE Road, Placer County	
Project Owner: Infinity Homes, Inc., Keith Paulsen	
Project Applicant: Same	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **July 10, 2020**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (https://www.placer.ca.gov/2826/Negative-Declarations), Community Development Resource Agency public counter, and at the 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 **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Sabre City Park Estates	Project # PLN19-00392
Entitlement(s): Tentative Subdivision Map, Rezone, Variance	
Site Area: 3.78 acres	APN: 023-301-004-000 (Portion)
Location: 105 Vandenberg Circle, south of PFE Road, West Placer County	

A. BACKGROUND:

Project Description:
The project proposes a Rezone, Vesting Tentative Subdivision Map, and setback Variance in order to allow construction of 24 single-family residences on 3.78 acres of land located on Vandenberg Circle in West Placer County (see Figure 1). The site is located within the Dry Creek West Placer Community Plan area. The undeveloped site was an unused portion of the Sabre City Park, deemed surplus by the Placer County Board of Supervisors.

On May 28, 2019, the Placer County Board of Supervisors approved a purchase and sale agreement with Infinity Homes, Inc., the project applicant, to purchase the project site, a 3.78- acre portion of a 5-acre parcel (APN: 023-301-004-000) located at 105 Vandenberg Circle. The parcel split that created the project site and the Sabre City Park on 1.22 acres of the 5-acre parcel was recorded in December 2019.

The site is designated High Density Residential, 4 to 10 dwelling units per acre in the Dry Creek West Placer Community Plan and is zoned RM-DL8-Dc (Residential Multi-Family, Density Limitation of 8 units/acre, combining Design Scenic Corridor) and O (Open Space). The project requires a Rezone of the project site to RM-DL10-Dc (Residential Multi-Family, Density Limitation of 10 units/acre, combining Design Scenic Corridor).

A Vesting Tentative Subdivision Map proposes to subdivide the 3.78-acre parcel into 24 single-family residential lots (see Figure 2). Detached, single-family residences would be constructed within individual lots ranging in size from

5,172 to 10,086 square feet. Access to the site would be from Vandenberg Circle and Colin Kelly Drive, existing roadways within the Sabre City subdivision. Modular homes would be constructed with an average size of 1,200 square feet of living space. Driveway parking would be provided for two vehicles on each lot with garages optional. Pursuant to California Government Code Section 54222.5, the project is subject to a deed restriction requiring that at least 25 percent of residential units be made available at an affordable cost to lower income households.

A Variance has been requested to reduce the required side yard setbacks on the proposed lots from the required five feet to three feet. This would be consistent with the existing lots in the neighborhood that have special side setbacks as small as zero up to six feet.

Sidewalks are proposed along the lot frontages, connecting to existing sidewalks to the west and the sidewalk in front of the park site. Site development would be undertaken in one phase and would involve partial clearing and grading of the site, trenching and digging for underground utilities, and ultimately the construction of driveways, residential structures, and landscaping. Several portions of sewer lines would be upgraded.

Project Site (Background/Existing Setting):
The proposed project is located south of the intersection of Vandenberg Circle and Billy Mitchell Drive and north of Colin Kelly Drive within the Sabre City subdivision located in West Placer south of PFE Road. Access to the proposed residential lots are from Vandenberg Circle and Colin Kelly Drive, County-maintained roadways.

The area immediately surrounding the 3.78-acre project site and vicinity is characterized by residential development on small lots. Homes along Billy Mitchell Boulevard are on larger lots with foundations and the remainder of the lots within Sabre City are smaller with predominantly mobile or manufactured homes. The proposed new lots wrap around the existing Sabre City Park on three sides.

The project site is generally an elongated “U” shape with the long side of the parcel oriented in an east-west direction. It slopes southeast to northwest with an elevation of 132 feet at the corner of Colin Kelly Drive and Vandenberg Circle in the southeast portion of the site to 119 feet at the northwest corner of the site. Both mass and fine grading would be required to construct home sites, and trenching for installation of utilities. The project would require the import of approximately 11,000 cubic yards of fill material.

Vegetation on the site is classified as annual grassland according to a Biological Resources Assessment prepared for the project in June 2019. No special-status plant communities or critical habitat for any federally-listed species occur on the project site. No federally-listed or state-listed species, or otherwise special-status species were detected on the project site during a field survey. Three birds with special status may, but are unlikely to, nest in trees on the site. There are no known wetlands, floodplain, or cultural or paleontological resources on site.

There are 24 trees on the site and 22 qualify as ‘protected’ under the provisions of the Placer County Tree Preservation Ordinance. One tree was found to be “mostly dead” and was recommended to be removed. Nine of the remaining 21 protected trees are proposed for removal and require mitigation.



Figure 1 – Project Location Map



Figure 2 – Proposed Layout

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RM-DL8-DC (Residential Multi-Family, Density Limitation of 8 units/acre, combining Design Scenic Corridor) and O (Open Space).	High Density Residential, 4-10 units/acre	Undeveloped
North	RS (Residential Single Family) and O (Open Space)	High Density Residential, 4-10 units/acre	Community Park, Single-Family Residential
South	RM-DL8-DC	High Density Residential, 4-10 units/acre	Single-Family Residential
East	RM-DL8-DC	High Density Residential, 4-10 units/acre	Single-Family Residential
West	RM-DL8-DC	High Density Residential, 4-10 units/acre	Single-Family Residential

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

Pursuant to Assembly Bill 52 (Chapter 532, Statues of 2014), consultation requests were sent on February 24, 2020 to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community of the Auburn Rancheria (UAIC) initiated consultation and requested to receive

copies of cultural records searches and any associated reports prepared for the proposed project site, which were provided. Consultation was mutually closed on April 9, 2020 with the inclusion of mitigation measures addressing Inadvertent Discoveries.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Dry Creek West Placer Community Plan EIR
- ➔ Dry Creek West Placer Community Plan Transportation Element Update EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.

c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect

has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:

- ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

- ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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

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

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

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

The proposed development is consistent in type and scale of the existing Sabre City neighborhood. The Dry Creek area near the proposed project site is predominantly developed with a mix of rural residential and medium density residential uses. The development of 24 residential units on a 3.78-acre site would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Dry Creek West Placer Community Plan (1990). The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development.

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

Discussion Item I-1:
A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Dry Creek West Placer Community Plan area that are protected.

Views to or from the proposed project site are short range and limited to neighboring residents. There are views of the site from Vandenberg Circle and Colin Kelly Drive. Views from surrounding properties include grasslands, the park site, and houses beyond. Neither the project site, nor views to or from the project site, have been designated an important scenic resource by Placer County or any other public agency. Construction of the proposed development would not interfere with or degrade a scenic vista. Therefore, there is no impact.

Discussion Item I-2:
The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Therefore, there is no impact.

Discussion Item I-3:
Development of the proposed project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings.

As discussed at the beginning of this section, private views (those available from vantage points on private property) are not protected. Views of the project site are short range and limited to neighboring residents and travelers along 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.

The proposed project's residences and landscaping would be evaluated in terms of the ability of the proposal to meet the design guidelines contained in the Dry Creek West Placer Community Plan and the Placer County Design Guidelines. The proposed project must be designed and built consistent with the design guidelines and land use policies for residential subdivisions.

The County's design guideline documents require new infill construction to be compatible in form, massing, height, set-backs, lot coverage, building materials, design and orientation to the existing neighborhood context. Design principles advocate for design to contribute to an attractive streetscape that prevents visual monotony.

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

Once constructed, the proposed project would add residential units to the existing Sabre City neighborhood. The area currently has a residential character and the project site is undeveloped. The proposed scale and architectural aesthetic experience associated with the proposed project would be consistent with neighboring properties. Therefore the impacts to the visual character or quality of the site and its surroundings would be less than significant. No mitigation measures are required.

Discussion Item I-4:
Sources of daytime glare are typically concentrated in commercial areas and are often associated with retail uses. The proposed project is a residential development. Glare results from development and associated parking areas that contain reflective materials such as glass, highly polished surfaces, and expanses of pavement. The proposed buildings would have stucco which is not a surface that causes glare. Windowed areas represent a minor percentage of the square footage of the building. Given the minimal use of glare-inducing materials in the design of the proposed residential buildings, reflective glare impacts would be less than significant.

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

The project site is undeveloped and does not include any permanent buildings or sources of nighttime lighting. Under existing conditions, no light or glare is emitted from the project site. With construction of 24 new 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, 2, 3, 6:
The project site and surrounding parcels are shown as 'Urban and Built Up Land' on the Placer County Important Farmland Map (CA Department of Conservation, 2016). Common examples of Urban and Built-Up Land are residential, institutional ,industrial, commercial, landfill, golf course, airports, and other utility uses.

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

Discussion Item II-4, 5:
Neither the project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. As there is no timberland on the project site, development of the proposed project would not conflict with zoning for forest land or timber production, or convert forest land to non-forest use. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:
The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). The proposed project requests approval of a Rezone, Vesting Tentative Subdivision Map, and setback Variance in order to allow construction of 24 single-family residences on 3.78 acres of land located within the Dry Creek West Placer Community Plan area. Access to the site would be from existing roadways within the Sabre City subdivision. Site development would be undertaken in one phase and would involve tree removal, partial clearing and grading of the site, trenching and digging for underground utilities, and ultimately the construction of driveways, placement of residential structures, and landscaping. The project would require the import of approximately 11,000 cubic yards of fill material. It is estimated that less than 250 yards of vegetation would be removed from the site and transported in dump trucks to the nearest landfill.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square feet commercial building.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM10.

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

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 225—Wood Burning. Requires all wood-burning appliances meet or exceed the U.S. EPA Phase II certification in single-family residences.
- 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 PCAPCD 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. Heating of the structures would be accomplished with ENERGY STAR heating and air conditioning units and appliances. 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 twenty-four residential units would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential subdivision, is located adjacent to the project site.

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

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf

- 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:
Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. 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**

A Biological Resources and Wetlands Assessment for the property was prepared by Salix Consulting Inc. in June 2019. The assessment inventoried the existing biological resources on the project site, described the regulatory environment affecting such resources, analyzed any potential project-related impacts upon these resources, and identified mitigation measures to reduce these impacts.

Discussion Items IV-1, 7:
The Biological Resources and Wetlands Assessment for the project site was prepared by Salix Consulting Inc. in June 2019. During a field assessment conducted on June 7, 2019, plants and animals observed on the site were listed, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed. The site was also evaluated for areas that may qualify as waters of the U.S.

Soil Types
According to the Natural Resources Conservation Service (USDA 2018), one soil type is mapped within the project site: Kaseberg loams, 2 to 9 percent slopes. The Kaseberg component is on terraces. The parent material consists of alluvium derived from siltstone. Depth to a root restrictive layer, duripan, is 16 to 17 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches.

Habitat Communities
The site is classified as annual grassland. The property is regularly maintained (mowed) and supports a weedy annual flora. Abundant herbaceous species include slender oat (*Avena barbata*), foxtail barley (*Hordeum murinum*), perennial ryegrass (*Festuca perennis*), Bermuda grass (*Cynodon dactylon*), hairy hawkbit (*Leontodon saxitalis*), field bindweed (*Convolvulus arvensis*), and Spanish lotus (*Acmispon americanus*).

Wildlife Occurrence and Use
The fauna of the area is a collection of species that interfaces and associates within the neighborhood. The open lot provides space and refuge from the small nearby lots, but the lack of woody ground cover limits the protective cover from the many urban predators. The larger trees on the property do provide cover for tree-dwelling species, and the trees also provide quality bird nesting habitat, along with the adjacent grassland for foraging. Because the property is highly maintained, there are few burrowing animals present. A few ground squirrels were observed near trees, but no large ground squirrel burrow areas were detected. The following species were observed during the field survey:

- turkey vulture (*Cathartes aura)*
- mourning dove (*Zenaida macroura)*
- western scrub-jay (*Aphelocoma californica)*
- European starling (*Sturnus vulgaris)*
- House finch (*Carpodacus mexicanus)*
- Black-tailed jack rabbit (*Lepus californicus)*
- California ground squirrel (*Spermophilus beecheyi)*

Six special-status plants were identified as potentially-occurring within the four-quadrangle region surrounding the project site, but the site does not contain wetland or vernal pool habitat to support any of the species identified by the California Natural Diversity Database (CNDDB); and the California Native Plant Society (CNPS) online Inventory of Rare and Endangered Vascular Plants as occurring in the region including. These species have been dismissed from further consideration:

- dwarf downingia (*Downingia pusilla*)
- Boggs Lake hedge-hyssop (*Gratiola heterosepala*)
- Ahart's dwarf rush (*Juncus leiospermus var. ahartii*)
- Legenere (*Legenere limosa*)
- Sacramento Orcutt grass (*Orcuttia viscida*)
- Sanford's arrowhead (*Sagittaria sanfordii*)

All but one of these species (Sacramento Orcutt grass) are reported to occur within a five-mile radius of the project site.

Twenty special-status animals were identified through the database searches and other literature as occurring within the broader region surrounding the project site. Seven of these species are reported to occur within a five-mile radius of the site. All but three species were determined to have no potential to occur due to the absence of

suitable habitat or the site being located outside the range of a species. No vernal pools or other wetlands or aquatic habitats are present to support the following species, and these species have been dismissed from further consideration:

- Vernal pool fairy shrimp (*Branchinecta lynchi)*
- Vernal pool tadpole shrimp (*Lepidurus packardi)*
- Steelhead (central valley ESU) (*Oncorhynchus mykiss irideus)*
- Delta smelt (*Hypomesus transpacificus)*
- California tiger salamander (*Ambystoma californiense)*
- Western spadefoot (*Spea hammondii)*
- California red-legged frog (*Rana draytonii)*
- Western pond turtle (*Actinemys marmorata)*
- Giant garter snake (*Thamnophis gigas)*

The site is lacking cliffs, riparian areas, open water, marshes, or other suitable habitats that support nesting of the following bird species, and these species have been dismissed from further consideration:

- Golden eagle (*Aquila chrysaetos)*
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis)*
- Bank swallow (*Riparia riparia)*
- Song sparrow – Modesto population (*Melospiza melodia)*
- Tricolored blackbird (*Agelaius tricolor)*

Burrowing owls (*Athene cunicularia)*, which often utilize abandoned ground squirrel burrows, were not observed. Further, the site in not suitable for burrowing owls due to the adjacent predator population. No elderberry shrubs were present on the site, thus no valley elderberry longhorn beetle (*Desmocerus californicus dimorphus)* can occur. Finally, no suitable habitat is present to support the American badger (*Taxidea taxus)*.

Special-status bird species, including white-tailed kite (*Elanus leucurus*) and purple martin (*Progne subis*), could occur, although unlikely. Swainson's hawk (*Buteo swainsoni*) is highly unlikely to occur due to the urban interface and limited adjacent foraging lands.

Mitigation Measures Item IV-1, 7:

MM IV.1

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

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

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

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

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

Discussion Items IV-2, 3, 4:
According to the Biological Resources and Wetlands Assessment , the project site contains no waters of the U.S. under the jurisdiction of the Corps of Engineers. No vernal pools or other isolated wetlands were detected. Project construction would not directly impact any surface water bodies and no Clean Water Act permits (or state permits) are anticipated to be required. Therefore, there is no impact.

Discussion Item IV-5:
The proposed project would not conflict with any County policy or ordinance protecting natural resources. A Tree Inventory and Evaluation prepared by PROPS Tree & Landscape, Inc. in May 2019 inventoried 24 trees on the site including 23 valley oaks (*Quercus lobata*) and 1 pecan (*Carya illinoinensis*). One valley oak and the pecan tree were not large enough to qualify as 'protected' under the standards of the Placer County Tree Preservation Ordinance. One valley oak was found to be "mostly dead" and was recommended to be removed. Unhealthy and/or dangerous trees are exempt from the Tree Preservation Ordinance and no mitigation is required. Nine of the remaining 21 protected trees are proposed for removal and require mitigation.

Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Preservation Ordinance (Chapter 12, Article 12.16 of the County Code) provides protections for landmark trees and heritage trees. The Tree Preservation Ordinance is applicable to all native, landmark trees, riparian zone trees, and certain commercial firewood operations, except as exempted. It should be noted that to be considered a tree, as opposed to a seedling or sapling, the tree must have a diameter at breast height (DBH) of at least 6 inches or, if it has multiple trunks of less than 6 inches each, a combined DBH of 10 inches.

The nine valley oaks to be removed have a combined DBH of 117 inches. This would be a significant impact. However, with implementation of the mitigation identified below, impacts to protected trees would be reduced to a less than significant level.

Mitigation Measure Item IV-5:
MM IV.2
The project would require the removal of nine protected trees with a combined diameter at breast height (DBH) of 117 inches. To mitigate for the loss of protected trees, the project applicant shall obtain a Tree Permit from Placer County's Planning Services Division prior to Improvement Plan approval. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall consist of one or a combination of the following:

A. A mitigation fee paid into the Placer County Tree Preservation Fund at $125 per DBH removed or impacted.

B. Planting two street trees for each protected tree to be removed. Prior to approval of Improvement Plans, the applicant shall submit to the Development Review Committee (DRC) for review and approval a Planting Plan that details the tree replacement and irrigation plan for the mitigation of impacted trees. Street trees must be installed by the applicant and inspected and approved by the DRC prior to the Certificate of Occupancy is issued for each lot. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement prior to occupancy.

MM IV.3
Efforts should be made to save the trees identified as being retained on the subdivision map. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. The Improvement Plans shall include a note and show placement of temporary construction fencing around trees to be saved: The applicant shall install a four foot tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee at the following locations prior to any

construction equipment being moved on-site or any construction activities taking place:

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

No development of this site, including grading, shall be allowed until this requirement is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing.

Discussion Item IV-6:
Placer County does not currently have an active Habitat Conservation Plan. However, the County is currently preparing the Placer County Conservation Plan (PCCP), which is nearing completion. The project would have the option to participate in the PCCP for incidental take coverage if the PCCP's permits are issued and local implementing ordinances adopted prior to the project receiving its entitlements. In the event the Placer County Conservation Program is adopted prior to submittal of Improvement Plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then mitigation measures may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document to the extent compliance with the PCCP provides equal or greater mitigation or reduction in the significance of impacts. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP avoidance, minimization, and mitigation measures shall apply to those species, habitat types, and waters that are covered by the PCCP. Therefore, there is no impact.

Discussion Item IV-8:
The trees impacted by the development do not constitute "oak woodlands" as they do not constitute an area of two acres or greater with at least ten percent of the canopy onsite nor do they constitute a significant stand of oak trees. As such, the proposed project would not result in the conversion of oak woodlands and no mitigation for oak woodland loss is necessary. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		**X**		
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		**X**		
3. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)		**X**		
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				**X**
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				**X**

The potential presence of cultural resources on the project site was determined through a records search. The purpose of the records search was to identify previous cultural resource studies in and near the project site, and identify previously-recorded resources on the project site or near enough that they might be impacted by the

proposed development. The North Central Information Center (NCIC) completed the records search on January 7, 2020.

Results from the NCIC indicate that the proposed project site does not contain prehistoric-period or historic-period cultural resources. Additionally, no cultural resources study reports on file at the NCIC cover a portion of the proposed project site. Outside the proposed project area, but within the 1/4-mile radius, the broader search area does not contain prehistoric-period resource and one historic-period cultural resource. Given the extent of known cultural resources and the environmental setting, NCIC determined there is low potential for locating prehistoric-period cultural resources in the immediate vicinity of the proposed project area.

Within the search area, the 1866 GLO plat of T10N, R6E shows no evidence of nineteenth-century historical activity. The 1967 Citrus Heights 7.5' USGS topographical map shows evidence of a twentieth century building that is no longer extant. Given the extent of known cultural resources and patterns of local history, there is low potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area.

Discussion Item V-1, 2, 3:
Historically significant structures and sites as well as the potential for the discovery of unknown archaeological or paleontological resources as a result of development activities are discussed in the Placer County General Plan. Policies and mitigation measures have been included in the General Plan to encourage the preservation of historically significant known and unknown areas. Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface.

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

Mitigation Measures Item V-1, 2, 3:
MM V.1
If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

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

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

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

Discussion Item V-4, 5:
The proposed project does not have the potential to cause a physical change that would affect unique ethnic or cultural values and there are no known existing or historic religious or sacred uses of the project site. Therefore, there is no impact.

VI. ENERGY – Would the project:

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

Discussion Item VI-1:
The project proposes a 24-lot detached single-family residential project on a currently undeveloped site. The residential units would be constructed off-site and assembled on individual lots within the project. During construction there would be a temporary consumption of energy resources for the movement of equipment and materials.

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

Discussion Item VI-2:
State and local authorities regulate energy use and consumption through various means and programs. Regulations at the state level are intended to reduce energy use and greenhouse gas (GHG) emissions. The proposed project would comply with these regulations that include, among others, Assembly Bill (AB) 1493–Light-duty Vehicle Standards, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, California Code of Regulations Title 24, Part 11–California Green Building Standards. CCR Title 24 and CALGreen regulate the amount of energy consumed by new development for heating, cooling, ventilation, and lighting.

The proposed project's construction methods are consistent with the goals and measures in the County's General Plan and Climate Action Plan/Sustainability Plan. Therefore, the proposed project would result in less than significant impacts associated with renewable energy and energy efficiency plans. No mitigation measures are required.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		**X**		

2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)		X		
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 6, 7:
A preliminary Geotechnical Report was prepared for the proposed project. The site is located within the northeast portion of the Great Valley Province of California. The site surface is composed of Pliocene to Pleistocene, loosely consolidated non-marine sediments. The soil profiles consisted of medium stiff silty clays, underlain with alternating lenses of medium dense to dense silty sands, medium stiff silty clays and hard silts. The site is covered in mowed dry grass and mature oak trees are on the western portion of the property.

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the residential lots and circulation improvements, foundations, and various utilities. The entire 3.78-acre site is anticipated to be disturbed by grading activities. The earthwork is proposed to include approximately 7,000 cubic yards of fill and approximately 700 cubic yards of cut. Based upon the preliminary grading plan, any topography impacts are less than significant as the proposed project only proposes maximum soil cuts/fills of up to approximately four to five feet as shown on the preliminary grading plan and includes some retaining wall construction. Maximum slopes of 2:1 (horizontal/vertical) are proposed on the site.

The disruption of the soil 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 proposed project would increase the potential for erosion impacts from disruptions to the soil without appropriate mitigation measures. The proposed project's site-specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 6, 7:
MM VII.1
The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:

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

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

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

MM VII.2
The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

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

The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

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

MM VII.3
The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

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

The applicant shall provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

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

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

MM VII.4
The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

MM VII.5
Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.

Discussion Item VII-2, 3, 8:
The preliminary Geotechnical Report prepared for the proposed project does not identify any unique geologic or physical features for the soil that would be destroyed or modified. The report does not identify the site as located on a geological unit or soil that is unstable or that would become unstable as a result of the proposed project. Construction of the proposed buildings and associated circulation improvements would not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The proposed project would be constructed in compliance with the California Building Code to address building related soil issues and would obtain grading permits as necessary to address grading issues.

The preliminary Geotechnical Report does not identify any significant expansive soils as a limitation present on the site. The site is not located within an Alquist-Priolo Special Studies Zone and the potential for fault rupture, damage from fault displacement, or fault movement directly below the site is considered to be low. The proposed project site is not currently mapped for potential liquefaction hazard by the California Geological Survey and liquefiable soils were not encountered during the subsurface exploration; therefore, the potential for lateral spreading and liquefaction is low. Based on information available on the California Geological Survey website, the project site is not currently within a California Seismic Hazard Zone for seismically induced land sliding. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the proposed project would be constructed in compliance with the California Building Code, which includes seismic design standards for earthquake shaking. Therefore, the impacts of unstable soil, expansive soil, and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:
The 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:
No vertebrate paleontological sites are known to exist within the project site of offsite areas. However, paleontological sites do occur in similar age rock units outside of the site but within the southern Sacramento Valley region. The Turlock Lake and Modesto Formations are the local geological units of paleontological significance and have been assigned a High rating. Analysis of museum record and specimen collections and the distribution of regional fossil localities permitted classification of paleontological resource sensitive rock units.

The Turlock Lake Formation occurs on the project site and consists of course to fine-sized lithologies of sand, silt, and clay. The unit represents eroded alluvial fan material derived primarily from plutonic rocks in the nearby Sierra Nevada foothill region. Vertebrate fossils have been found regionally in age-equivalent sediments. During construction of the proposed project, previously undiscovered paleontological resources could be exposed through grading or excavation activities. This would be a potentially significant impact of the proposed project.

This potential impact would be mitigated to a less than significant level by the mitigation measure below that allows for the salvage of fossil remains and associated specimen data and corresponding geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting.

Mitigation Measure Item VII-5:
MM V.1

Discussion Item VII-8:
The site is not within an earthquake fault zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, and seismically related ground failure. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any site buildings. Because structures would be constructed according to the current edition of the California Building Code, which contains seismic standards, the likelihood of severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site. No mud slides or other geologic or geomorphological hazards have been observed at or near this project site. Therefore, these impacts are less than significant. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:
Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential and accessory buildings, along with the construction of associated utilities and roadways.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO2e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO2e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO2e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square 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 release of hazardous substances are considered 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:
McClellan Airport is located 3.17 miles southwest of the project site. The McClellan Airport overflight zone slightly extends into Placer County but it is generally west of Watt Avenue and the project site is not located within its Airport Land Use Plan area. In addition, there are no private airfields located within two miles of the project site. Therefore, the project would not result in a safety hazard for people residing or working at the project site. Therefore, there is no impact.

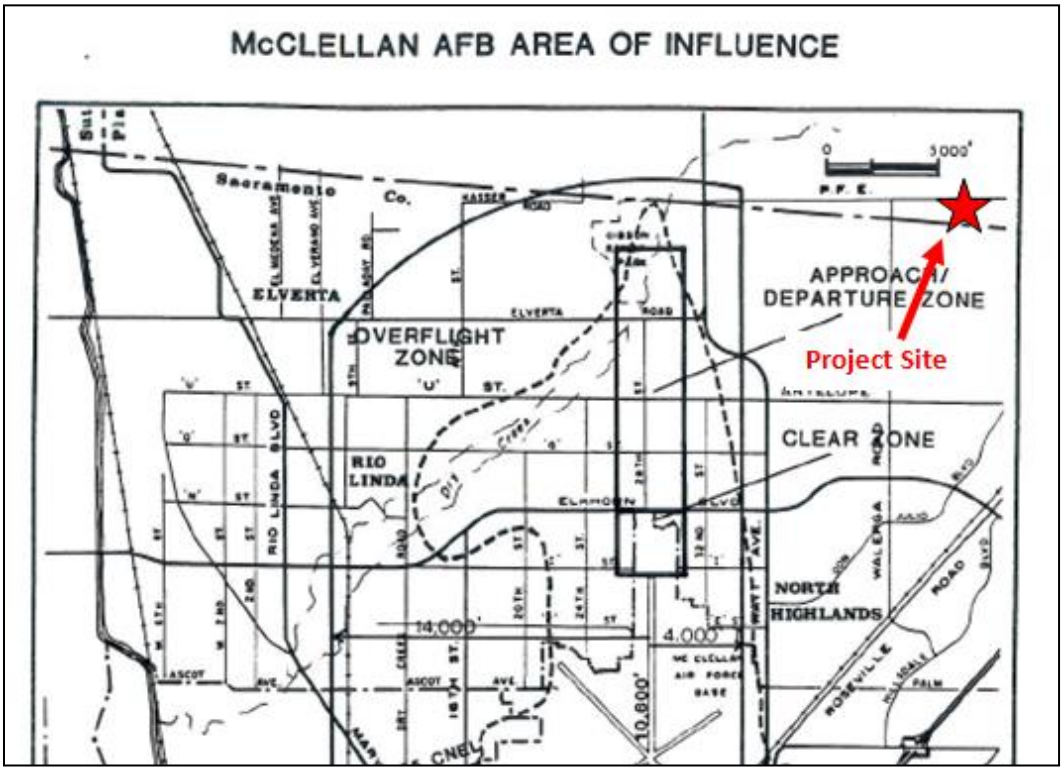


Figure 3 – McClellan Airport Area of Influence

Discussion Item IX-6:
Development of the proposed project site would not physically block any existing roadways nor would it interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:
The project site is located in an area that is classified as Local Responsibility Area - Moderate. The new residences would be required by Building Code to include interior fire suppression sprinkler systems. The proposed project has been reviewed by Calfire and has been designed with adequate emergency vehicle access and hydrants for use to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion Item X-1:
This proposed project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the local water district. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:
This proposed project would not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Mitigation measures are not required.

Discussion Item X-3:
A preliminary drainage report was prepared by the applicant's engineer. The existing approximate 3.78-acre site contains annual grassland and has existing slopes ranging from 1 percent to 10 percent for overland flow. There are some impervious surfaces existing within the project including dilapidated pavement which covers approximately 5,300 square feet of the area to be developed. Existing stormwater runoff generally flows from the northeast and south to the west in overland flow as well as within an existing onsite 24 inch piped underground storm drain system that continues offsite to the west. There is an existing storm drain system that collects storm water runoff from the existing roads around the site.

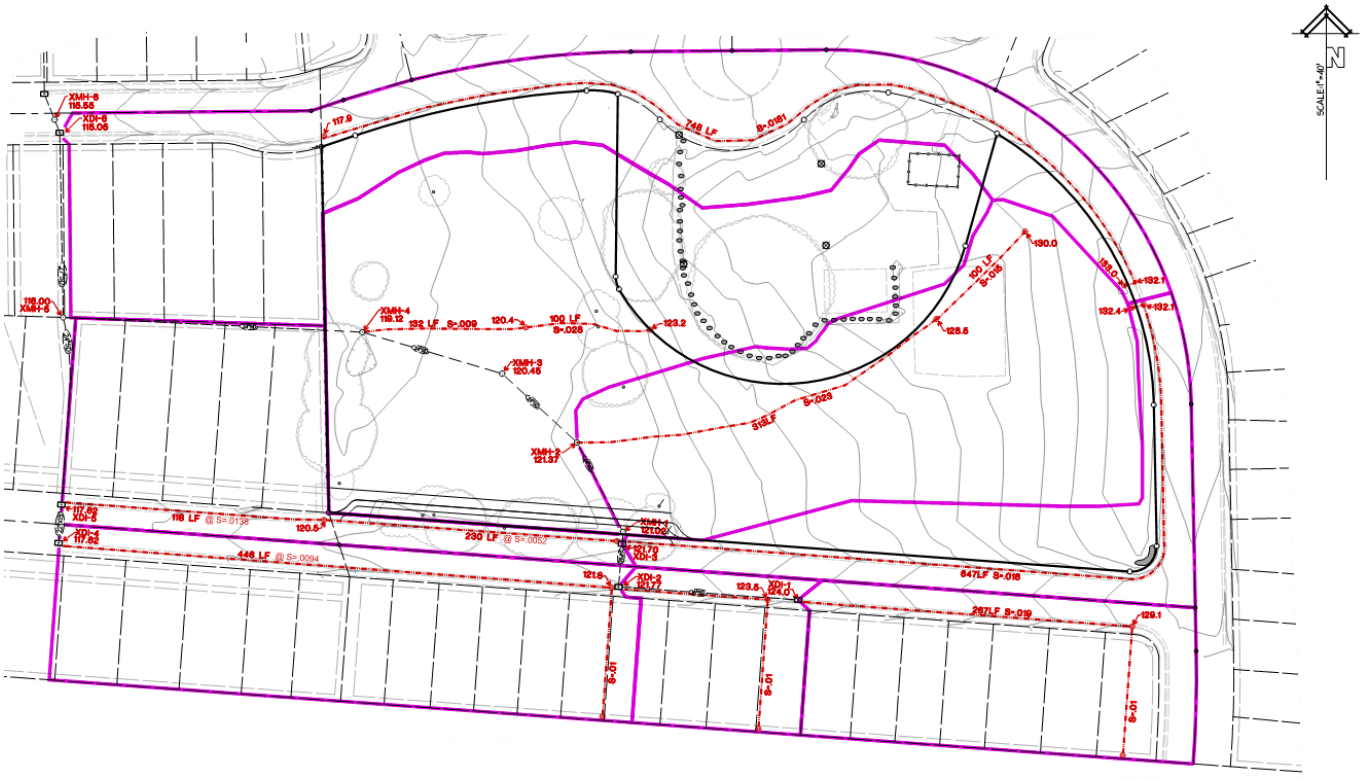


Figure 4 - Existing Drainage Plan

The proposed project has analyzed a drainage system that would change the onsite drainage patterns due to the construction of the proposed project improvements. The grading of the site divides the site into several drainage sheds; however, the flows would be conveyed toward the original drainage discharge locations. The change in drainage pattern from the existing condition to the post development condition has the potential to create downstream drainage impacts to existing facilities.



Figure 5 - Proposed Drainage Plan

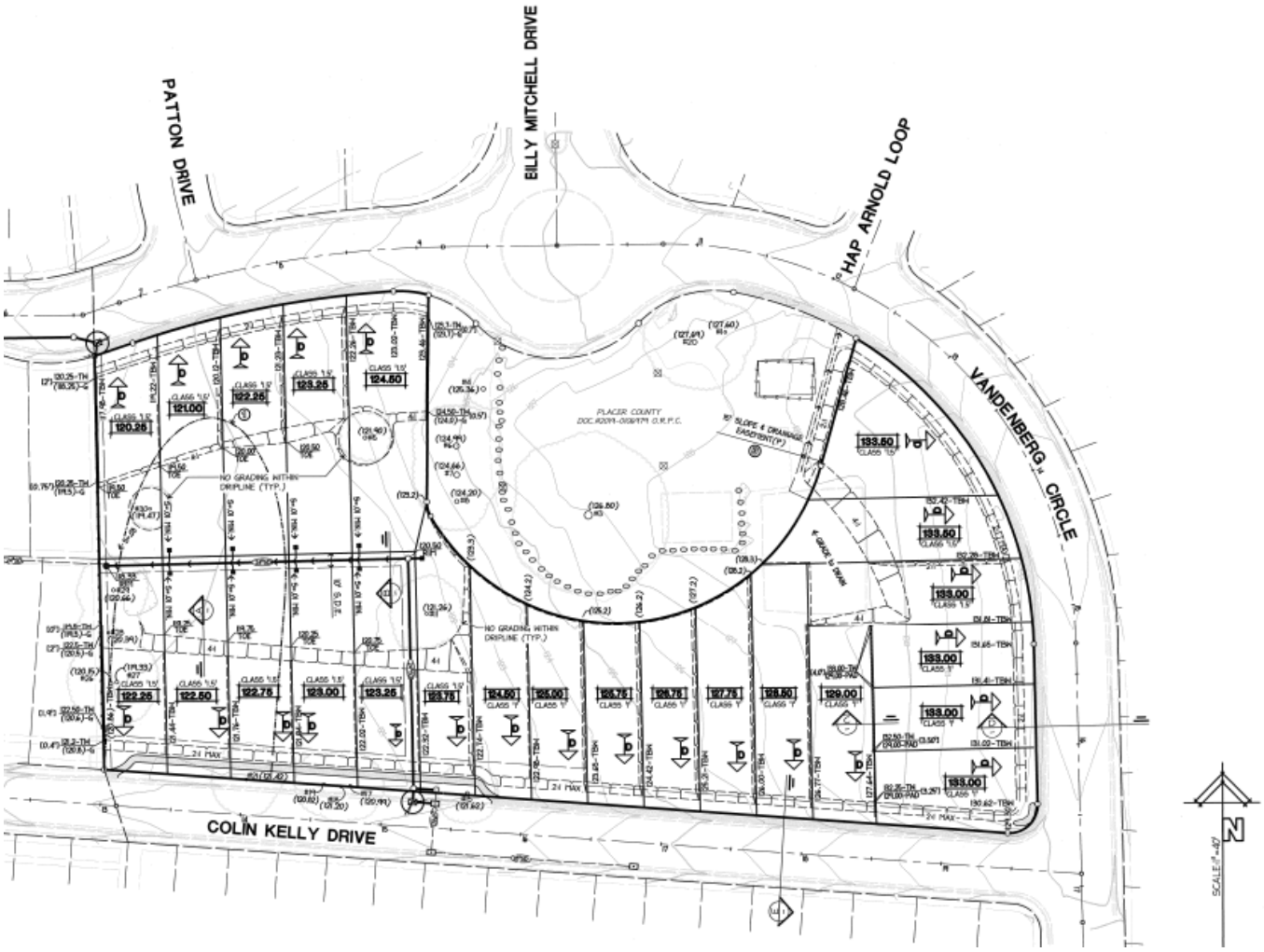


Figure 6 - Preliminary Grading/Drainage Plan

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. The proposed project would be approximately 34 percent impervious (approximately 1.3 acres). The project site is not located in an area identified in the Dry Creek West Placer Community Plan / Dry Creek Watershed Flood Control Plan as recommended for local stormwater detention. The existing drainage facilities were analyzed to determine if there is adequate capacity for the proposed improvements. The Report identifies that the existing 100 year flows are approximately 25.42 cubic feet per second and the proposed flows are 20.58 cubic feet per second resulting in a decrease in post development stormwater flows. The reduction in flows results from an increase in conveyance response time where the flow of water is essentially slowed down.

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

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

Mitigation Measures Item X-3:

MM X.1

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between

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

MM X.2
The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities or other methods of reducing flows to pre-project conditions. Detention/retention facilities, if constructed, shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM X.3
The final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies.

A) The existing storm drain system downstream of the project site that accepts runoff from the project site (2 locations shown in the preliminary drainage report and preliminary grading plan).

Discussion Item X-4:
The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:
MM X.4
The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

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

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such

as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County Department of Public Works (DPW) Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM X.5
The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD).

MM X.6
This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

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

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

Discussion Item X-5:
The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk are less than significant. No mitigation measures are required.

Discussion Item X-6:
This proposed project would 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.

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**

Approval of the project would allow the development of 24 residential units on a 3.78-acre site. The property is designated High Density Residential, 4 to 10 dwelling units per acre in the Dry Creek West Placer Community Plan and is zoned RM-DL8-Dc (Residential Multi-Family, Density Limitation of 8 units/acre, combining Design Scenic Corridor) and O (Open Space). The project proposes a Rezone of the project site to RM-DL10-Dc (Residential Multi-Family, Density Limitation of 10 units/acre, combining Design Scenic Corridor).

As discussed below, land use impacts are not anticipated.

Discussion Item XI-1:
Existing residential development and a public park surrounds the currently undeveloped project site. The proposed residential development would not create a physical barrier to travel around the project site or remove existing means of access to and through existing nearby neighborhoods. Therefore, the proposed project would result in a less than significant impact related to the physical division of an established community. No mitigation measures are required.

Discussion Items XI-2, 3:
The proposed project would introduce residential uses onto the undeveloped project site. The proposed project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. Construction of the project would result in removal of native trees including nine Valley oaks. Under Mitigation Measure IV.2, the project applicant is required to mitigate for the loss of native trees resulting from the construction of the project.

Residential uses on the site would be similar in scale to the residential development adjacent to it and within the Sabre City neighborhood. The project proposes a Rezone from RM-DL8-Dc and Open Space to RM-DL10-Dc. Pursuant to California Government Code Section 54222.5, the project is subject to a deed restriction requiring that at least 25 percent of residential units be made available at an affordable cost to lower income households.

The proposed project has a density of 6.34 units/acre, within the land use designation of 4 to 10 dwelling units an acre and the proposed Rezone to RM-DL10-Dc. While the project proposes a Rezone to allow for development of the site, the proposed 5,172 square feet to 10,086 square feet lot sizes would be consistent with the lot sizes within the existing Sabre City neighborhood.

The existing Sabre City neighborhood is zoned RM-DL8-Dc except along Billy Mitchell Drive which is zoned RS (Residential Single Family). The DL8 combining district requires minimum lot widths on corner lots of 50 feet and interior lots of 45 feet. Multiple lots within the neighborhood do not meet the minimum lot widths required by the zoning district. The project proposes a Rezone to DL10 that requires 40-foot wide corner lots and 35-foot wide interior lots. The proposed project's interior lots are a minimum of 38 feet and the single corner lot is 51 feet wide.

The maximum lot coverage permitted in the DL8 combining district is 40 percent for one-story residences. The DL10 combining district allows for 70 percent coverage. A Variance has been requested to reduce the required side yard setbacks on the proposed lots from the required five feet to three feet. This would be consistent with the existing lots in the neighborhood that have special side setbacks as small as zero up to six feet. Front setbacks would be 12.5 feet to any portion of a structure including a carport and 40 feet to the face of a garage to allow for parking for two cars. Rear setbacks would be 10 feet, consistent with zoning requirements.

The proposal does not conflict with any Environmental Health land use plans, policies or regulations. The proposed project design does not significantly conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. Impacts related to conflicts with existing land use plans, policies or regulations would be less than significant. No mitigation measures are required.

Discussion Item XI-4:
The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration. The proposed project would add affordable and market-rate residential uses in an existing neighborhood that is surrounded by residential properties and a public park.

There is no evidence to suggest that development of the project site could develop residential uses to such a degree that it would draw residents away from other residential areas resulting in the abandonment and subsequent urban decay of existing residential areas. In addition, the proposed project would not develop retail

commercial space, and therefore, would not result in the development of retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Items XII-1, 2:
No valuable locally important mineral resources have been identified on the project site. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the Community Plan area and no known mineral resources that would be of value are known to occur on the project site or in its vicinity.

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

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

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1:
Development of the proposed project would result in an increase in short-term noise impacts from construction activities. Existing noise conditions are determined by the presence of noise-sensitive receptors, the location and type of noise sources, and overall ambient noise levels.

The existing noise environment in the project area is primarily influenced by transportation noise from vehicle traffic on Billy Mitchell Drive, Vandenberg Circle and Colin Kelly Drive. The Placer County General Plan Noise Element establishes land use compatibility criteria for both transportation noise sources such as roadways, and for non-transportation (stationary) noise sources. For transportation noise sources in residential areas, Placer County establishes a noise level criterion of 60 dB or less in outdoor activity areas, and 45 dB or less for interior noise levels.

The proposed residential development is not expected to generate exterior ambient noise levels exceeding 60 dBA. Once complete, noise would result from air conditioning equipment, activities associated with parking such as doors closing, standard landscaping maintenance activities, and residents utilizing their properties. All of these activities emit intermittent sources of low-level noise and are not expected to cause a perceptible noise increase in the overall ambient noise environment. These noise levels are typical of the suburban environment and would not exceed any established noise standards. Operation of the proposed project will have less than significant impacts to the existing noise environment.

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

Mitigation Measure Item XIII-1:
MM XIII.1
Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

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

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

Discussion Item XIII-2:
The proposed project would result in development of 24 residential units and will not produce excessive groundborne vibration or groundborne noise levels. The primary vibration-generating activities associated with the project would occur during grading, placement of utilities, and construction of residence foundations. The most substantial source of groundborne vibration associated with project construction equipment would be the use of vibratory compactors during lot padding. This impact is less than significant. No mitigation measures are required.

Discussion Item XIII-3:
Since the project site is not located in an area for which an Airport Land Use Plan has been prepared, and no public or private airfields are within two miles of the project site, the residents of proposed project would not be exposed to adverse levels of noise due to aircraft overflight. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:
The proposed project would increase available housing, which would be expected to increase population in the area; however, the increase in housing is consistent with the growth projected in the Placer County General Plan and Dry Creek West Placer Community Plan. Implementation of the project would result in the construction of 24 residential units. According to the 2010 Census, there are currently 206 units in Sabre City with 190 occupied with a total of 437 residents. At 2.3 persons per household, the 24 new housing units would add 55 residents to the neighborhood.

Existing infrastructure and roads in the area would not be expanded or extended as a result of the project. The proposed project would not induce substantial growth in the Dry Creek area or surrounding communities. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item XIV-2:
The proposed project would be constructed on an undeveloped site. There are no existing residences on the project site; neither housing units nor people would be displaced, and no replacement housing would be required. Therefore, there is no impact.

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

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

Discussion Item XV-1:
The project site is located within the Placer County Fire District. The District operates through a Cooperative Fire Protection Agreement with the California Department of Forestry and Fire Protection (Calfire). The nearest Calfire station to the project site is the Dry Creek Fire Station (Station 100), located approximately 2.4 miles northeast of the project site at 8350 Cook Riolo Road. Station 100 is staffed full-time and would provide fire protection services to the proposed project.

Calfire has reviewed the application and has determined that the property has appropriate access for fire and rescue vehicles. The proposed project would result in additional demand for fire protection services. The additional demand generated by the proposed project – 24 new dwelling units – would result in an incremental increase in demand for these services, and as such, would create a less-than-significant impact. No mitigation measures are required.

Discussion Item XV-2:
The Placer County Sheriff's Department and the California Highway Patrol (CHP) provide law enforcement services to the project site. Law enforcement would be provided by the Sheriff's Department while traffic related enforcement services would be provided by the CHP. The proposed project site would be primarily served by the South Placer Substation located in Loomis at the intersection of Horseshoe Bar Road and I-80, approximately 15 miles to the northeast.

The Placer County Sheriff has continued to work with the Dry Creek community to provide increased law enforcement presence in the DCWPCP/West Roseville area. In May 2016, the Dry Creek Joint Elementary School District and the Sheriff's office identified an opportunity to locate a community service station within the former Dry Creek Elementary School site at the corner of PFE Road and Cook Riolo Road, southwest of the proposed project site to provide a more easily identifiable law enforcement presence within the area. The former school office site was recently sold by the DCJESD to a private party; however, subsequent to the sale, the County entered into a lease agreement with the private party, and the operations at the community service station remain unchanged.

While the proposed project would result in additional demand for sheriff protection services, the increase would be a minor, incremental increase in demand in relation to the larger, surrounding area. No mitigation measures are required.

Discussion Item XV-3:
The project site is served by the Center Joint Unified School District: Oak Hill Elementary School (K thru 6), Wilson C. Riles Middle School (7 thru 8) and Center High School (9 thru 12). The proposed project would increase future enrollments, however, this increase would be incremental in relation to the largely developed and populated surrounding area. No additional facilities would be required to serve the proposed project and no additional physical environmental impacts would be created.

The Leroy Greene School Facilities Act, more commonly known as Senate Bill 50, permits school districts to levy fees for the purposes of funding construction of school facilities. The project applicant would be required to work directly with the serving school district to establish fees for each new residence. In accordance with SB 50, payment of fees by a development project is adequate to reduce impacts of that project on schools to a less than significant level. No mitigation measures are required.

Discussion Items XV-4, 5, 6:
The proposed project would result in the construction of 24 new residences and would result in an incremental increase in demand for maintenance of public facilities. The Placer County Board of Supervisors has approved the levying of Development Impact Fees for most new development within the County. The concept of the impact fee program is to fund and sustain improvements that are needed as a result of new development as stated in the General Plan and other policy documents within the fee program. Development Impact Fees include Traffic Impact Fees, Park Dedication and Park Facilities In-Lieu Fees, Animal Services, and Capital Facilities Fees.

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

Payment of the required Development Impact fees by the applicant for the proposed project would result in the project having no significant impact on parks. Placer County collects parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments at the time the Final Map records and when each building permit is issued.

The proposed project would result in a modest increase in demand for local governmental services such as assessor services, libraries, courts, and jails. These services are funded by collection of property taxes, which are allocated through the County General Fund. Private utilities include electric, gas, telephone, solid waste disposal, and cable and internet services. The proposed project would not result in a significant increase in service demands or render the current service levels to be inadequate, no new public facilities would be necessary to serve the proposed project beyond those already considered in the Dry Creek West Placer Community Plan. The proposed project would not require the provision of new, or physically alter existing governmental services and facilities. The impact of the proposed project would be 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 Items XVI-1, 2:
The proposed project would generate an increase in population of the local area, which would likewise generate an increased demand for park and recreational facilities. The County would require the provision of recreational facilities, dedication of land, and/or the payment of an in-lieu fee as a condition of approval for the Tentative Subdivision Map. The County's standard is five acres of parkland and active recreational facilities and five acres of passive recreational facilities for every 1,000 residents.

The project would result in an estimated population of 55 residents, which would result in an incremental increase in demand for public recreation facilities. The proposed project does not propose recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The existing 1.22-acre Sabre City Park borders the site and includes a playground, basketball half-court, picnic tables, benches, drinking fountain, and passive park areas. No changes are proposed to the park or its amenities.

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

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, 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 be constructing frontage improvements that would include a pedestrian facility. The proposed design does not preclude the installation of bus turnouts or bicycle racks. The proposed project would not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:
The access to the proposed project is proposed from an existing roadway system consisting of Vandenburg Circle and Colin Kelly Drive which were reviewed and approved with the original subdivision project. No new roads are proposed with the development of the project. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-3:
The existing roadway system is currently used by the servicing fire district for emergency access and no new roadways are proposed for access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:
Twenty-four residential units are proposed for the site. The Placer County Zoning Ordinance requires four off-street parking spaces on roads less than 32 feet wide and two off-street parking spaces on roads 32 feet or wider. Colin Kelly Drive has a traveled way of 36 feet and Vandenburg Circle has a traveled way of 46 feet. Therefore, on-street parking is permitted.

Each residential lot would include driveway parking for a minimum of two vehicles. Because sufficient parking is provided for residents and visitors, the proposed project would not have a significant impact related to parking capacity on or off the project site. No mitigation measures are required.

Discussion Item XVII-5:
This project proposal would ultimately result in the creation of 24 residential mobile homes on separate lots. The proposed project would generate approximately 11 additional PM peak hour trips and approximately 120 average daily trips.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the project would be included requiring the payment of traffic fees (estimated to be $70,658 based on 24 residential modular/mobile homes) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

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

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is

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

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

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

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

According to the MTP/SCS, Established Community areas are typically the areas adjacent to, or surrounding, Center and Corridor communities. Many are characterized as "first tier", "inner ring" or mature suburban communities. Local land use patterns aim to maintain the existing character and land use pattern in these areas. Land uses in Established Communities are typically made up of existing low- to medium-density residential neighborhoods, office and industrial parks, or commercial strip centers. Depending on the density of existing land uses, some Established Communities have bus service; others may have commuter bus service or very little service. For unincorporated Placer County, the 2020 MTP/SCS assumes an additional 15,080 jobs and 3,160 housing units would be developed in Established Communities by 2040 (see Appendix C of the 2020 MTP/SCS). Note this represents an increase in the forecasts provided in the 2016 MTP/SCS for Year 2035 (12,090 jobs and 2,760 housing units).

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN)		X		
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)		X		

Discussion Item XVIII-1:
The presence of cultural resources on the project site was determined through a records search. No historical resources were identified on the property and no additional pre-construction consideration of cultural resources was necessary.

Although no indications of historic-age resources are known on the site, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of standard mitigation measures regarding inadvertent discoveries (Mitigation Measure V.1) will ensure that this impact is less than significant.

Mitigation Measures Item XVIII-1:
MM V.1

Discussion Item XVIII-2:
Effective July 1, 2015, AB 52 amended CEQA to mandate consultation with California Native American tribes during the CEQA process to determine whether or not the proposed project may have a significant impact on a Tribal Cultural Resource, and that this consideration be made separately from cultural and paleontological resources.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies carry out consultation with tribes at the commencement of the CEQA process to identify Tribal Cultural Resources. Furthermore, because a significant effect on a Tribal Cultural Resource is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

On February 24, 2020, Placer County contacted four Native American tribes offering consultation under AB 52 and requesting any information regarding sacred lands or other heritage sites that might be impacted by the proposed project. At the time of preparation of this Initial Study, the United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports. No other tribes have contacted the County.

Although historic-age resources are not anticipated to be located on the site, there is always the possibility that previously unknown historic resources exist below the ground surface. The UAIC notified Placer County that the project area has been identified as potentially sensitive for unrecorded tribal cultural resources but is unaware of any existing resources on the project site. The tribe recommended a mitigation measure to address unanticipated discoveries. Implementation of Mitigation Measure X.1 would ensure that this impact is less than significant.

Mitigation Measure Item XVIII-2:
MM X.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, 3:
Storm water would be collected and conveyed in the existing drainage facilities or new culverts. The existing system has the capacity to accept flows from the proposed project. No new significant storm water drainage facilities or expansion of existing facilities is required.

The proposed project is located within the Placer County sewer area County Service Area 28, Zone 173 (CSA173). The project proposes to connect each Lot to the existing sewer lines within Vandenburg Circle and Colin Kelly Drive. A portion of the existing sewer line within the road would be replaced. The proposed project would contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works Environmental Engineering Division has provided comments that the proposed project is eligible for sewer service and would have to construct sewer improvements to County standards (see Will Serve Requirements letter dated September 5, 2019). The proposed project would increase wastewater flows to the treatment plant. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist.

The project site is within the service area of the California-American Water Company (Cal-Am). Cal-Am has provided a Letter of Water Availability dated August 16, 2019. It is anticipated that infrastructure requirements would be sufficiently met to fully service the project. An eight-inch water line is located along the north side of Vandenberg Circle serving lots 1 through 5 and an eight-inch water line would be installed along the Vandenberg Circle and Colin Kelly Drive project frontages to serve the remainder of the lots. No construction of offsite water infrastructure is required.

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

Discussion Item XIX-2:
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 proposed 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 proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Any impact is considered less than significant. No mitigation measures are proposed.

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

Placer County Fire provides fire prevention, fire suppression, and life safety services to the Dry Creek area. The project site is located in an area that is classified as Local Responsibility Area – Moderate risk for wildland fires. The project site is located on a neighborhood infill site, an environment not typically associated with wildland fires (scattering of oak woodland and grasslands). The area's topography, type, and amount of fuel, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. Direct fire vehicle access to the site would be available via Vandenberg Circle and Colin Kelly Drive.

Discussion Item XX-1:
Construction of the proposed residential project would not substantially impair an adopted emergency response or evacuation plan. All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes of Vandenberg Circle and Colin Kelly Drive. The proposed project would not involve the closure of any roads that would be an important evacuation route in the event of a wildfire. Therefore, there is no impact.

Discussion Item XX-2:
Properties west, south and east of the project site are developed with residential uses and are primarily parking, buildings and ornamental landscaping. North of the site are residential uses and the Sabre City Park site. The project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors due to the project's urbanized location away from natural areas susceptible to wildfire. The project site is not located within an area of high, or very high Fire Hazard Severity for the Local Responsibility Area nor does it contain any areas of high, or very high Fire Hazard Severity for the State Responsibility Area. There is a less than significant impact. No mitigation measures are required.

Discussion Item XX-3:
The existing roads in the area would not change. No off-site improvements to the adjacent properties would be required beyond utility installation for the proposed project's implementation. Therefore, there is no impact.

Discussion Item XX-4:
Due to the location of the project site's distance from a Very High Fire Hazard Severity Zone, it does not appear

that it would exacerbate wildfire risks; it would not require installation or maintenance of associated infrastructure that could exacerbate fire risks; and it would not expose people or structures to significant risks from downstream flooding, landslides, slope instability or drainage changes. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒
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.)	☐	☒
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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

☒California Department of Fish and Wildlife	☐Local Agency Formation Commission (LAFCO)
☐California Department of Forestry	☐National Marine Fisheries Service
☐California Department of Health Services	☐Tahoe Regional Planning Agency
☐California Department of Toxic Substances	☐U.S. Army Corps of Engineers
☐California Department of Transportation	☐U.S. Fish and Wildlife Service
☐California Integrated Waste Management Board	☐_____
☒California Regional Water Quality Control Board	☐_____

H. DETERMINATION – The Environmental Review Committee finds that:

☒	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

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

Signature_____ Date June 11, 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	☒Air Pollution Control District Rules & Regulations	
	☒Community Plan	
	☒Environmental Review Ordinance	
	☒General Plan	
	☒Grading Ordinance	
	☒Land Development Manual	
	☒Land Division Ordinance	
	☒Stormwater Management Manual	
	☒Tree Ordinance	
	☐	
Trustee Agency Documents	☐Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	☒Biological Study
		☐Cultural Resources Pedestrian Survey
		☒Cultural Resources Records Search
		☐Lighting & Photometric Plan
		☐Paleontological Survey
		☒Tree Survey & Arborist Report
		☐Visual Impact Analysis
		☐Wetland Delineation
		☐Acoustical Analysis
		☐
	Engineering & Surveying Division, Flood Control District	☐Phasing Plan
		☒Preliminary Grading Plan
		☒Preliminary Geotechnical Report
		☒Preliminary Drainage Report
		☒Stormwater & Surface Water Quality BMP Plan
		☒West or East Placer Storm Water Quality Design Manual
		☐Traffic Study
		☐Sewer Pipeline Capacity Analysis
		☐Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐Sewer Master Plan
		☒Utility Plan
		☒Tentative Map
		☐
	Environmental Health Services	☐Groundwater Contamination Report
		☐Hydro-Geological Study
		☐Phase I Environmental Site Assessment
		☐Soils Screening
		☐Preliminary Endangerment Assessment
		☐

	Planning Services Division, Air Quality	☐CALINE4 Carbon Monoxide Analysis
		☐Construction Emission & Dust Control Plan
		☐Geotechnical Report (for naturally occurring asbestos)
		☐Health Risk Assessment
		☐CalEEMod Model Output
		☐
	Fire Department	☐Emergency Response and/or Evacuation Plan
		☐Traffic & Circulation Plan
		☐

Exhibit A: Mitigation Monitoring Program

EXHIBIT A

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN19-00392
Sabre City Park Estates

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 Sabre City Park Estates Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measure #'s:

MM IV.1
MM IV.2
MM IV.3
MM V.1
MM VII.1
MM VII.2
MM VII.3
MM VII.4
MM VII.5
MM X.1
MM X.2
MM X.3
MM X.4
MM X.5
MM X.6
MM XIII.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."