

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: Uyeda Minor Land Division (PLN18-00058)

PROJECT DESCRIPTION: Subdivision of an approximately 15.21-acre property into three parcels consisting of 5.04 acres, 4.71 acres, and 5.44 acres.

PROJECT LOCATION: 7069 Wells Avenue, Loomis, Placer County

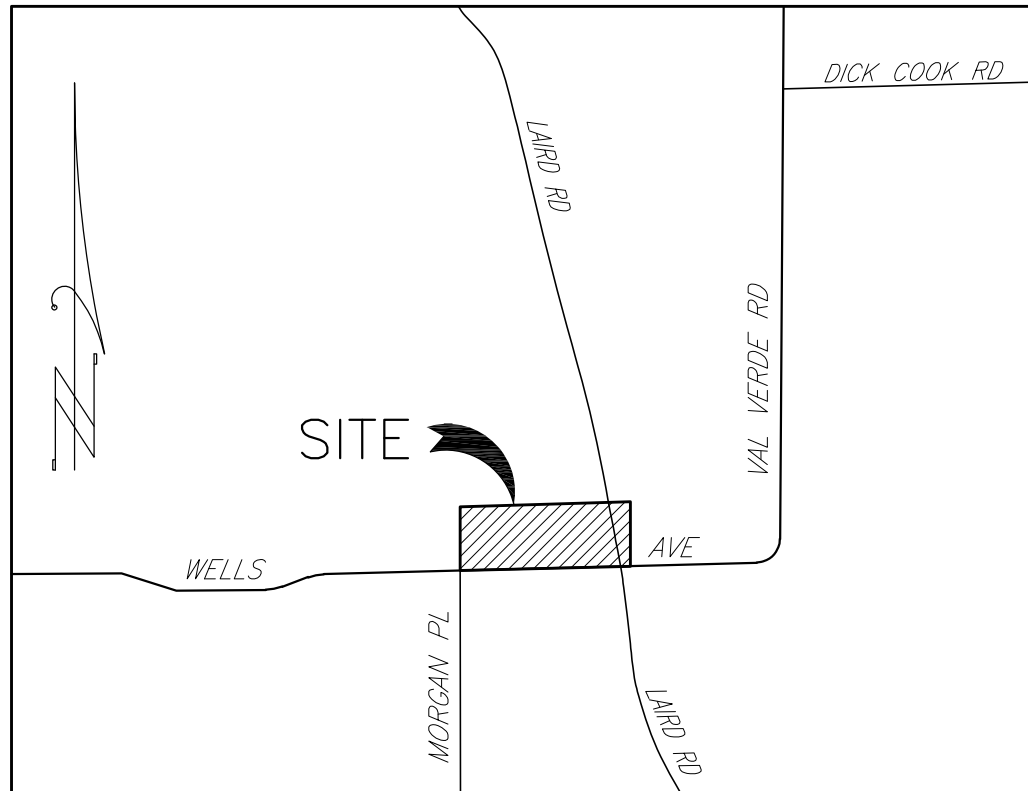
APPLICANT: Cliff Uyeda

The comment period for this document closes on September 16, 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 for public review at the Community Development Resource Agency and at County Clerk Recorder's office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. 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 August 18, 2020



VICINITY MAP

NO SCALE

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: Uyeda Minor Land Division	Project # PLN18-00058
Description: Minor Land Division to subdivide an approximately 15.21-acre property into three parcels consisting of 5.04 acres, 4.71 acres, and 5.44 acres.	
Location: 7069 Wells Avenue, Loomis, Placer County	
Project Owner: Cliff Uyeda, Trustee (Joe Y. and Michiko Uyeda Family Trust, UTA June 13, 1989)	
Project Applicant: Cliff Uyeda	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **September 16, 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 **Zoning Administrator**. 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.

TENTATIVE PARCEL MAP
WELLS AVENUE
A PORTION OF SOUTHWEST ONE-QUARTER
OF SECTION 23, T. 11 N., R. 7 E., M.D.M.
PLACER COUNTY - CALIFORNIA

REVISÉ DÉCEMBRE, 2019

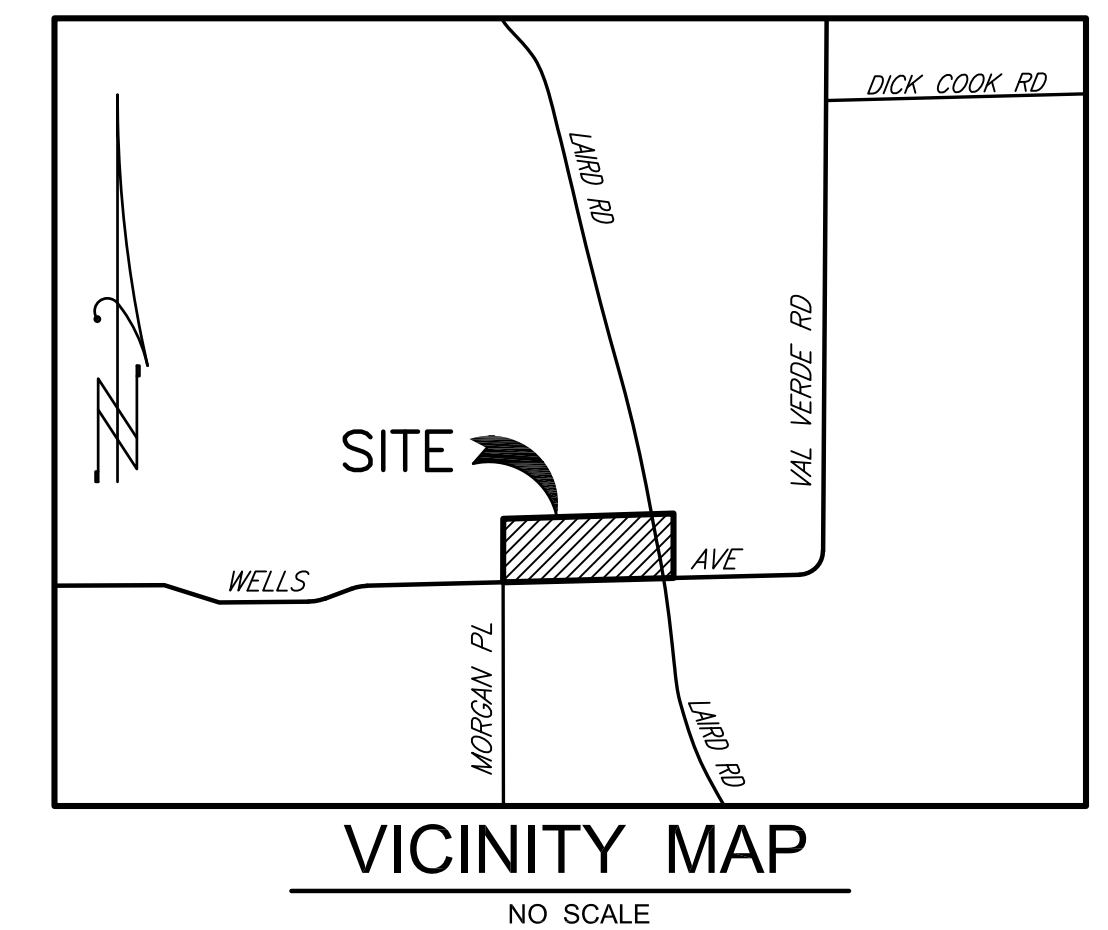
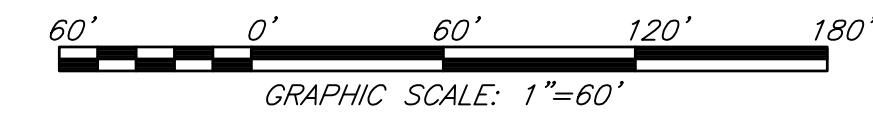
REVISÉD FEBRUARY, 2020

REVISÉD MARCH, 2020

REVISÉD MAY, 2020

SHEET 1 of 4

PROJECT NO. PLN18-00058



PROJECT DATA:

OWNER/DEVELOPER:

JOE and MICHIKO UYEDA
345 RIVERGATE WAY
SACRAMENTO, CALIFORNIA 95831
PH. (916) XXX-XXXX
FAX (916) XXX-XXXX

ENGINEER:

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

ASSESSOR'S PARCEL NUMBER:

036-162-005 & 006

ACREAGE:
15.21± ACRES GROSS

EXISTING USE:
VACANT

PROPOSED USE
3 SINGLE FAMILY LOTS

EXISTING ZONING:

RA-B-X (4.6 AC MIN.)

SEWER:

SOUTH PLACE

WATER SUPPLY:
PLACER COUNTY WATER AGENCY

DRAINAGE:

PLACER COUNTY PUBLIC WORKS

FIRE PROTECTION:

SOUTH PLACER FPD

ELECTRIC SERVICE:

P.G. & E.
TELEPHON

TELEPHONE SERVICE:
A T & T

GAS SI

GAS SUPPLY
P.G. & E.

SCHOOL DISTRICT

ELEMENTARY SCHOOL:

ELEMENTARY SCHOOL:
LOOMIS UNION SCHOOL DISTRICT

LOOMIS UNION SCH

HIGH SCHOOL: _____
PLACES UNION HIGH SCHOOL DISTRICT _____

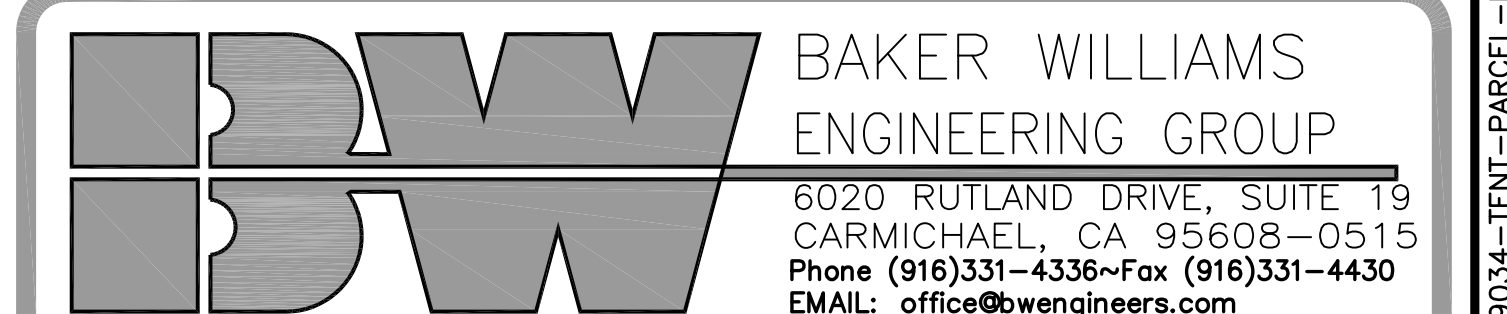
PARK DISTRICT:

PLACER COUNTY PARKS and TRAILS

LOT SIZE:

MIN. -	208,228 SF
MAX. -	234,432 SF
AVERAGE -	221,330 SF

NOTE: THIS MAP ACCURATELY CONFORMS
TO SECTION 16.20 OF THE PLACER
COUNTY CODE.



PRELIMINARY GRADING PLAN
WELLS AVENUE

A PORTION OF SOUTHWEST ONE-QUARTER
OF SECTION 23, T. 11 N., R. 7 E., M.D.M.
PLACER COUNTY - CALIFORNIA

DECEMBER, 2019
REVISED FEBRUARY, 2020
REVISED MARCH, 2020
REVISED MAY, 2020

SHEET 2 of 4

PROJECT NO. PLN18-00058

WETLAND LEGEND

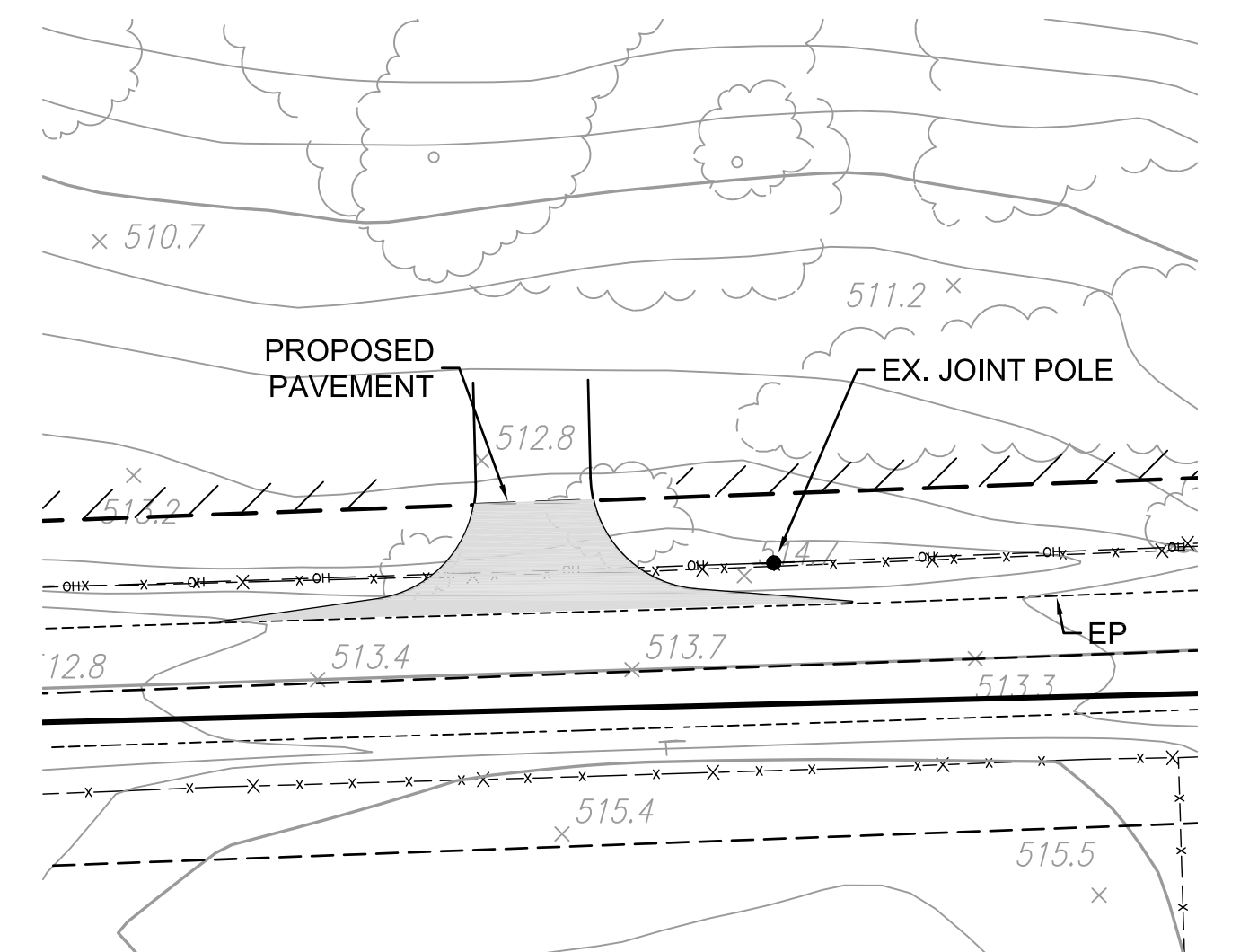
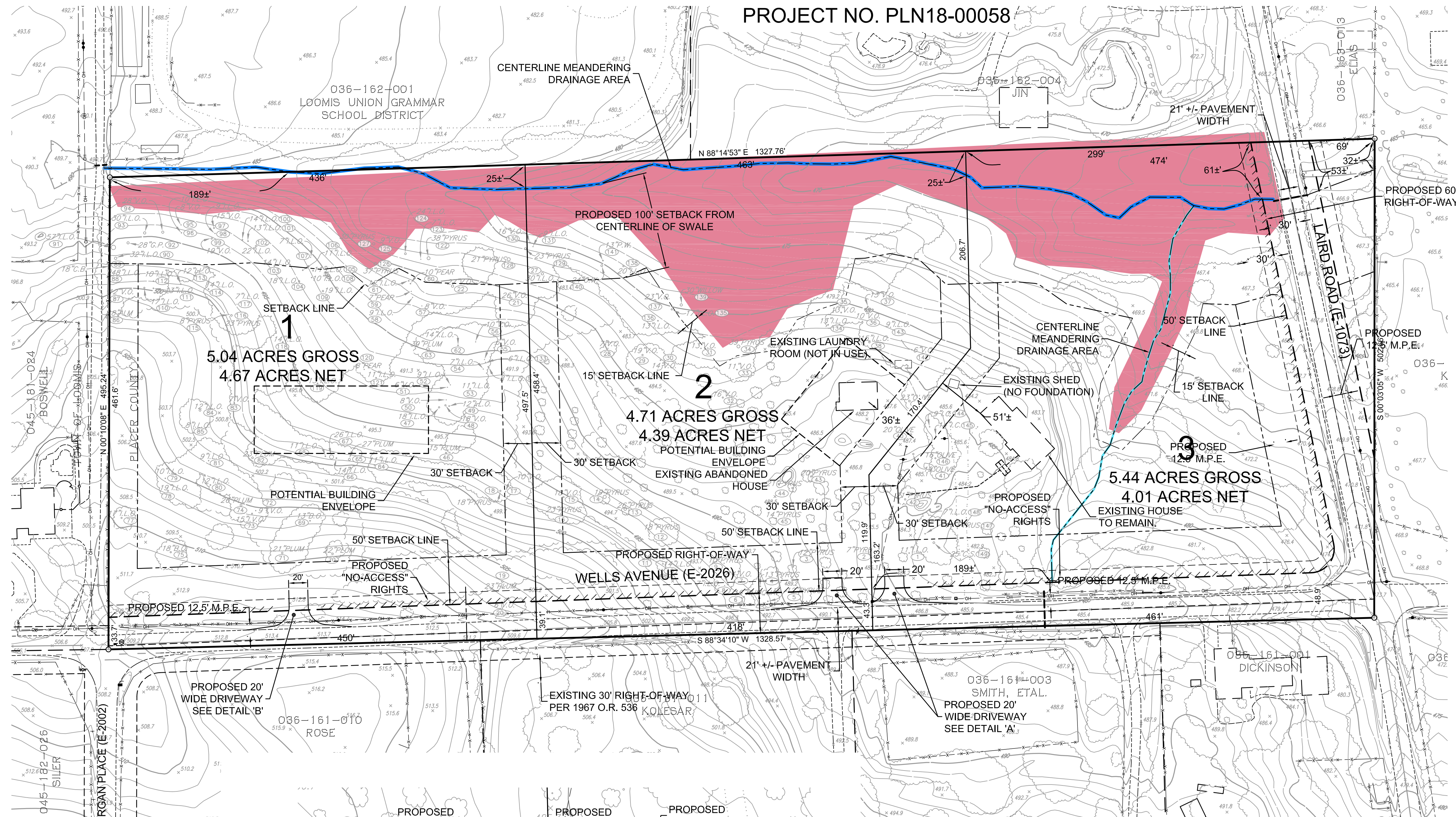
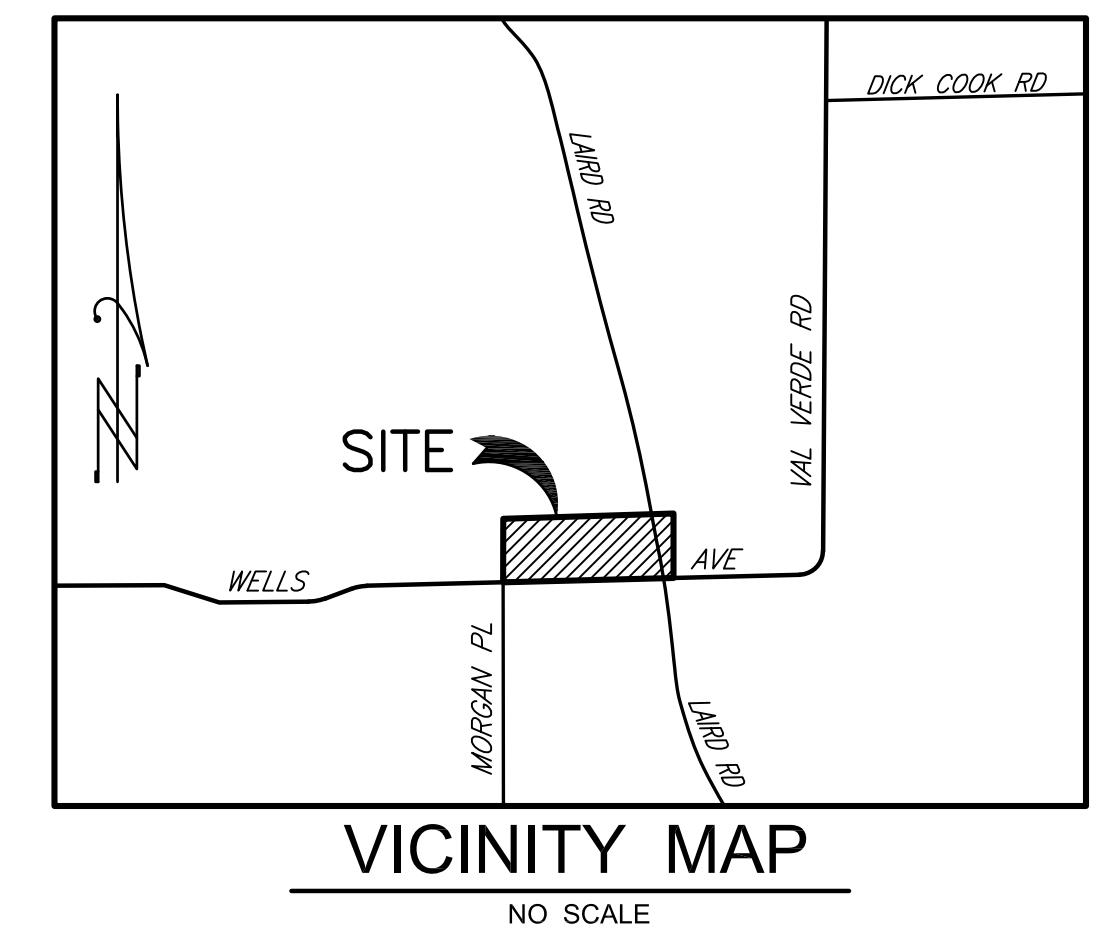
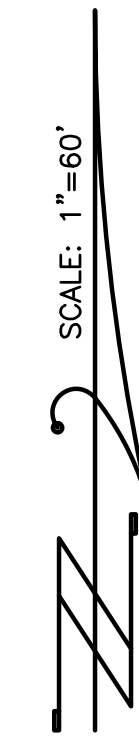
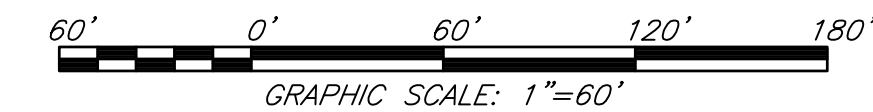
RIPARIAN WETLAND



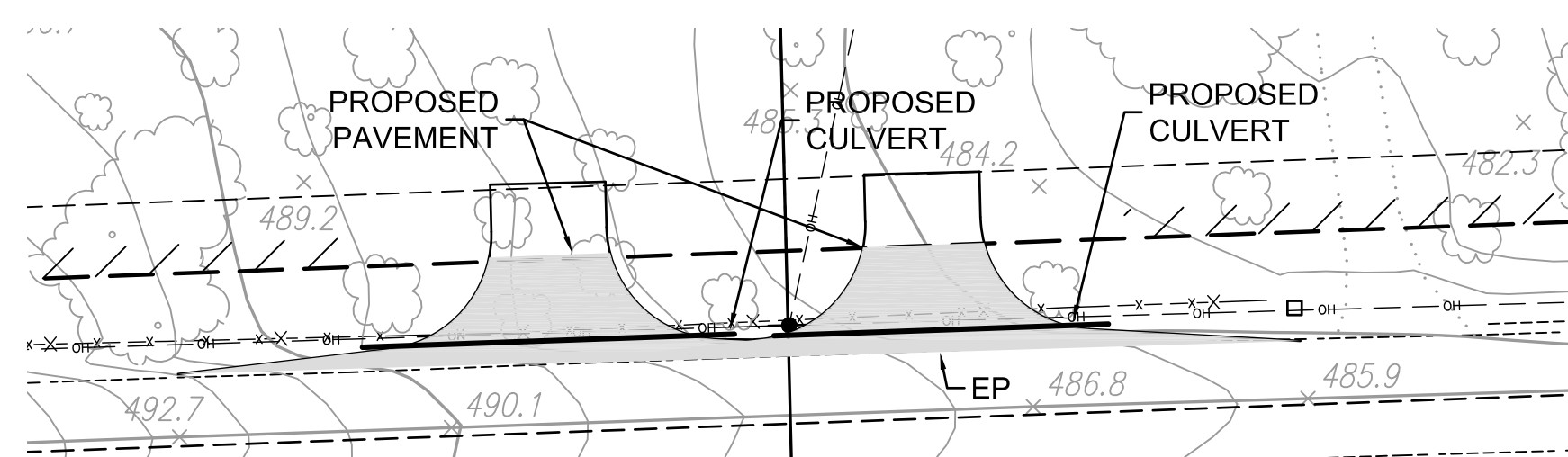
PERENNIAL STREAM



INTERMITTENT STREAM



DETAIL 'B'
SCALE: 1" = 30'



DETAIL 'A'
SCALE: 1" = 30'

BW **BAKER WILLIAMS**
ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608-0515
Phone (916)331-4336-Fax (916)331-4430
EMAIL: office@bwengineers.com

1709034-TENT-PARCEL-MAP

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Uyeda Minor Land Division	Project # PLN18-00058
Entitlement(s): Minor Land Division	
Site Area: 15.21 acres	APN: 036-162-005-000
Location: 7069 Wells Avenue, Loomis, Placer County	

A. BACKGROUND:

Project Description:

The project proposes a Minor Land Division to subdivide an approximately 15.21-acre property into three parcels consisting of 5.04 acres, 4.71 acres, and 5.44 acres. Access to the new parcels would be provided by Wells Avenue. The proposed project would be served by public water through Placer County Water Agency (PCWA) and will have onsite septic systems. The parcels created with this minor land division would have the right to develop single-family residential uses including accessory dwellings, accessory structures, driveways, buildings pads, and utility connections. All development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

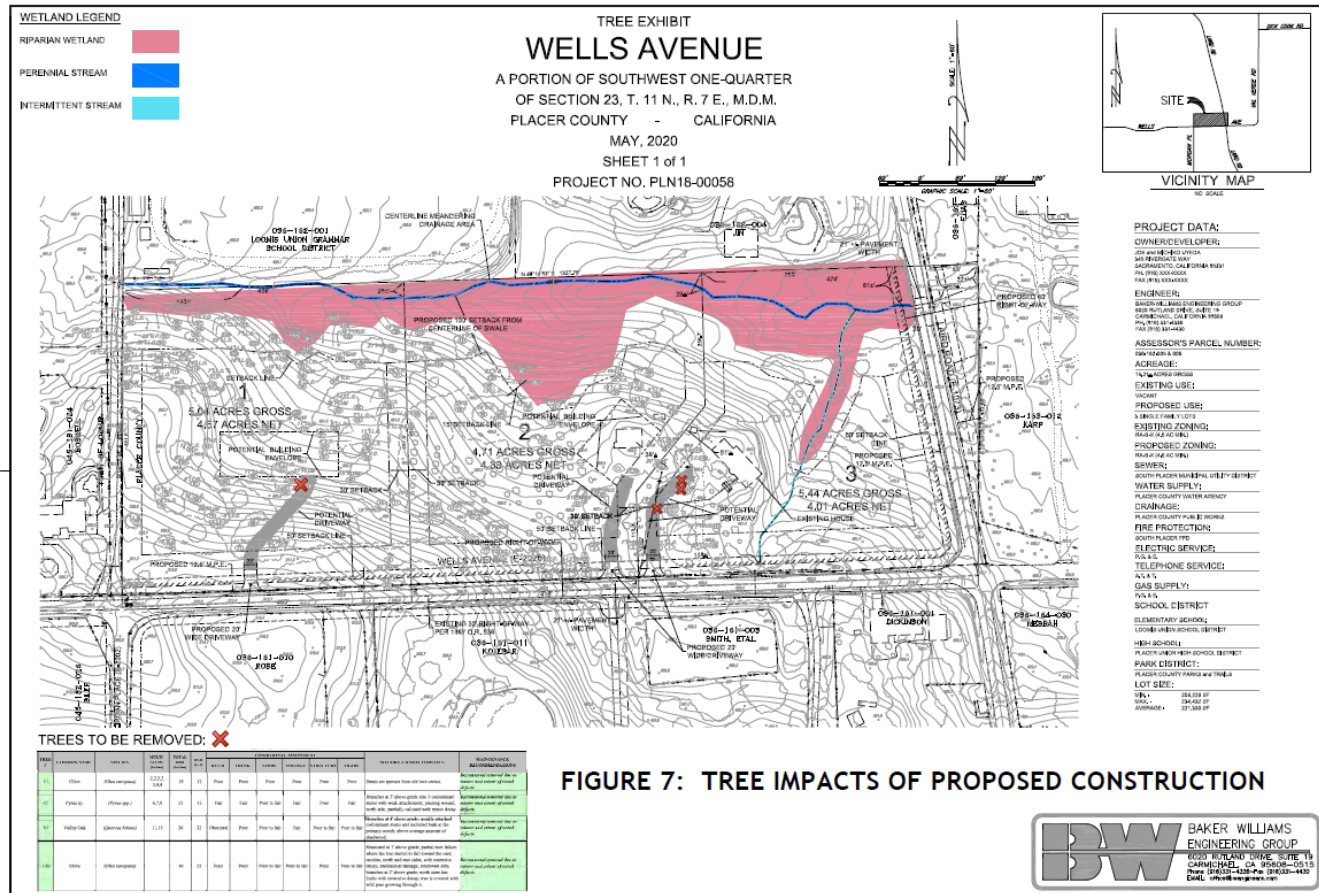
Project Site (Background/Existing Setting):

The 15.21-acre parcel is zoned Residential Agriculture, combining building site minimum of 4.6 acres (RA-B-100). Adjacent parcels to the east, south and west are developed with single-family residences; the parcel to the north is developed with the Franklin Elementary school. The adjacent parcels have the same zoning designation as the subject parcel. The subject parcel is located in the unincorporated County near the Town of Loomis, Placer County.

The parcel is in Section 23, Township 11 North, Range 7 East of the Rocklin, California 7.5-minute USGS quadrangle map (Figure 1.) It sits between 470 and 513 (E to W) feet above mean sea level (msl), at approximately 38° 47' 9" North latitude and 121° 10' 16" West longitude within the Lower American River Watershed (HUC 18020111) with

institutional development (Franklin Elementary School) to the north and residential development to the south, east, and west.

Figure 1



B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Residential Agriculture, combining building site minimum of 4.6 acres	Rural Estate 4.6-20 Acre Min.	Single Family Dwellings and associated improvements
North	Residential Agriculture, combining building site minimum of 4.6 acres	Rural Estate 4.6-20 Acre Min.	Developed with School Facility
South	Residential Agriculture, combining building site minimum of 4.6 acres	Rural Estate 4.6-20 Acre Min.	Single Family Dwellings and associated improvements
East	Residential Agriculture, combining building site minimum of 4.6 acres	Rural Estate 4.6-20 Acre Min.	Single Family Dwellings and associated improvements
West	Residential Agriculture (Town of Loomis)	Residential Agriculture (Town of Loomis)	Single Family Dwellings and associated improvements

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

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent on March 21, 2018 to tribes who requested notification of proposed projects within this geographic area. Placer County received a letter on April 19, 2018 from the United Auburn Indian Community (UAIC) requesting; Consultation for this project, a copy of all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted, and GIS SHP files for the proposed project's APE. The "Cultural Report and Records Search"

prepared for the project was provided, and consultation between Placer County and the United Auburn Indian Community (UAIC) was closed on April 22, 2020 with the inclusion of mitigation measures for Inadvertent Discoveries.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

- ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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

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

Discussion Item I-1, 2:

The subject parcel has locally scenic character, but there are no scenic vistas that would be affected by the development of the proposed minor land division. The proposed project is not located within a state scenic highway. Therefore, there is no impact.

Discussion Item I-3, 4:

The proposed project would result in the subdivision of a 15.21-acre property into three parcels. Approval of the Minor Land Division would allow for three single-family residential parcels, each of which would have rights to develop single-family and secondary residences with accompanying appurtenances, such as driveways on-site. Such development on the site would result in minor degradation to the visual character and quality of the property and is consistent with the surrounding large lot residential parcels. In addition, new residences on the proposed project site would introduce a new source of light or glare from residential lighting. However, the subject property is located in a rural area that consists of parcels already developed with single-family residences consistent with the anticipated use on the three resultant parcels. Because of this, additional light or glare created by the new residences would be considered negligible. In addition, the subject property is zoned for rural residential development and such degradation was accounted for in the Granite Bay Community Plan EIR. As a result, impacts are considered less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production				X

(as defined by Government Code section 51104(g))? (PLN)				
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

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

The subject property is not considered Prime Farmland or Farmland of Statewide or Local Importance. The subject property and surrounding parcels are identified as "Other Land" on the Placer County Important Farmland Map. "Other Land" is defined as "land not included in any other mapping category not suitable for livestock grazing, confined livestock, poultry [etc.]" and "Vacant and nonagricultural land surrounded on all sides by urban development". The property is neighbored by subdivided residential lots. No properties within the area are under a Williamson Act contract. The proposed Minor Land Division also would not cause the rezoning of forest or timberland. Additionally, the proposed project would not convert farmland because the property is designated as Other Land and there is no farmland in the proposed project area. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of a Tentative Parcel Map to subdivide a 15.21-acre parcel into three approximately five-acre residential parcels. There are two existing residences that are abandoned.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

3. Cumulative Threshold of 55 pounds per day for ROG, 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 APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

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

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed three additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor is Franklin Elementary School which is located 300 feet north of 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 would 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,				X

or other approved local, regional, or state habitat conservation plan? (PLN)				
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

Discussion Item IV-1, 4, 7:

A Biological Resources Assessment of the proposed project site was prepared by Barnett Environmental (consultant), Inc., in August of 2018 (Revised June 2020). The purpose of this analysis was to identify and describe the biological communities present on-site, record plant and animal species that were observed in the study area, evaluate the site's potential to harbor sensitive resources and special-status plant and animal species and to provide conclusions and recommendations for mitigation measures where appropriate. Field assessments were conducted on June 18, 2018. During the field assessment, plants and animals observed were documented, and habitat types were determined. Biological communities and potential waters of the U.S. were mapped, and representative ground and aerial photographs were taken.

Habitat Communities

The Biological Resources Assessment found that the project's area of disturbance includes three vegetation/habitat types (Table 1): Valley Grassland, abandoned orchard, and existing residential landscaping. Homes and driveways on this parcel are proposed to be constructed in previously disturbed grassland, abandoned orchard and existing residential landscape. Consequently, there would be no fragmentation of existing vegetation communities of significant value to native plants or wildlife. Those onsite habitats with value to plants and wildlife (e.g. wetland, riparian, and oak woodland) are not proposed for development and would be avoided.

Table 1

Parcel #	Habitat Type	Building Pad (ft. ² /acres)	Driveway (ft. ² /acres)	Total Impact (ft. ² /acres)
1	Valley Grassland	12,936 / 0.30	3,519 / 0.08	16,455/0.38
2	Abandoned Orchard	8,504 / 0.20	2,707 / 0.06	11,211/0.26
3	Existing Residential Landscaping	2,302 / 0.05	3,278 / 0.08	5,580 / 0.13

Special Status Species:

Barnett reviewed CNDDB, CNPS, and iPAC for special status species with similar habitat and elevation requirements to those of the project site. Potential for occurrence in the Study Area is based on the following parameters: (1) occurrence within the vicinity, defined as a five-mile radius around the Study Area; (2) suitable habitat; (3) elevation; (4) human disturbance; and (5) potential for migration. There are seven (7) animal species known to occur in the vicinity of the Study Area, including: valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), western pond turtle (*Emmys marmorata*), red-legged frog (*Rana draytonii*), giant garter snake (*Thamnophis gigas*), and bald eagle (*Haliaeetus leucocephalus*). A query of the California Natural Diversity Database (Rarefind) resulted in no records of any of these species within the Project Area.

Special Status Wildlife with the Potential to Occur in the Study AreaFederally Listed Species

Following review of the appropriate species lists and on-site habitats available, the BRA concluded that a single federally-listed species has the potential to occur within the Study Area. Potential for occurrence is based on habitat requirements, elevation range, and observances within a five-mile radius.

California red-legged frog (*Rana draytonii*) – California red-legged frog is a federally listed threatened species. California red-legged frogs like slow-moving or standing deep ponds, pools, and streams. Tall vegetation, like grasses, cattails, and shrubs, provide protection from predators and the sun. This species' breeding activity occurs

November through April. California red-legged frogs have a very low potential to occur, given their habitat requirements and the lack of recorded CNDDB occurrences within five miles of the Study Area. Additionally, no red-legged frogs were observed during the June 2018 site assessment. Although there is a very low potential for species to occur on site, the biologist determined that a 15' structural setback from the edge of riparian habitat would obviate any adverse impacts to the California Red-legged Frogs that may occur on the property.

California (State) Species of Concern

The following CSC species, because of their known habitat requirements, have the potential to occur on the Project Area:

Western pond turtle (*Emmys marmorata*) – The western pond turtle is not federally or state listed but is ranked G3S3 which means it's rare and uncommon but not susceptible to extinction. This turtle occurs in ponds and other perennial surface waters with aquatic vegetation. They require basking sites and suitable upland habitat for egg laying. Nest sites are most often characterized as having gentle slopes (<15%) with little vegetation or sandy banks. The site does contain perennial habitat, and overall, the project area provides only marginal habitat and the Western pond turtle has a very low potential to occur. There are no CNDDB recorded occurrences within five miles of the Study Area and no western pond turtles were observed during the June 2018 site survey. Although the site does contain marginal habitat, the biologist determined that a 15' structural setback from the edge of riparian habitat would obviate any adverse impacts to the Western Pond Turtle that may occur on the property.

Special Status Plant Species

The Study Area consists largely of an abandoned private fruit and nut orchard with non-native trees and blue oak woodland surrounding a forested riparian wetland. This plant community is dominated by woody tree cover in natural, non-wetland areas of the Study Area which is dominated by blue oak (*Quercus douglasii*) and valley oak (*Q. lobata*). The shrub layer consists of blackberry (*Rubus armeniacus*) and poison oak (*Toxicodendron diversilobum*). In the open areas, the herbaceous understory was largely dominated by California barley (*Hordeum brachyantherum californicum*). The advance query through CNPS database revealed no record of special status plant species within the Rocklin 7.5 minute quadrangle. No special status plant species were observed on the project site, and the biologist concluded that this project would have no effect on special status plant species.

Summary

In summary, the Biological Resources Assessment concluded that seven (7) special status animal species are documented as occurring within the broader (4-quad) region surrounding the study area. Of these, one (1) special-status plant and two (2) special-status animals are known to occur within a 5-mile radius of the study area. The Biological Resources Assessment determined that due to the presence of a variety of suitable habitats, the site may support two (2) special status animals —California red-legged frog and western pond turtle – as well as other common raptors and passerines protected by the Migratory Bird Treaty Act and Fish and Game Code. No special status plants are anticipated to occur on the project site. Therefore, the following mitigation measures shall apply in order to reduce impacts to a less than significant level:

Mitigation Measures Item IV-1, 4, 7:

MM IV.1

Ground-disturbing activities including vegetation and tree removal shall be completed between September 1 and February 14, if feasible. If construction activities are proposed to begin during the non-breeding season (September 1 through February 14) a survey is not required, and no further studies are necessary.

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

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

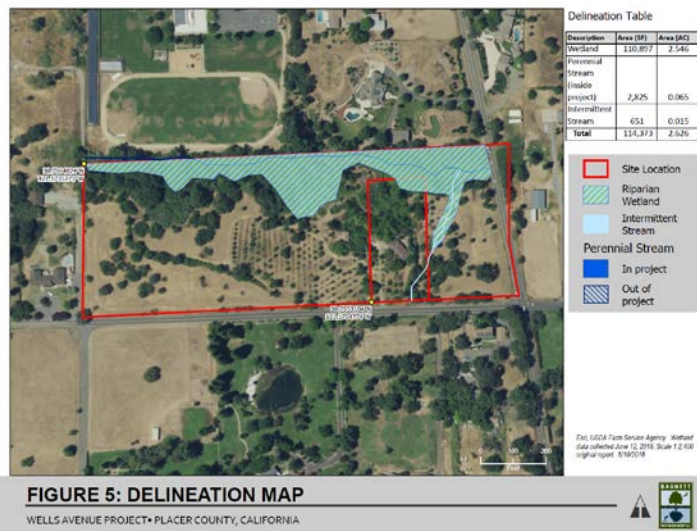
In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for the active avian nests.

Discussion Item IV-2, 3:

A Wetlands Assessment of the project site was prepared by Barnett Environmental. The purpose and scope of the report was to provide a formal delineation of jurisdictional water bodies on the project site, based on the field survey and determinations. The purpose of the field study was to: 1) identify any and all water features that are subject to state jurisdiction (i.e. Waters of the US) within the project site and 2) if present, determine the boundaries of each water feature. The entire study area was assessed to the degree necessary to determine the vegetation community types and the presence or absence of jurisdictional water features.

There was a total of 2.626 acres of wetlands and “other waters of the U.S” on the Wells Avenue property during site assessment, including 2.546-acres of wetlands, 0.065-acre of perennial stream, and 0.015-acre of intermittent stream. These features appear on U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (1987) and California Aquatic Resource Inventory maps as freshwater ponds. The wetland running along the northern boundary of the Study Area is a forested riparian (Cowardin RP1FO8) fringe of the Class 2 watercourse which is braided and diffused within the wetland, as well as, clearly defined by bed/bank characteristics near the culvert inlet/outflow on either end of the Study Area. The wetland is a naturally occurring feature that has been enlarged by additional surface water inputs from nearby developments and the detention of water during stormwater events caused by an improperly sized culvert on the east side of the Study Area at Laird Rd. The dominant native tree species in the wetland are Jepson’s willow (*Salix jepsonii*), and cottonwood (*Populus deltoides*), with a diverse array of invasive species present including a notable stand of Bamboo (*Bambusa oldhamii*) which has taken over and dominated a portion of the property including a swath of the wetland. The shrub and herbaceous layer are dominated by Himalayan blackberry (*Rubus armeniacus*), Alder buckthorn (*Rhamnus alnifolia*), and woolly-fruited sedge (*Carex lasiocarpa*).

Figure 2 Delineation Map



The perennial stream is approximately three feet wide and runs through the wetland extending along the northern portion of the property. During the rainy season the perennial stream overflows due to undersized culverts causing the expanded wetland area. The intermittent stream branches off the perennial stream located in the northeast section of the Study Area. The intermittent stream flows north to south along the eastern portion of the Study Area and is about one and a half feet wide.

The project includes proposed building sites, driveways, and a wetlands setback. Additionally, Parcel 3 will have to comply with Placer County’s 50-foot structural setback standards from the intermittent stream on site. Even though the project does not propose any disturbance within 50-feet of aquatic resources, in order to ensure that any impacts to the aquatic resources are less than significant, the following mitigation measures would be required. Any future modifications to the parcel map will subject to environmental review

MM IV.2

If aquatic resources are proposed to be filled or if disturbance occurs within 50 feet of the aquatic resources, the

future property owners shall provide a formal aquatic resources delineation report conducted by a qualified biologist, and an Aquatic Resources Delineation Report shall be prepared and sent to the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW) for verification of the extent of aquatic features and acreages. Prior to initiation of any construction activities which could potentially result in impacts to these features, the applicant shall apply for and obtain a USACE Section 404 permit, a RWQCB 401 Water Quality Certification and a Streambed Alteration Agreement. Any conditions included in the final permits including prescribed mitigation measures, are required to be implemented prior to filling of these features. Copies of all regulatory permits obtained, or evidence that permits are not required, shall be provided to the DRC prior to impacts occurring.

MM IV.3

For Parcels 1 and 2, a 50-foot structural setback shall be required along the streams identified in Figure 1 and shall be recorded on the Final Parcel Map. Also, prior to ground disturbance (i.e. grading permit or building permit) the applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) 50 feet from the edge of the streams as identified on the Barnett Environmental, Figure 1. Fencing shall be installed prior to any construction equipment being moved on-site or any construction activities taking place. No development on Parcel 1 and 2, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements.

Discussion Item IV-5, 8:

A Biological and Wetlands Constraints Assessment of the project site was prepared by Barnett Environmental in which the biologists identified plants communities on site. The entire study area consists mostly of fruit trees and dense Oak Woodland habitat. Proposed driveway construction on the proposed parcels would adversely affect four (4) trees on the property. The only native tree, a valley oak (*Quercus lobata*), that would be impacted is identified as tree #64 on parcel 1 in the project's Arborist Report. The other three (3) trees proposed for removal are exotic olive (*Olea europaea*) and pyrus (*Pyrus* sp.) trees on parcels 2 and 3. Although only four trees are proposed to be impacted, there is always the possibility that additional tree can be impacted as the property is being developed. Therefore, to ensure that any impacts to Oak Woodland are less than significant, the following mitigation measures are required:

Mitigation Measures Item IV-5, 8:

MM IV.4

Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to their critical root zone, shall be mitigated through payment of in-lieu fees, as follows: A tree replacement mitigation fee of \$125 per diameter inch at breast height for each tree removed or impacted (excluding foothill pine) or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

MM IV.5

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

Discussion Items IV-6:

Placer County does not currently have an active Habitat Conservation Plan. However, the County is currently preparing the Placer County Conservation Program (PCCP), which is nearing completion. The subject minor land division would have the option to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. if the PCCP's permits are issued and local implementing ordinances adopted prior to the 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 resource impacts 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.

V. CULTURAL RESOURCES – Would the project:

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

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

A Cultural Resources Records Search was prepared for the proposed project site on April 30, 2018 by Paul Rendes at the North Central Information Center (NCIC). The search was conducted by reviewing California Historic Resources information System (CHRIS) maps for cultural resource site records and survey reports in Placer County within a 1/4-mile radius of the proposed project area.

Review of the Cultural Resources report prepared by Peak and Associates (dated May 30, 2018) concluded that there are no records on file at the NCIC that are within the proposed project site. Prehistoric period resources in this area are almost exclusively located adjacent to either the margins of Secret Ravine or Miners Ravine, the latter being some three-quarters of a mile from the parcel. The parcel is located too far away from either drainage to have had alluvium deposited, so evidence of prehistoric period activity, if present, would likely be on/near the surface and would not likely be buried or capped.

Although no prehistoric period sites were found during the research, there is a slight possibility that a site may exist and be totally obscured by vegetation, fill, or other historic activities, leaving no surface evidence. Should artifacts or unusual amounts of stone, bone, shell, or other potential cultural materials be uncovered during construction activities, an archeologist should be consulted for in field evaluation of the discovery. As a result, the creation of three single-family parcels would not result in significant impacts to any of these resources. However, the following mitigation measure is included in the event of inadvertent discoveries of Cultural Resources during the construction phase. With the implementation of this mitigation measure, impacts would be reduced to less than significant levels:

MM V.1

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

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

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

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

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

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

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

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

Discussion Item VI-2:

The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)			X	
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)			X	
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)			X	
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
7. Result in substantial change in topography or ground surface relief features? (ESD)			X	
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Items VII-1, 3, 6, 7:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on soils classified as Andregg coarse sandy loam (2 to 9 percent slopes).

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

The Soil Survey does not identify significant expansive soils as a limitation of the soil types present on the site. The development of homes would be in compliance with the California Building Code which would also reduce impacts related to expansive (shrink-swell) soils.

The project proposal would result in the construction of two additional single-family residences (as one residence already exists) on three parcels with associated infrastructure including driveways and utilities. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for homes, driveways, and various utilities. The area of disturbance for these improvements is approximated at 22,000 square feet (0.5 acre) which is approximately 3.4 percent of the approximate 15.21-acre project area. The proposed project improvements would generally be at the same grade as the existing topography. Any required slopes would meet the Placer County maximum slopes. Also, any erosion potential would only occur during the short time of the

construction of the improvements. Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the project site and the development would be required to comply with the Placer County Stormwater Quality Ordinance to address effective erosion and sediment control Best Management Practices (BMPs). The project would be constructed in compliance with the Placer County Grading Ordinance and would obtain grading permits as necessary to address grading issues.

Therefore, impacts to soil erosion, expansive soils, soil disruptions, and topography changes are less than significant. No mitigation measures are required.

Discussion Items VII-2, 8:

The project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site indicate that they are capable of supporting residential structures and circulation improvements. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. The Soil Survey does not identify significant limitation of the soil types present on the site.

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

Therefore, impacts of unstable soil and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:

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

Discussion Item VII-5:

The project would not directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature. Studies prepared for the project did not identify any of these unique features on site. Additionally, staff's visual analysis of the site did not identify any unique physical features. The impacts regarding unique paleontological resource or unique geologic or physical features are considered 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 and residential activities is expected to be limited in nature and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant.

Environmental Health has reviewed a "Phase II Environmental Site Assessment", prepared by Youngdahl Consulting Group, Inc., for the project site with approval of Environmental Health. The report summarizes the results of soil sampling activities to evaluate the property for potential contamination. Proper soil removal and disposal occurred, and a "No Further Action Letter" was issued by Environmental Health, dated February 3, 2020. Therefore, no additional soil sampling related to past land use is required. Impacts are 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. No mitigation measures are required.

Discussion Item IX-5:

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or a private airstrip and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Discussion Item IX-6:

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

Discussion Item IX-7:

The proposed project site is located within a California State Responsibility Area – Moderate. These areas are designated by the California Department of Forestry and Fire Protection as areas that have a moderate potential for wildfire risk. The project site is heavily vegetated. The proposed project would place two new residential structures and people in an area of moderate wildfire risk, potentially exposing structures and people to significant risk of loss, injury or death. However, standard fire and building code regulations and conditions would be required to apply to the proposed project, including fire sprinklers in homes and creation of defensible space between structures. Two fire stations are within proximity to the project site including the Newcastle Fire Protection District office in downtown Newcastle approximately 1.7 miles north of the project site and the South Placer Fire District Station 20 approximately 1.8 miles south of the project site. The South Placer Fire District provided Conditions of Approval on March 28, 2018. Fire conditions address site access, addressing, roads, driveways and defensible space, and shall be incorporated into the conditions of approval for the proposed project. Therefore, with implementation of standard building codes for residential structures and compliance with defensible space standards, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion Item X-1:

This proposed project would not rely on groundwater wells as a potable water source but instead would connect to public treated water. The project would not violate water quality standards with respect to potable water, therefore the impact is anticipated to be less than significant. No mitigation measures are required.

Discussion Item X-2, 6:

The proposed project would not deplete groundwater supplies or interfere with groundwater recharge since no water wells are proposed. Therefore, there is no impact.

Discussion Item X-3:

The proposed project would ultimately include the construction of two additional single-family residential homes along with driveway improvements. The existing site generally slopes from the south to the north and drainage is collected in a drainageway that flows from the west to the east along the parcel's northern property line. Any concentrated runoff is shown as a Meandering Drainage Area on the Tentative Parcel Map. In addition, the no disturbance (for the protection of the special species) setback lines are shown on the Tentative Parcel Map consisting of the greater of 100 feet from centerline or 15 feet from the edge of the riparian wetland for a majority of the drainageway. Lastly, the Zoning Code requires all structures to be setback 50-feet from intermittent streams, which makes an extra 50-foot setback on Parcel 3. The existing culvert under Laird Road appears to be undersized and creates a wider riparian

area upstream of the culvert. The additional home/driveway improvements would be located at or near the existing grade and would not significantly modify the existing runoff patterns of the site. The overall drainage patterns from the proposed ultimate construction would not be significantly changed.

The proposed project would add approximately 22,000 square feet (0.5 acre) of impervious surfaces resulting in a 3.4 percent increase as compared to the entire project area, approximately 15 acres. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. Therefore, impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of drainage systems are less than significant.

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

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

Mitigation Measures Item X-3:

MM X.1

This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$2,325 (based on \$775 per single family residential unit), payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)

MM X.2

This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$351 (based on \$117 per single family residential unit). (ESD)

Discussion Item X-4:

The estimated area of disturbance for the ultimate project improvements of two additional single-family dwellings and driveways is approximately 0.5 acre as compared to the entire project area, approximately 15 acres. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. The development of the project improvements would be required to comply with the Placer County Stormwater Quality Ordinance to reduce water quality impacts. Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant. No mitigation measures are required.

Discussion Item X-5:

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

XI. LAND USE & PLANNING – Would the project:

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

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

The proposed project includes the subdivision of an approximately 15.21-acre property into three parcels consisting of 5.04 acres, 4.71 acres, and 5.44 acres. Parcel 3 would encompass the developed area of the property, including the single-family residence, associated structures and appurtenances. Upon recordation of the proposed map, Parcel 1, 2, and 3 would retain rights for development of secondary residences. Parcel 1 would have right for development of a primary and secondary residence and associated infrastructure, including driveways. Such development is consistent with the Residential Agriculture zone district and the Granite Bay Community Plan designation of Rural Estate, 4.6 - 20 acre minimum. Further, the project is consistent with the surrounding rural residential uses and would not divide an established community. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. For these reasons, the project would not result in impacts related to land use and planning. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

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

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning, this is an area where geologic information indicates that there is little likelihood for the presence of significant mineral resources. No significant mineral resources have been identified on the property.

With respect to those mineral deposits formed by hydrothermal processes, the site and vicinity have been classified as Mineral Resource Zone MRZ-4, meaning, this is an area where there are no known mineral occurrences but the geologic information does not rule out either the presence or absence of significant mineral resources.

With respect to construction aggregate resources, there is no evidence that the site has been mined and there are no mineral resources known to occur on the property. 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, 2:

Construction of the proposed project improvements would create a temporary increase in ambient noise levels, which could adversely affect adjacent properties. The proposed project would not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance. The proposed parcels would each have the right to construct a secondary residence, driveway, and all associated infrastructure. Parcel 1 would have the right to construct a primary residence. Vehicle trips generated from the residential parcels would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. With the incorporation of the following mitigation measure, impacts associated with temporary construction noise would be reduced to less than significant levels:

Mitigation Measure Item XIII-1, 2:

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:

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

Discussion Item XIII-3:

The proposed project is not located within the vicinity of a private airstrip or within an airport land use plan. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The proposed project includes the creation of three developed lots. This would result in a slight increase in population growth. This increase is consistent with what was anticipated for this site in the Granite Bay Community Plan and the Placer County General Plan and has been analyzed as a part of these plans. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

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

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

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

Discussion Item XV-1:

The serving fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this project. While there would be an increase in residents in the area, the increase would be negligible and would therefore not result in significant impacts. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2:

The proposed three-lot minor land division project would result in the creation of one previously developed parcel and two new parcels that would have the potential to be developed with single-family and secondary residences, which would increase the number of residents in the project area. However, this increase would not adversely

affect Sheriff Protection facilities because the small increase in the number of residents is considered negligible and does not exceed the number of residents anticipated by the Granite Bay Community Plan or the Placer County General Plan. Therefore, there is no impact.

Discussion Item XV-3:

The proposed project would result in the creation of one previously developed parcel and two undeveloped parcels and would have the potential to increase the number of residents in the area. However, this increase would not result in an adverse effect to schools in the area. This is because the increase in the number of residents is minimal and does not exceed the numbers analyzed in the Granite Bay Community Plan or the Placer County General Plan. Therefore, there is no impact.

Discussion Item XV-4:

The proposed project is not expected to significantly impact any parks and recreation facilities. Therefore, there is no impact.

Discussion Item XV-5:

The proposed project is not expected to significantly impact any other public services. Therefore, there is no impact.

Discussion Item XV-6:

The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Zoning of the parcel. Therefore, this is a less than significant impact. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1:

There would be a negligible increase in the use of existing public parks and recreational areas in the surrounding area as a result of the proposed Minor Land Division. The increase would not result in a substantial deterioration of facilities as park improvements are offset by the payment of park dedication fees to pay for the capital construction of new or expanded recreation facilities. Impacts are considered less than significant. No mitigation measures are required.

Discussion Item XVI-2:

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

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities,			X	

etc.)? (ESD)				
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)				X
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (ESD)			X	

Discussion Item XVII-1:

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

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 \$7,598 per single family residential unit) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

Discussion Item XVII-2:

The access to Parcels 1, 2, and 3 is from County-maintained Wells Avenue. All three driveways would be 20' wide and constructed to a Placer County Plate 116 Minor standard with 20' radius, 3' offset, and 50' minimum acceleration and deceleration tapers.

The project includes the access of three parcels onto Wells Avenue. The existing vertical alignment of Wells Avenue contains several vertical curves that have the potential to create vehicle sight distance impacts with driveways proposed at certain locations. The applicant has prepared a sight distance exhibit demonstrating the vehicle sight distance at each of the proposed driveway locations. The location of the proposed access encroachments onto Wells Avenue meet the Placer County encroachment standards for vehicle sight distance safety requirements and the driveway locations would be noted on the Informational Sheet included with the Final Parcel Map.

In addition, a "No Access" strip across proposed Parcels 1, 2, and 3 along the frontage of Wells Avenue as well as across proposed Parcel 3 along the frontage of Laird Road would be created to prohibit any additional encroachments onto Wells Avenue and Laird Road. Therefore, the impacts of vehicle safety is less than significant. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The proposed project would provide on-site parking spaces in accordance with the Placer County Zoning Ordinance to the satisfaction of Placer County parking requirements. Therefore, there is no impact.

Discussion Item XVII-5:

This proposed project would ultimately result in the creation of two additional residential single-family units on separate parcels. The proposed project would generate approximately 2 additional PM peak hour trips and approximately 20 average daily trips.

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.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. Pursuant to the Governor’s Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), this Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted and the project’s impacts associated with VMT increases are considered less than significant. No mitigation measures are required.

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

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

Discussion Item XVIII-1, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent on March 21, 2018 to tribes who requested notification of proposed projects within this geographic area. Placer County received a letter on April 19, 2018 from the United Auburn Indian Community (UAIC) requesting: consultation for this project, a copy of all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted, and GIS SHP files for the proposed project’s APE. The “Cultural Report and Records Search” prepared for the project was provided, and consultation between Placer County and the United Auburn Indian Community (UAIC) was closed on April 22, 2020 with the inclusion of mitigation measures for Inadvertent Discoveries. No other tribes contacted the County. Although no Tribal Cultural Resources have been identified on the project site, there is always the potential for inadvertent discoveries; therefore, the following mitigation measure shall be implemented in the event of an inadvertent discovery.

Mitigation Measures Item XVIII-1, 2:

MM V.1

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1, 3:

Storm water would be collected and conveyed in the existing drainage facilities or new culverts constructed under proposed driveways. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

The Placer County Water Agency (PCWA) has provided comments that the proposed project is eligible for water service (see Letter of Availability dated April 20, 2018). The project is required to connect each parcel to the existing PCWA water line for domestic water located along Wells Avenue. Therefore, there would be no significant increase in new or expanded water systems.

The proposed project would utilize private septic systems for the method of sewage disposal. Soils testing has been conducted by a qualified consultant and reports were submitted that show the type of septic systems required to adequately treat the sewage effluent generated by the project. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

The project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects.

Therefore, impacts are considered less than significant. No mitigation measures are required.

Discussion Item XIX-2:

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

Discussion Item XIX-4, 5:

The project lies in an area of the County that is served by the local franchised refuse hauler (Recology) and is served by a landfill with sufficient permitted capacity. The concern whether this project is served by a landfill with sufficient capacity is considered to be less than significant. No mitigation measures are required.

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

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

Discussion Item XX-1:

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

Discussion Item XX-2, 3:

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

Discussion Item XX-4:

The proposed project is located in flat grassland. These site characteristics would not result in slope failure and would not subsequently expose people to downslope or downstream flooding as the result of a fire event. No fires have occurred on the site that would create a condition of post-fire slope instability. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:


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

H. DETERMINATION – The Environmental Review Committee finds that:

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

Planning Services Division, Bennett Smithhart, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Candace Bartlett, P.E.
 Department of Public Works-Transportation, Stephanie Holloway
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Joseph Scarbrough
 Placer County Fire Planning/CDF, Brian Skehan

Signature  Date 08/18/20
 Leigh Chavez, Environmental Coordinator

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

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

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

Exhibit A – Mitigation Monitoring Program

EXHIBIT A

MITIGATION MONITORING PROGRAM Mitigated Negative Declaration – PLN18-00058 UYEDA MINOR LAND DIVISION

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

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

Standard Mitigation Monitoring Program (pre-project implementation):

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

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

Mitigation Measure #'s:

MM IV.1

MM IV.2

MM IV.3

MM IV.4

MM IV.5

MM V.1

MM X.1

MM X.2

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."