

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: Olsen Minor Land Division (PLN18-00217)

PROJECT DESCRIPTION: Minor Land Division to subdivide an 11.47-acre parcel (021-250-290-000) into two parcels consisting of 6.47 acres (Parcel 1) and 5.0 acres (Parcel 2)

PROJECT LOCATION: 1440 Hungry Hollow Road, approximately 0.25 mile north of the intersection of Virginiatown Road and Hungry Hollow Road, Lincoln, Placer County

APPLICANT: 39th Street Properties, Jaime Costo

The comment period for this document closes on January 6, 2021. 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 public counter, and at the Placer 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 Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on December 8, 2020

TENTATIVE PARCEL MAP NO. PLN18-00217

APN # 021-250-029
PLACER COUNTY, CALIFORNIA

A portion of the Southwest 1/4 of Section 12, North, Range 5 East, M.D.B. & M., recorded in book 3 of Parcel Maps, Page 4.

INDEX OF DRAWINGS

TENTATIVE PARCEL MAP _____ A-1
SITE PLAN _____ A-2
GRADING PLANS _____ G-1 - G-3

OWNER/DEVELOPER

OLSEN FAMILY
4120 DOUGLAS BLVD #300-588
GRANITE BAY, CA 95746

SITE ADDRESS

1440 HUNGRY HOLLOW ROAD
LINCOLN, CA 95648

ASSESSOR PARCEL NUMBERS

021-250-029

ZONING/LAND USE

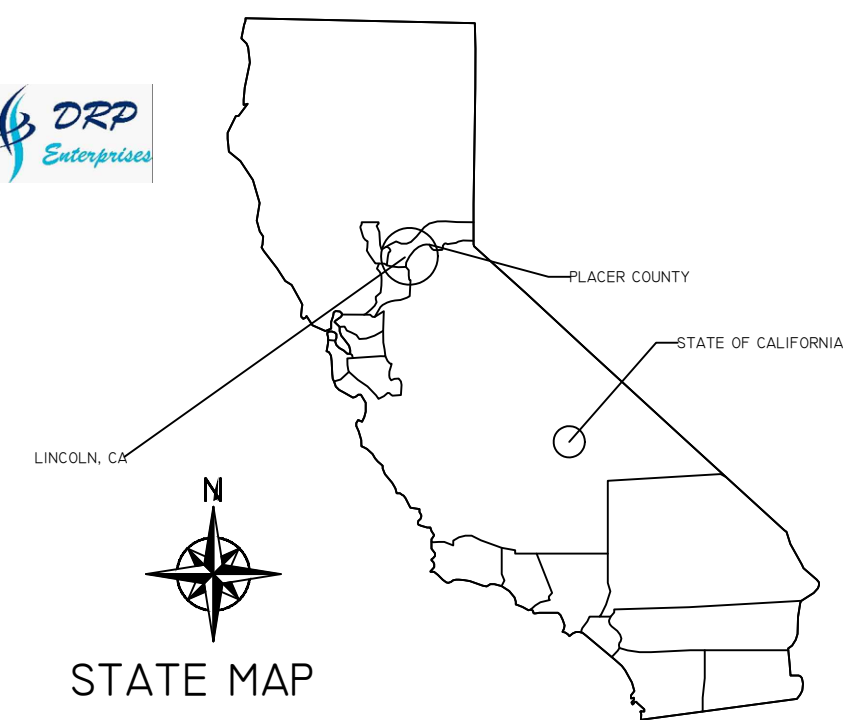
F 4.6 ACRES MIN.
RURAL RESIDENTIAL 1-10 AC. MIN.
100' CANAL SET BACK, FIRE - SRA MODERATE, TREE AREA - AREA 2

UTILITY PURVEYORS

WATER - CITY
SEWER - CITY
GAS - SDG&E
ELEC - SDG&E

CIVIL ENGINEER

DRP ENTERPRISES LLC
DANIEL PATNEAU
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
JOANNE C. SINGER RCE 26900
760-625-7426



MISC. PARCEL INFORMATION

WESTERN PLACER UNIFIED SCHOOL DISTRICT
SINGLE FAMILY RESIDENTIAL, HALF PLEX

LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN PARCEL MAP RECORDED DECEMBER 13, 1972 PARCEL MAP 70081, A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, NORTH, RANGE 5 EAST, M.D.B. & M., RECORDED IN BOOK 3 OF PARCEL MAPS, PAGE 4.

PARCEL(S) PROPOSED:

PARCEL 1 - 6.47 ACRES

PARCEL 2 - 5.00 ACRES

EASEMENT NOTES:

1 EASEMENT FOR PRIVATE AND PUBLIC ROAD UTILITIES OVER THAT PORTION DESCRIBED AS AREA L - RECORDED AS A PART OF PARCEL MAP NO. 70081 A PTN. OF THE SW 1/4 SECTION 12, T12N R6E, MDM RECORDED OCTOBER, 1972 IN THE COUNTY OF PLACER.

2 EASEMENT FOR ROAD AND UTILITY PURPOSES BY HIGHWAY EASEMENT DEED RECORDED IN VOL. 1461, PG 293 PLACER COUNTY RECORDS AS A PART OF PARCEL MAP 70081 A PORTION OF THE S.W. 1/4 SECTION 12, T12N R6E MDM. RECORDED OCTOBER 1972 IN THE COUNTY OF PLACER. SEE ALSO REFERENCE DOCUMENT D6045 EASTERLY BOUNDARY OF HUNGRY HOLLOW ROAD OF PLACER COUNTY RECORDS.

3 AN EASEMENT FOR FOR PRIVATE AND PUBLIC ROADS, UTILITIES AND INCIDENTAL PURPOSES TO STEVE MEHALAKIS IN DEED RECORDED AUGUST 8, 1997, SERIES NO. 97-004.6610, OFFICIAL RECORDS.

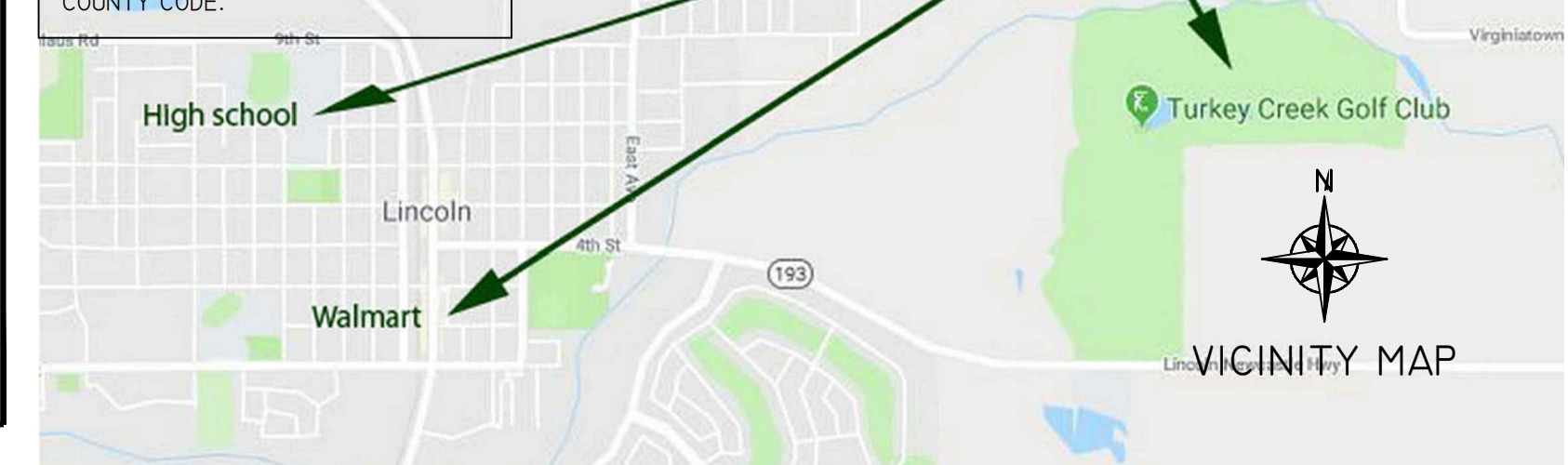
NOTE:

THE ELEMENTARY AND HIGH SCHOOL DISTRICT IS WESTERN PLACER UNIFIED SCHOOL DISTRICT.

THE FIRE PROTECTION DISTRICT IS PLACER COUNTY FIRE/CAL FIRE.

NOTE:

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



LEGEND:

- CENTERLINE
- EXISTING PROPERTY LINE
- SETBACK LINES
- NEW PROPERTY LINE
- CONTOUR LINE
- SPOT ELEVATION
- BOLLARD
- FIRE HYDRANT
- MISCELLANEOUS BOX
- (E) UTILITY POLE
- WATER VALVE
- TREES
- (E) SEPTIC TANK LOCATION
- PROPOSED WELL LOCATION
- (E) WELL LOCATION
- ELECTRICAL EASEMENT
- DRAINAGE PATTERN
- 12.5' HIGHWAY EASEMENT
- NO ACCESS STRIP

ABBREVIATIONS:

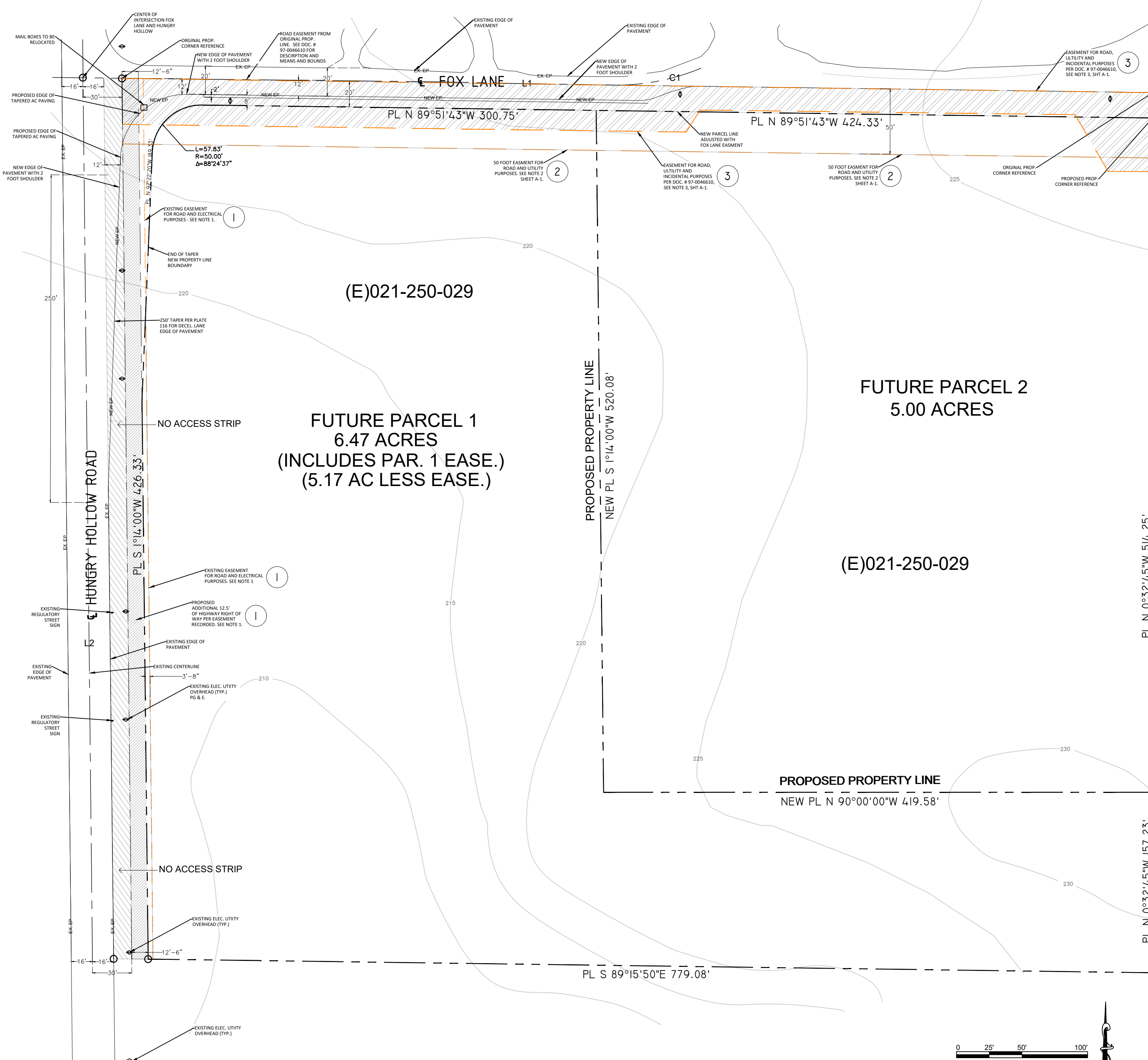
AC ASPHALT CONCRETE
ANT PT ANGLE POINT
BCR BEGIN CURB RETURN
BW BACK OF SIDEWALK
CL CENTERLINE
COR CORNER
CLF CHAIN LINK FENCE
CP CONTROL POINT
CONC. CONCRETE
ECR END CURB RETURN
EP EDGE OF PAVEMENT
ER EDGE OF ROAD
EW EDGE OF WALK
FH FIRE HYDRANT
FG FINISH GRADE
FL FLOW LINE
FND FOUND
FS FINISH SURFACE
GS GROUND
HC HANDICAP
IFOW INSIDE FACE OF WALL
INT INTERSECTION
LP LOW POINTS
LT LIGHT
MOC MIDDLE OF CURB
OFOW OUTSIDE FACE OF WALL
PL PROPERTY LINE
PI POINT OF INTERSECTION
PP POWER POLE
SMH SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
TB TOP OF BERM
TC TOP OF CURB
P-WI POST/WROUGH IRON FENCE

Survey Bench Mark

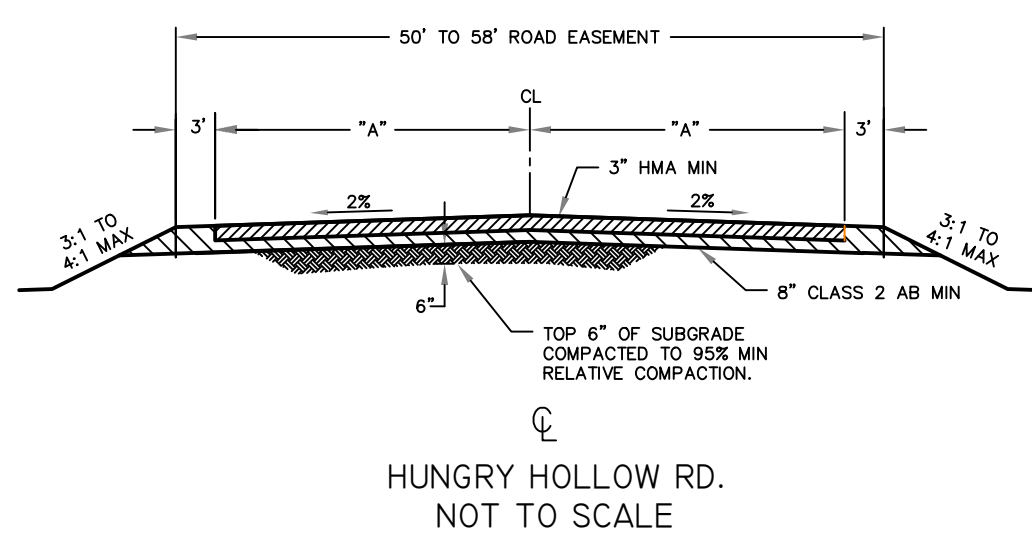
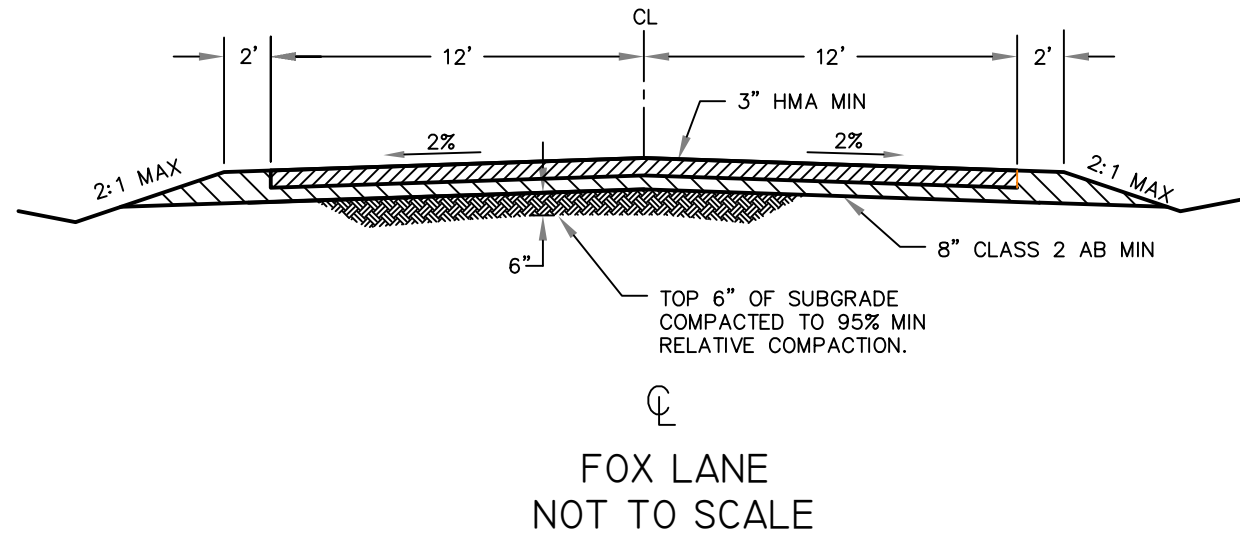
BENCH MARK - PLACER COUNTY

QUAD YEAR	BASE	ELEVATION (FT)	ELEVATION (M)
-	-	---	---

DESCRIPTION:



NOTE:
STREET SECTIONS - SEE NOTES FOR PLACER COUNTY PLATE 100, 106, AND 116 FOR TAPER/DECEL LANE SPECIFICATIONS



LINE TABLE ALIGNMENT			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L1	684.17'	N90°38'18"W	HUNGRY HOLL.
L2	383.5'	S0°46'55"E	FOX LANE

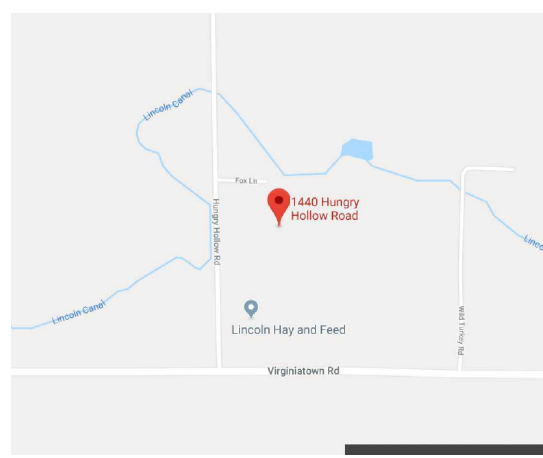
CURVE TABLE ALIGNMENT			
CURVE #	RADIUS	LENGTH	CHORD DIRECTION
C1	169.33'	73.75'	N24°36'42"W

LOT AREA AND EASEMENT TABULATION		
LOT	ORIGINAL	NEW
1	11.99 ACRES	6.47 ACRES (5.17)
2	NA	5.00 ACRES (6.30)
R/W	PROP./EXIS.	.52 ACRES

0 25' 50' 100'
SCALE: 1"=50'



SITE MAP



MINOR LAND
SUBDIVISION

TENTATIVE PARCEL MAP

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
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No.	Revision / Issue	Drawn by	Checked by	Date
1	NEW	DRP	JS	12-21-19



Engineer



Consultant/Client Name

Address

RYAN COSTCO
39th Street Properties
ryan@rlods.com

(916) 812-1026

Project Name & Address

1440 Hungry Hollow Rd.
Lincoln, CA 95648

(916) 812-1026

SCALE

1" = 50'

Project Number & Sheet Number

A-1

Sheet 1 OF 2

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: Olsen Minor Land Division	Project # PLN18-00217
Description: Subdivision of a 11.47-acre parcel into two parcels consisting of 6.47 acres and 5.0 acres	
Location: 1440 Hungry Hollow Road, approximately 0.25 mile north of the intersection of Virginiatown Road and Hungry Hollow Road, Lincoln, Placer County	
Project Owner: Carl Olsen	
Project Applicant: Same	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **January 6, 2021**. 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 **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

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: Olsen Minor Land Division	Project # PLN18-00217
Entitlement(s): Minor Land Division	
Site Area: 11.47 acres	APN: 021-250-029-000
Location: 1440 Hungry Hollow Road, approximately 0.25 mile north of the intersection of Virginiatown Road and Hungry Hollow Road, Lincoln, Placer County	

A. BACKGROUND:

Project Description:

The project proposes a Minor Land Division to subdivide a 11.47-acre parcel (021-250-290-000) into two parcels consisting of 6.47 acres (Parcel 1) and 5.0 acres (Parcel 2) as shown in Figure 1 below. Proposed Parcel 2 is developed with an existing 1,200 square-foot modular home that would remain following recordation of the parcel map. The home is served by an existing septic system that was tested and inspected for proper function as part of this project. A new potable water well was also constructed to serve the existing residence. A second well was constructed for proposed Parcel 1, and percolation testing for future onsite sewage disposal for that parcel has been completed.

Prior to recordation of the parcel map, new roadway improvements would be constructed. Those improvements consist of minor widening to Hungry Hollow Road to construct a right turn deceleration taper to Fox Lane and minor widening to Fox Lane to achieve compliance with Placer County's Minor Land Division Plate 100 roadway section, which requires a 20-foot improved roadway width with 2-foot gravel shoulders on both sides. Following construction of roadway improvements and recordation of the parcel map, the existing driveway from Hungry Hollow Road to future Parcel 2 would be abandoned and access to both parcels would be from Fox Lane.

Project Site (Background/Existing Setting):

The parcel is bounded by Hungry Hollow Road and the City of Lincoln to the west, to the north by developed rural residential properties as well as Fox Lane which crosses over the parcel, and to the south and east by developed

rural residential properties. The 11.47-acre parcel is zoned Farm - 4.6 acre minimum (Farm, combining minimum parcel size of 4.6 acres) and is designated as Rural Residential 1 – 10 acre minimum in the Placer County General Plan. The parcel is developed with a single-family residence, dirt driveway from Hungry Hollow Road, well and septic system. The existing residence is located in the southeast corner of proposed Parcel 2.

The site consists of gently rolling grassland and oak woodland, and ranges in elevation from 210 to 230 feet above sea level. Adjacent parcels to the north, south and east are developed with single-family residences and are also zoned Farm - 4.6 acre minimum.

B. Environmental Setting:

Location	Zoning	General Plan Designation	Existing Conditions and Improvements
Site	F-4.6 acre minimum	Rural Residential 1 - 10 acre minimum	Single-family residential
North	F-4.6 acre minimum	Rural Residential 1 - 10 acre minimum	Single-family residential
South	F-4.6 acre minimum	Rural Residential 1 - 10 acre minimum	Single-family residential
East	F-4.6 acre minimum	Rural Residential 1 - 10 acre minimum	Single-family residential
West	City of Lincoln	City of Lincoln General Plan	Undeveloped

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

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent on July 24, 2018 to tribes who requested notification of proposed projects within this geographic area. Responses were received from the United Auburn Indian Community of the Auburn Rancheria (UAIC) and the Shingle Springs Band of Miwok Indians, both of whom declined formal consultation but requested to receive copies of cultural records searches and any associated reports prepared for the proposed project site, which were provided.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

➔ Placer County General Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is

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

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

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

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

Discussion Item I-1, 2:

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes (see General Plan Policy 1.K.1). The proposed project site is void of any of these features and the site is not located within a state scenic highway.

The proposed parcel map would implement orderly growth and development of this rural area in a manner that is consistent with the site zoning, general plan land use designation, and applicable general plan goals and policies. Therefore, there is no impact.

Discussion Item I-3, 4:

The proposed project would result in the subdivision of a 11.47-acre parcel into two parcels consisting of 6.47 acres (Parcel 1) and 5.0 acres (Parcel 2). At present, the property is developed with a single-family residence that would be designated as Parcel 2. Approval of the Minor Land Division would allow for the construction of both primary and secondary residences on parcels 1 and 2. While residential development would introduce additional lighting to the area, it is not anticipated to create substantial light or glare, and additional lighting from residences would be consistent with a level of impact expected from the implementation of rural residential development. No other lighting is proposed for the project. For these reasons, impacts caused from residential lighting are considered less than significant.

The project would incrementally contribute to development of new rural residences that may include hobby-scale or small commercial agricultural uses. The developed character of those uses would be consistent with the established rural residential uses for the area and would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

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

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

The proposed project site is designated as “Other Land” according to the California Department of Conservation’s California Important Farmland Finder Map. The property is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide and Local Importance and is not subject to a Williamson Act contract. The parcel is zoned “Farm”, which allows for all permissible agricultural uses. Agricultural uses are subject to Placer County’s “Right-to-Farm” ordinance, which serves as notification to adjoining landowners that agricultural operations are permitted within Placer County and are not considered a nuisance, providing the agricultural uses comply with existing County policies. The proposed project would not conflict with existing forest land or land zoned as such because the subject property is not located in an area that contains timberlands. The proposed project would not involve other changes in the existing environment that could result in the loss or conversion of Farmland or Forestland to a nonagricultural use nor would it result in creation of conflicts with general plan policies regarding land use buffers for agricultural operations. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). The project proposes a Minor Land Division to subdivide a 11.47-acre parcel into two parcels consisting of 6.47 acres (Parcel 1) and 5.0 acres (Parcel 2). Proposed Parcel 2 is developed with an existing 1,200 square-foot modular home that would remain following recordation of the parcel map.

Prior to recordation of the parcel map new roadway improvements would be constructed including minor widening to Hungry Hollow Road and minor widening to Fox Lane to a 20-foot roadway with 2-foot gravel shoulders on both sides. No demolition, tree removal, or burning is proposed.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

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

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

The proposed project would result in the future construction of a single residence and would be below the PCAPCD's thresholds. Construction activity will be subject to the PCAPCD's Rules and Regulations.

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

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

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating of the structures would be accomplished with propane. 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 one additional parcel would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

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

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

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

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

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

Discussion Item III-4:

Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, odors will be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, causes damage to property, or endangers the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		X		

3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)		X		
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)			X	
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	

Discussion Item IV-1, 2, 3, 4, 7:

A Biological Resources Assessment was prepared for the project by the Natural Investigations Company dated September 2019. The Assessment was prepared based on literature review and field surveys. Field surveys of the project area were conducted on September 24, 2019 to assess the suitability of the habitats on the project site to support special-status species, to catalogue and report observed plants and wildlife, and to conduct a preliminary delineation of aquatic resources within the 12-acre Study Area. The following information is summarized directly from the Biological Resources Assessment. The complete report is on file with the Planning Services Division and is available for inspection upon request.

Background

A Biological Resources Assessment was prepared in support of the project to provide information on biological resources within the Study Area. This assessment identifies the biological resources within the Study Area, the regulatory environment affecting such resources, any potential Project-related impacts upon these resources, and identifies mitigation measures to reduce these impacts. Preparation of the Biological Resources Assessment consisted of the following tasks:

- Compile all readily-available historical biological resource information about the Study Area;
- Spatially query state and federal databases for any historic occurrences of special-status species or habitats within the Study Area and vicinity;
- Perform a reconnaissance-level field survey of the Study Area, including photographic documentation;
- Inventory all flora and fauna observed during the field survey;
- Characterize and map the habitat types present within the Study Area, including any potentially jurisdictional water resources;
- Evaluate the likelihood for the occurrence of any special-status species;
- Assess the potential for the Project to adversely impact any sensitive biological resources; and
- Recommend mitigation measures designed to avoid or minimize Project-related impacts.

Environmental Setting

The Study Area is located within the Sacramento Valley geographic subregion, which is contained within the Great Central Valley Region geographic subdivision of the larger California Floristic Province (Baldwin et al. 2012). This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately cold winters. The Study Area and vicinity is in climate Zone 9 "Thermal Belts of California's Central Valley", with high summer daytime temperatures and moderate winters. The topography of the Study Area is relatively flat with elevation ranging from approximately 215 feet to 230 feet above mean sea level and is

located within the Auburn Ravine watershed.

Preliminary Data Gathering and Research

Prior to conducting the field survey the following information sources were reviewed:

- Any readily-available previous biological resource studies pertaining to the Study Area or vicinity;
- United States Geologic Service (USGS) 7.5 degree-minute topographic quadrangles of the Study Area and vicinity;
- Aerial photography of the Study Area;
- California Natural Diversity Database (CNDDDB), electronically updated monthly by subscription to CDFW;
- USFWS species list.

Field Survey

Consulting biologist Timothy Nosal, M.S., conducted a reconnaissance-level field survey on September 24, 2019. A complete coverage, variable-intensity pedestrian survey was performed and modified to account for differences in terrain, vegetation density, and visibility. All visible fauna and flora observed were recorded in a field notebook, and identified to the lowest identifiable taxon. Survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDDB within the vicinity of the Study Area. Wildlife species were detected with binoculars or by unaided visual observation. Indicators such as burrows were used to determine the presence of unidentified small rodents.

Landowner permission to visit neighboring parcels was not obtained, so surveys of lands adjacent to the Study Area were limited to binocular surveys from public places such as road rights-of-way.

When a plant specimen could not be identified in the field, a photograph or voucher specimen (depending upon permit requirements) was taken and identified in the laboratory using a dissecting scope where necessary. Mr. Nosal holds CDFW Plant Voucher Specimen Permit 2081(a)-16-102-V. Taxonomic determinations were facilitated by referencing museum specimens or by various texts, including the following: Powell and Hogue (1979); Pavlik (1991); (1993); Brenzel (2012); Stuart and Sawyer (2001); Lanner (2002); Sibley (2003); Baldwin et al. (2012); Calflora (2017); CDFW (2017b,c); NatureServe 2017; and University of California at Berkeley (2017a,b).

The locations of any special-status species sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. Habitat types occurring in the Study Area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded. The Study Area was preliminarily assessed for the presence of potentially-jurisdictional water features, including riparian zones, isolated wetlands, vernal pools, and other biologically-sensitive aquatic habitats.

Mapping and Other Analyses

Locations of species occurrences and habitat boundaries within the Study Area were recorded on color aerial photographs, and then digitized to produce the final habitat maps. The boundaries of potentially jurisdictional water resources within the Study Area were identified and measured in the field, and similarly digitized to calculate acreage and to produce informal delineation maps. Geographic analyses were performed using geographical information system software (ArcGIS 10, ESRI, Inc.). Vegetation communities (assemblages of plant species growing in an area of similar biological and environmental factors), were classified by Vegetation Series (distinctive associations of plants, described by dominant species and particular environmental setting) using the CNPS Vegetation Classification system (Sawyer and Keeler-Wolf, 1995). Wetlands and other aquatic habitats were classified using USFWS National Wetlands Inventory Classification System for Wetland and Deepwater Habitats, or "Cowardin class" Natural Investigations Co. Page 9 (Cowardin et al., 1979; USFWS 2007).

Informal wetland delineation (conducted initially by Natural Investigations Co.) methods consisted of an abbreviated, visual assessment of the three requisite wetland parameters (hydrophytic vegetation, hydric soils, hydrologic regime) defined in the US Army Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory, 1987). Wildlife habitats were classified according to the CDFW's California Wildlife Habitat Relationships System (CDFW, 2007c). Species' habitat requirements and life histories were identified using the following sources: Baldwin et al. (2012); CNPS (2017), Calflora (2009); CDFW (2017a,b,c); and University of California at Berkeley (2017a,b).

Results

All plants sighted during the reconnaissance-level field survey of the Study Area are listed in Appendix 2 of the Biological Resources Assessment (on file with the Placer County Planning Services Division). The Biological Resources Assessment noted that the dates of field survey(s) may not coincide with every blooming period of regionally occurring special-status plant species. Animals detected during the field surveys (by sight or by sign) consisted of: butterfly (Lepidoptera); California carpenter bee (*Xylocopa californica*); cricket (Gryllidea); dragonfly (Odonata); grasshopper (Orthoptera); northwestern fence lizard (*Sclerophorus occidentalis occidentalis*); black-tailed jackrabbit (*Lepus californicus*); Botta's pocket gopher (*Thomomys bottae*); Columbian black-tailed deer (*Odocoileus hemionus columbianus*); coyote (*Canis latrans*); dog (*Canis lupis familiaris*); western gray squirrel (*Sciurus griseus*); striped skunk (*Mephitis mephitis*); Bewick's wren (*Thryomanes bewickii*); acorn woodpecker (*Melanerpes formicivorus*); Anna's hummingbird (*Calypte anna*); California scrub jay (*Aphelocoma californica*); California towhee (*Melospiza crissalis*); Canada goose (*Branta canadensis*); mourning dove (*Zenaidura macroura*); New World sparrow (Emberizidae); Nuttall's woodpecker (*Picoides nuttallii*); oak titmouse (*Baeolophus inornatus*); red breasted nuthatch (*Sitta canadensis*); red-shouldered hawk (*Buteo lineatus*); spotted towhee (*Pipilo maculatus*); turkey vulture (*Cathartes aura*); wild turkey (*Meleagris gallopavo*); yellow-billed magpie (*Pica nuttallii*) and other common songbirds.

No federally-listed species were detected. No special-status species were detected.

The Study Area contains the following terrestrial vegetation communities: urban/suburban; annual grassland and oak-foothill pine. These vegetation communities are discussed here and are delineated in Exhibit 1 below.

Urban/Suburban: These areas consist of disturbed or converted natural habitat that is now either in ruderal state, graded, or urbanized with gravel roads, or structure and utility placement. Vegetation within this habitat type consists primarily of nonnative weedy or invasive species or ornamental plants lacking a consistent community structure. This habitat is classified as Holland vegetation type – “Urban – 11100,” and “Urban” and “Barren” wildlife habitat types by CDFW's Wildlife Habitat Relationship System (WHR). This habitat type provides limited resources for wildlife and is utilized primarily by species tolerant of human activities. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages.

Annual Grassland: The western portion of the parcel appeared to have been mowed and/or disked in the recent past. The annual grassland habitat is comprised largely of non-native grasses and native herbs. Plants dominant in this habitat type include Medusa-head (*Elymus caput-medusae*) and wand tarplant (*Holocarpha virgata*) with Italian ryegrass (*Festuca perennis*), prickly lettuce (*Lactuca serriola*), centaury (*Zeltnera muehlenbergii*) and bulbs (Dichelostemma, Brodiaea, Tritoleia, Calochortus and Chlorogalum) also present. Plants associated with vernal pools were also found in this habitat, including Great Valley coyote thistle (*Eryngium castrense*) and curly dock (*Rumex crispus*). This vegetation can be classified as the Holland Type “Non-native Grassland” or as “California Annual Grassland Series” (Sawyer and Keeler-Wolf 1995).

Oak-Foothill Pine: In the Study Area, tree-dominated habitats are found throughout the central and eastern portion of the Study Area. Multi-aged stand of trees on land that had been disturbed in the past for clay prospecting, are found throughout the eastern portion of the parcel. The canopy of this habitat is dominated by valley oak (*Quercus lobata*), with interior live oak (*Quercus wislizeni*) and gray pine (*Pinus sabiniana*) common. The understory of the woodland consists of grasses and occasionally poison oak (*Toxicodendron diversilobum*). Shrubs other than young trees are uncommon. This vegetation type can be classified as the Holland Type “Valley Oak Woodland” or as “Mixed Oak Series” (Sawyer and Keeler-Wolf 1995).

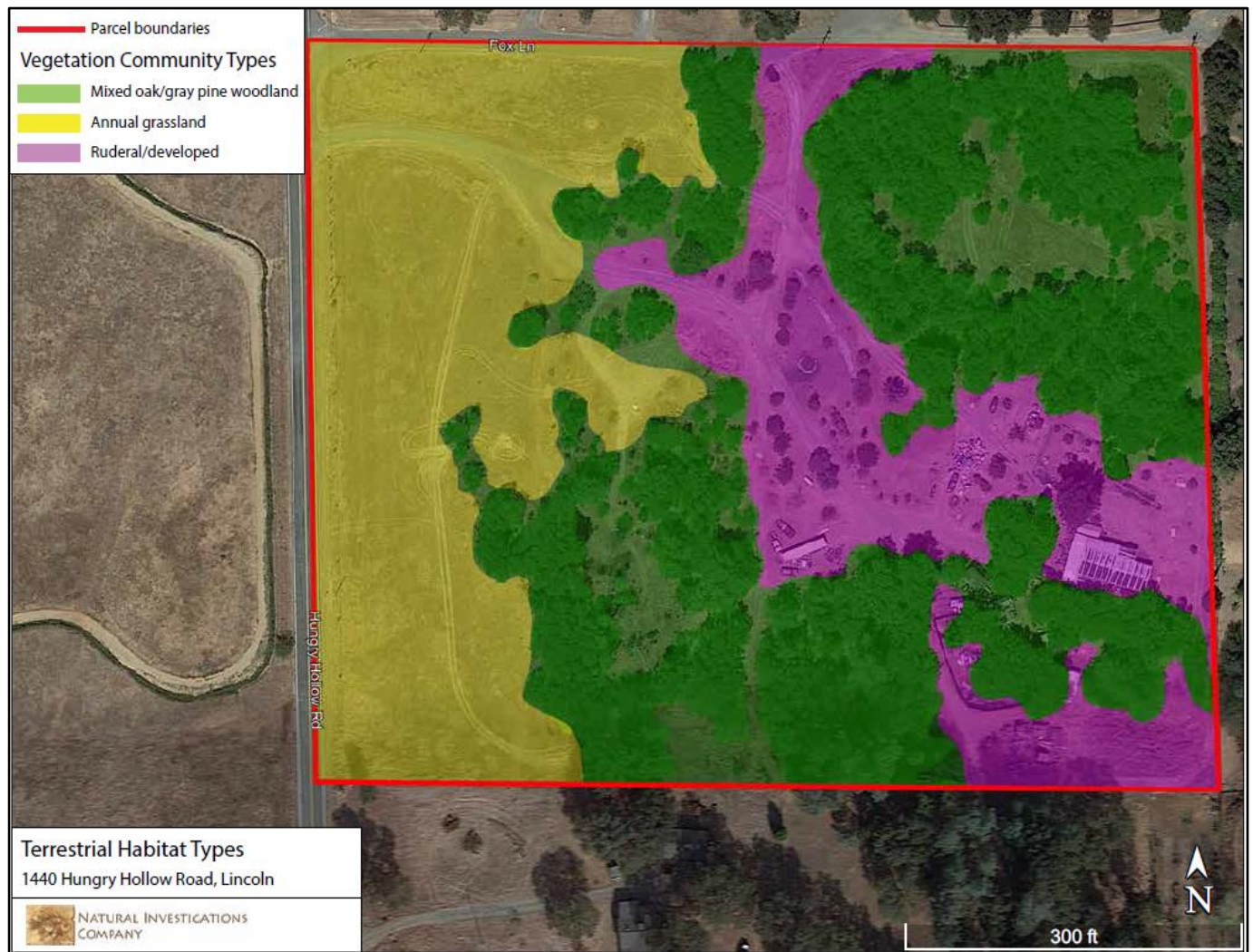


Exhibit 1 - Vegetation Community Types

Vernal Pool/Seasonal Wetland: Several small wetlands were observed within the Study Area. Within the Annual Grassland, three wetlands were mapped that were classified as “*possible*” vernal pools (Phone conversation with Dr. G.O Graening, April 17, 2020). Two additional seasonal wetlands were mapped within the Oak-Foothill Pine woodland. Vegetation within the wetlands was unique to each site. Wetlands are discussed in greater detail in the section on jurisdictional waters below.

Critical Habitat and Special-status Habitat: No critical habitat for any federally-listed species occurs within the Study Area. One special-status habitat was detected within the Study Area: vernal pools. The CNDDDB reported no special-status habitats within the Study Area. The CNDDDB reported four special-status habitats in a 5-mile radius outside of the Study Area including Northern Hardpan Vernal Pool, Northern Volcanic Mud Flow Vernal Pool, Alkali Meadow, and Alkali Seep.

Habitat Plans and Wildlife Corridors: The nearest special-status habitat reported by CNDDDB is Northern Hardpan Vernal Pool, just west of Hungry Hollow Road and north of Virginiatown Road.

Wildlife movement corridors link remaining areas of functional wildlife habitat that are separated primarily by human disturbance, but natural barriers such as rugged terrain and abrupt changes in vegetation cover are also possible. Wilderness and open lands have been fragmented by urbanization, which can disrupt migratory species and separate interbreeding populations. Corridors allow migratory movements and act as links between these separated populations.

No wildlife corridors exist within the Study Area, but open space in the vicinity facilitates wildlife movements. No fishery resources exist in or near the Study Area.

Analyses of Likelihood of Occurrence of Listed Species / Special Status Species: A list of special-status plant and animal species that historically occurred within the Study Area and vicinity was compiled based upon the following:

- Any previous and readily-available biological resource studies pertaining to the Study Area;
- Informal consultation with USFWS by generating an electronic Species List (Information for Planning and Conservation website at <https://ecos.fws.gov/ipac/>);
- A spatial query of the CNDDDB.

The CNDDDB was queried and any reported occurrences of special-status species were plotted in relation to the Study Area boundary using GIS software. The CNDDDB reported no special-status species occurrences within the Study Area. Within a 10-mile buffer of the Study Area boundary, the CNDDDB reported several special-status species occurrences, summarized in Table 1 of the Biological Resources Assessment on file with the Planning Services Division.

Analyses of Likelihood of Occurrence of Listed Species / Special Status Species: The special-status species identified in database queries were further assessed for their likelihood to occur within the Study Area based upon previously documented occurrences, field surveys, their habitat requirements, and the quality and extent of any suitable habitat within the Study Area. Each species was ranked for its likelihood to occur within the Study Area. A “high” rank was given for species where current field surveys have positively identified the species within the Study Area, where there have been previously documented occurrences within the Study Area, and/or where essential habitat elements exist within the Study Area. A “moderate” rank was given for species that were not detected during current field surveys, but where there have been previously documented occurrences within the Study Area or vicinity, and where preferred habitat elements exist within the Study Area. A “low” rank was given for species with no known observations within the Study Area or vicinity, and where habitat elements exist within the Study Area or vicinity, but the quality of that habitat is degraded or of poor quality, and/or where Study Area conditions and land uses deter its use of the Study Area. A rank of “unlikely” was given for species with no known observations within the Study Area or vicinity, and where no suitable habitat exists within the Study Area.

Special-status bird species including white-tailed kite (*Elanus leucurus*) and Swainson’s hawk (*Buteo swainsoni*) were reported by the CNDDDB to occur in the vicinity of the Study Area. Suitable nest trees are found within the Study Area and the annual grassland habitat is considered to be suitable foraging habitat for these species. Special-status bird species were reported in databases (CNDDDB and USFWS) in the vicinity of the Study Area. The Study Area, and adjacent trees and utility poles, contain suitable nesting habitat for various bird species. However, no nests were observed during the field survey and no trees would be removed to construct project improvements. If construction activities are conducted during the nesting season, nesting birds could be indirectly impacted by noise, vibration, and other construction-related disturbance. However, the potential for significant impacts to nest sites is unlikely because only minor widening improvements to existing roadways will be constructed for this parcel map and no trees are required to be removed. In addition, construction will be short duration. Therefore, impacts to special status nesting birds would be less than significant.

During the field survey, no listed species or special-status species were observed within the Study Area. State and federal databases do not report any listed species or special-status species. However, the vernal pool habitats found in the annual grassland have a moderate potential for harboring special-status plant species including dwarf downingia, legenere, Boggs Lake hedgehyssop, Ahart’s dwarf rush, and Red Bluff dwarf rush. Vernal pools may also harbor special-status invertebrate species such as vernal pool tadpole shrimp. Direct and indirect impacts to special-status species could occur from destruction of occupied or suitable habitat. Therefore, Project construction is considered a potentially significant adverse impact to vernal pool species.

Potentially Jurisdictional Water Resources: An informal assessment for the presence of potentially-jurisdictional water resources within the Study Area was conducted during the initial field survey completed by the Natural Investigations Company in September 2019. The locations of potential wetland features are shown below in Exhibit 2.

The USFWS National Wetland Inventory reported no water features within the Study Area, but many vernal pools are mapped directly west of the Study Area. Several small water features were detected within the Study Area during the field survey. No channels are present. Five small wetlands were observed within the Study Area including:

- Wetland 1 – *Possible* vernal pool: dominated by Great Valley coyote thistle and curly dock. Approximately 100 square feet.
- Wetland 2 - *Possible* vernal pool: dominated by Italian ryegrass. Approximately 50 square feet.

- Wetland 3 - *Possible* vernal pool: dominated by Iris-leaved rush. Approximately 700 square feet.
- Wetland 4 - Seasonal wetland: dominated by pale spikerush and curly dock. Approximately 850 square feet.
- Wetland 5 - Seasonal wetland: dominated by pale spikerush and curly dock. Approximately 650 square feet.

Although water was not present at the time of the survey, these features were identified by the presence of indicator species and/or hydrophytic vegetation including coyote thistle, iris-leaved rush, curly dock, pale spikerush, and Italian ryegrass.

A total of five seasonal wetlands were identified and mapped. Two of those features, wetlands 4 and 5 shown in Exhibit 2 below, were conclusively identified as seasonal wetlands based on observable characteristics of soil type, hydrology, and vegetation. Wetlands 1 through 3, which are located in the southwest quarter of the project site, were identified as seasonal wetlands that *could* be vernal pools. However, because the assessments were conducted in the non-blooming period for vernal pool indicator plant species, the identification of the wetlands as vernal pools was inconclusive (phone conversation with Dr. G.O. Graening, Natural Investigations Co., April 17, 2020).

Following the preliminary wetlands assessment, which occurred in September 2019 during the dry season non-blooming period for vernal pool indicator plant species, a second assessment was conducted by Dr. Bruce Barnett of Barnett Environmental on April 24, 2020. Dr. Barnett evaluated wetlands 1 through 3 for the presence of vernal pool plant species, hydrology, soil matting and other vernal pool indicators. The following information is summarized directly from Dr. Barnett's report.

Wetland #1

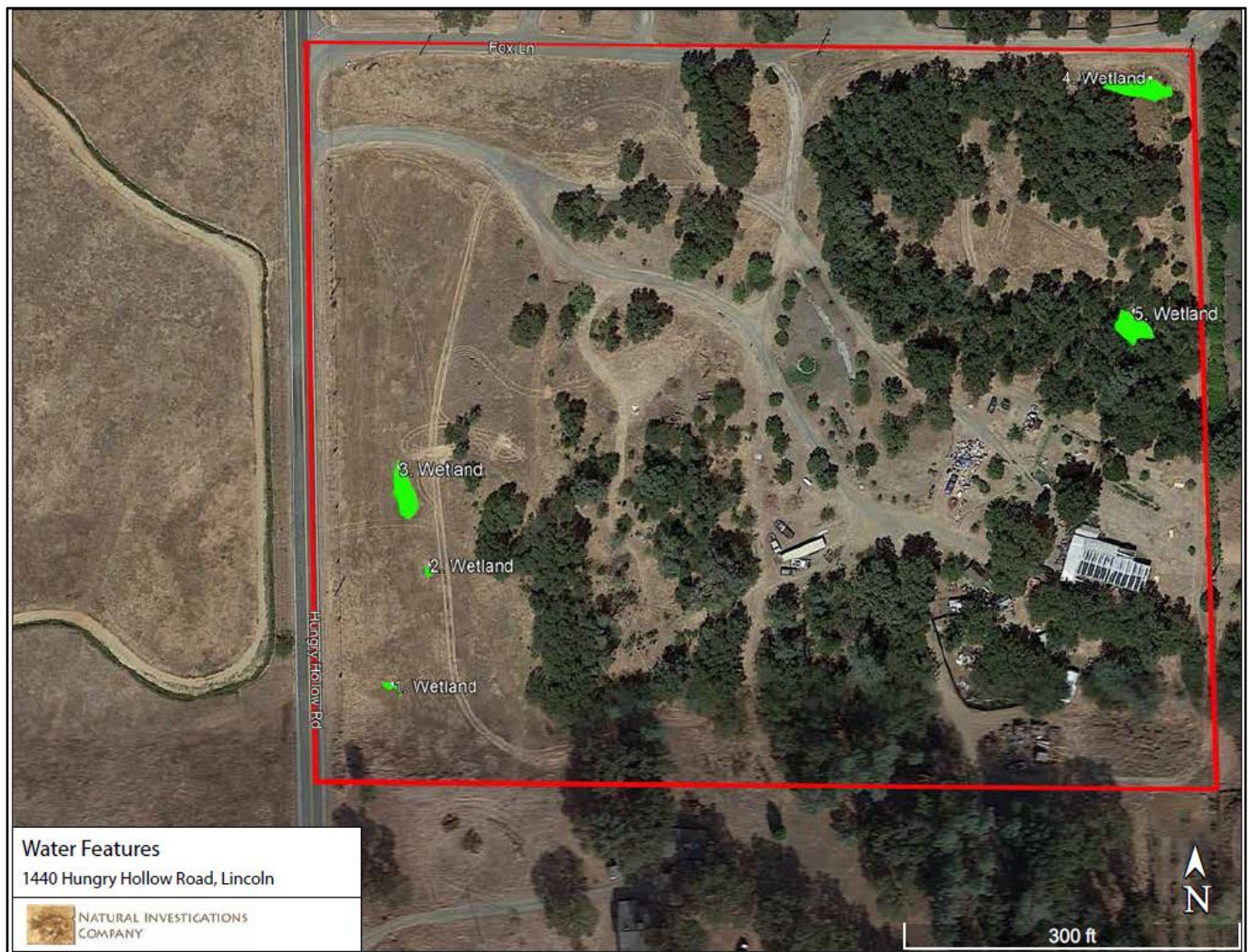
This wetland is a depressional feature with vegetative matting obvious under the dominant ryegrass and coyote thistle (*Eryngium castrense*) herbaceous layer. While coyote thistle is a clear vernal pool indicator, it can also occur in seasonal wetlands and swales in the Central Valley. In this feature, it is intermingled with upland herbaceous species, which could bring a classification of this feature as a vernal pool into question, but as there are numerous Corps-verified vernal pools similarly dominated by *Eryngium* offsite to the east Dr. Barnett determined this feature is most closely classified as a vernal pool.

Wetland #2

This wetland presented as it did the previous fall with Italian ryegrass (*Lolium multiflorum*) as the dominant species (see Photo 2 below.) Matting was apparent here and Dr. Barnett determined that this depressional feature is a seasonal wetland.

Wetland #3

This wetland presented as it did in 2019, with Iris-leaved rush (*Juncus xiphioides*) being the dominant plant species, which is more typical of marshes in the Central Valley than seasonal wetlands and occurs in many wetted habitats such as stream and river banks, banks of ponds and marshes, and wet meadows. No obligate vernal pool endemic plants were observed within this wetland. Accordingly, because the ground surface appears perpetually moist and there was no evidence of matting or other characteristics suggestive of a typical depressional wetland, it was determined that this wetland is a spring or seep.

**Exhibit 2 - Water Features**

Based on the design of the proposed minor land division and the mapped wetlands exhibit, it is possible that the project could negatively impact the onsite wetlands. With incorporation of the following mitigation measures, potential impacts to the wetlands would be less than significant:

Mitigation Measures Item IV-1, 2, 3, 4, 7:

MM IV.1

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

- A. Adjacent to all seasonal wetlands that are within 50 feet of any proposed construction activity and adjacent to the on-site vernal pool that is within 250 feet of any proposed construction activity (e.g. wetland 1);
- B. At the limits of construction, outside the critical root zone of all trees six (6) inches DBH (diameter at breast height), or 10 inches DBH aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map(s);

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

This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

MM IV.2

The Information Sheet submitted with the Final Parcel Map shall depict the locations of aquatic resources including a 50-foot setback from the edge of wetlands 2 through 5 and 250 feet from the delineated edge of wetland 1 and shall include a note with the following statement:

Areas shown as Aquatic Resource Protection Areas on Parcels 1 and 2 shall not be disturbed and are protected for the benefit of fish and wildlife. No disturbance of any kind shall occur within Aquatic Resource Protection Areas including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing. Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee.

MM IV.3

The Information Sheet submitted with this Parcel Map shall include the following statement:

"These parcels include wetlands that may be subject to the jurisdiction of the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and/or the California Department of Fish and Wildlife. Any proposed driveway crossings or other improvements that have the potential to result in disturbance, such as trenching for utilities or placement of fill materials for driveway crossings within wetlands included within the Wetlands Preservation Areas described hereon, may require approval of permits from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and/or the California Department of Fish and Wildlife. Prior to issuance of any Building Permits or Grading Permits that include construction of underground utilities or driveway improvements that would cross wetlands the permit applicant shall show written evidence, in the form of a certified letter, that the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the Department of Fish and Wildlife have been notified of the existence of wetlands and the area of impact occurrence. If the responsible agencies determine that wetland fill permits are required, such permits shall be approved prior to County issuance of Building Permits or Grading Permits."

The Parcel Map shall show wetland preservation areas. These areas, as depicted on the Parcel Map, shall be defined and monumented as "Open Space/Conservation Easement". The purpose of said easements is for the protection and preservation of onsite wetland habitats. A note shall be provided on the Parcel Map information sheet prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, and fencing (excepting that specifically required by project conditions of approval). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee.

MM IV.4

The applicant shall provide permanent protective fencing, such as post and cable, along the perimeter of the wetland areas at a distance of 50 from the delineated edge for wetlands 2 through 5 and 250 feet from the delineated edge of wetland 1. Such fencing shall provide a physical demarcation to future homeowners of the location of the open space lots and shall be open-style (i.e. open-iron fencing, posts with split rails, etc.) as approved by the County and shown on the Parcel Map Information Sheet.

In the alternative, at the discretion of the DRC, the applicant may record building envelopes on the Parcel Map that meet all required setbacks and are located a minimum distance of 50 feet from the high water mark for wetlands 2 through 5 and 250 feet from the delineated edge of wetland 1.

Discussion Item IV-5, 8:

The project site is currently developed with a single-family residence in the eastern portion of the site (proposed parcel 2), which is accessed by several gravel driveways that traverse the central portion of the site. The western and southern portions of the site, which would comprise proposed parcel 1, consists of a mixture of disturbed ruderal grasslands and oak woodland. The eastern portion of the site consists of a mixture of oak woodland, disturbed ruderal grassland and disturbed areas around the existing homesite.

Upon recordation of the parcel map both parcel 1 and parcel 2 would be accessed from Fox Lane, an existing roadway that traverses the northerly portion of the project site from west to east. Recordation of the parcel map would be conditioned to construct improvements to the roadway encroachment where the existing Fox Lane connects Hungry Hollow Road, a county maintained roadway, and to construct minor widening to Fox Lane to achieve compliance with the Minor Land Division Plate 100 roadway section, which requires a 20-foot improved roadway width with 2-foot gravel shoulders on both sides. No trees would be removed or impacted during construction of these improvements.

Upon recordation of the parcel map the properties will be subdivided to their zoning minimum. The project site is located in Tree Preservation Zone 2 of the Placer County Tree Preservation Ordinance, which allows for removal of up to 50 percent of trees on lots subdivided to the zoning minimum. As stated above, proposed parcel 2 is already developed with a homesite. Development of a second residence in the future may result in removal of trees, but such removal would be highly unlikely to result in removal of more than 50% of the trees onsite. Moreover, several buildable areas exist on parcel 2 that are largely free of trees and would result in minimal tree removal if selected for construction of a new residence. Similarly, while construction of a primary residence or a secondary residence on proposed parcel 1 may require some tree removal, it is unlikely to result in removal of more than 50 percent of the trees onsite as the buildable areas on parcel 1 are located in the northwestern portion of the parcel where it is largely free of trees. This would result in a less than significant impact related to conversion of oak woodlands and would not conflict with the County's Tree Preservation Ordinance. No mitigation measures are required.

Discussion Item IV-6:

Placer County does not currently have an adopted Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Program (PCCP), which is nearing completion.

Option to Receive Permits Through the Placer County Conservation Authority

Should the Placer County Conservation Program (PCCP) be approved subsequent to the approval of the Olsen Minor Land Division project, but prior to project implementation (e.g. prior to construction of project improvements and recordation of a Final Map), the applicant may, with the approval of the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, participate in the PCCP and receive permits from Placer County for covered activities, including but not limited to, filling of aquatic resources and incidental take of covered species.

The County shall require project applicants to delineate all aquatic resources, implement all appropriate avoidance and minimization measures described in the PCCP and County Aquatic Resources Permit (CARP), calculate the extent of impacts, and provide compensatory mitigation according to the procedures described in the adopted PCCP and CARP, through payment of applicable mitigation fees to the In-Lieu Fee Program, purchase of mitigation credits at an agency-approved mitigation bank, or an approved permittee responsible mitigation project.

This project would be able to participate in the PCCP for incidental take coverage and mitigation for indirect 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. Therefore, there is no impact.

Placer County does not currently have an active Habitat Conservation Plan. However, the Placer County Conservation Program (HCP/NCCP), County Aquatic Resources Program, Cultural Resources Management Plan, and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 1, 2020. The South Placer Regional Transportation Authority also adopted the PCCP on September 23, 2020. The City of Lincoln, Placer County Water Agency, and state and federal wildlife and regulatory agencies are anticipated to adopt and issue permits allowing the program to be fully implemented in the Fall of 2020. Once implemented, the subject property would have the option to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. and oak woodlands 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 associated with PCCP-covered species and habitats may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document to the extent compliance with the PCCP provides equal or greater mitigation or reduction in the significance of impacts. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP avoidance, minimization, and mitigation measures shall apply to those species, habitat types, and waters that are covered by the PCCP. Therefore, there is no impact.

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:

The proposed project is not likely to result in any adverse change in the significance of historical resources or archaeological resources as significant resources are not known to occur on the project site or in the immediate vicinity of the project site and the surrounding area has low potential for harboring such resources.

On August 8, 2018 the North Central Information Center (NCIC) at California State University Sacramento conducted a records search of the 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. Results of the records search indicated that the project area contains no prehistoric-period resources and one historic-period cultural resource consisting of dredge tailings, which are common in the area due to past surface mining practices. This resource was not considered to be sensitive. Outside the proposed project area, but within the 1/4-mile radius, the broader search area does not contain prehistoric-period resources though two historic-period cultural resources are known to occur.

According to the record search results of the NCIC, in this part of Placer County archaeologists locate prehistoric-period habitation sites “along streams or on ridges or knolls, especially those with southern exposure.” (Moratto 1984:290) This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills. The proposed project search area is situated in the Sierra Nevada foothills about one third mile north of Auburn Ravine. Given the extent of known cultural resources and the environmental setting, there is low potential for locating prehistoric period cultural resources in the immediate vicinity of the proposed project area.

According to the record search results of the NCIC, within the search area the 1855 GLO plat of T12N, R6E shows evidence of a nineteenth-century field. The 1953 Lincoln 7.5' USGS topographical map shows evidence of twentieth-century buildings, roads, and a canal. Given the extent of known cultural resources and patterns of local history, there is low potential for locating historic-period or prehistoric period cultural resources in the immediate vicinity of the proposed project area during project construction or operation. This impact can be reduced to a less than significant level with implementation of the following standard mitigation measure:

Mitigation Measure Item V-1, 2:

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

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of

a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

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

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

Discussion Item V-3, 4, 5:

Human remains, including these interred outside of dedicated cemeteries, are unlikely to be encountered during project construction or operation as none are known or believed to occur on the project site or in the vicinity. Additionally, the project would not restrict religious or sacred uses within the project site nor would the project have the potential to cause a physical change that would affect unique ethnic cultural values because the site has not been subject to past religious or sacred uses. Therefore, there is no impact.

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

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

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

Energy use associated with operation of the proposed project would include: 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 would not result in a significant impact related to energy resources. 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 Rubble land; San Joaquin-Cometa sandy loams (1 to 5 percent slopes); Redding and Corning gravelly loams (2 to 9 percent slopes).

The Rubble land soil is cobbly and stony mine debris and tailings from dredge or hydraulic mining. The surface runoff and the hazard of erosion are variable.

The San Joaquin-Cometa sandy loams (1 to 5 percent slopes) is a well-drained claypan soil. The San Joaquin soil has hardpan under the claypan and the Cometa soil has compacted alluvium under the claypan. Both soils formed in alluvium from mainly granitic sources. Typically, the surface layer of the San Joaquin is reddish yellow sandy loam about 15 inches thick, the subsoil is reddish yellow clay loam and yellowish red clay, and at a depth of about 35 inches is the hardpan. Typically, the surface layer of the Cometa is a brown sandy loam about 18 inches thick, the subsoil is a brown clay, and at a depth of about 29 inches is very pale brown sandy loam. Permeability of the San Joaquin-Cometa soil is very slow and the hazard of erosion is slight. The identified soil constraints to construction on the San Joaquin-Cometa soil are the very slow permeability, the shrink-swell potential, moderate depth to hardpan, and the limited ability of the soil to support a load.

The Redding portion of the soil is a well-drained claypan that is moderately deep over a hardpan. It formed in gravelly old valley fill from mixed sources. Typically, the surface layer is strong brown and yellowish red gravelly loam and reddish brown loam about 14 inches thick. The subsoil is dark reddish brown and reddish brown clay. At a depth of about 28 inches is the hardpan. Permeability is very slow and the hazard of erosion is slight or moderate. The Corning portion of the soil is a well-drained, very deep claypan soil that is underlain by gravelly alluvium. It also formed in old valley fill from mixed sources. Typically, the surface layer is reddish brown, yellowish red, and red gravelly loam about 22 inches thick. The subsoil is red and dark red clay about 18 inches thick. The substratum to a depth of 60 inches is strong brown clay loam. Permeability is very slow, surface runoff is slow or medium, and the hazard of erosion is slight or moderate. The identified soil constraints to construction on the Redding and Corning gravelly loams are the very slow permeability, the moderate depth to hardpan, the shrink-swell potential, and the limited ability of the soil to support a load.

The development of homes would be in compliance with the California Building Code which would address bearing strength and any potential for expansive (shrink-swell) soils.

The project proposal would result in the construction of one additional single family residence (as one residence already exists) on two new parcels with associated infrastructure including a road, driveway, and utilities. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for home, roadway widening, driveways, and various utilities. The area of disturbance for these improvements is approximated at 16,000 square feet (0.37 acre) which is approximately 3 percent of the approximate 12-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, the impacts to soil erosion, expansive soils, 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 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 unit would be constructed in compliance with the California Building Code, which includes seismic standards.

Therefore, the 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 one new on-site sewage disposal system. Soils testing has been conducted by a qualified consultant and reports submitted showing the type of septic system is required on the

proposed parcel that would adequately treat the sewage effluent generated by the project. A total of two sewage disposal systems would be located on the parcel. The impacts from these septic systems are considered to be less than significant. No mitigation measures are required.

Discussion Item VII-5:

A Paleontological Records Search was by the University of California on October 10, 2019. The proposed project site is located on the Mesozoic intrusive rock of the Sierra Nevada batholith (Mzg), which consists of plutons of diorite and granite, a coarsely crystalline igneous rock that forms from magma at great depth, well below the biozone. Due to the great depth, it cannot contain fossils. Therefore, the impact would be less than significant to paleontological resources. 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. 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.

Discussion Item IX-5:

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

Discussion Item IX-6:

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

Discussion Item IX-7:

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

X. HYDROLOGY & WATER QUALITY – Would the project:

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

The proposed project would utilize onsite individual water wells for each parcel and onsite sewage disposal systems

for each parcel which are installed in accordance with permits obtained from Placer County Environmental Health Services (PCEHS). The location of the water wells are beyond the required 100-feet from the onsite sewage disposal system areas. The water wells are drilled and are protected from contaminants at the ground surface by sanitary seals and annular seals. One previously existing well located on parcel 2 has been properly destroyed under permit with Environmental Health. With the setback distances required by County Ordinances and California State Law and the requirement that the septic systems and water wells must be placed in locations approved by PCEHS, the likelihood of this project having impacts associated with septic systems upon wells is considered to be less than significant. No mitigation measures are required.

Discussion Item X-2:

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

Discussion Item X-3:

The proposed project would ultimately include the construction of one additional single family residential home along with roadway/driveway improvements. The additional home/road/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 project would add approximately 7,000 square feet (0.16 acre) of impervious surfaces resulting in a 1.3 percent increase as compared to the entire project area, approximately 22.29 acres. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

Therefore, the 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. No mitigation measures are required.

Discussion Item X-4:

The area of disturbance for the ultimate project improvements of one additional single family dwelling, driveways, and roadway improvements is approximately 0.37 acre as compared to the entire project area, approximately 12 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.

Discussion Item X-6:

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

XI. LAND USE & PLANNING – Would the project:

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

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

The proposed project would develop one new residential parcel (the existing parcel is already developed with a residence) in accordance with the existing Placer County General Plan land use designations and zoning densities. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consistent with the existing zoning. The proposed project design would not conflict with General Plan policies related to grading, drainage, and transportation. Significant environmental impacts resulting from conflict with a land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. No economic or social changes would occur that would cause a significant adverse physical change to the environment. 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. Therefore, this is a less than significant impact. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

The Mineral Land Classification of Placer County (California Department of Conservation-Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral deposits 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 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 deposits formed by hydrothermal processes and construction aggregate resources, the proposed project site and immediate vicinity are classified as Mineral Resource Zone 4 (MRZ-4), which denotes areas where available geologic information does not rule out the presence or absence of significant mineral resources. However, no known mineral resources exist on the proposed project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2:

The proposed project would subdivide an existing parcel to create two resulting parcels. One parcel would contain the existing residence, and the newly created parcel would have the right to develop a single family residence. Both parcels would have the rights to develop a secondary residence and agricultural structures to support agricultural uses permitted by the Farm zoning district (Placer County Zoning Ordinance 17.10.010, Allowable Land Uses).

In agricultural zones, the Placer County General Plan has anticipated that conflicts with agricultural noise emissions and single-family residential uses could occur as a consequence of placement of residential uses within close proximity to agricultural uses. Accordingly, the General Plan Noise Element establishes a noise level of 70 decibels as the acceptable outdoor exposure level at a receiving property boundary in areas zoned for agricultural uses, whereas the maximum hourly noise exposure level is set at 55 decibels for residential zoning. Existing ambient noise levels in the proposed project vicinity are substantially lower than 70 decibels and the implementation of the proposed project would not appreciably increase ambient noise above current levels.

The operation of additional residences on the proposed project site 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, such as impacts from roadway noise. However, construction of project improvements would create a temporary increase in ambient noise levels associated with project construction including the potential for generation of excessive groundborne vibration or groundborne noise levels associated with project construction that could adversely affect adjacent residents. With 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:

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

Discussion Item XIII-3:

The proposed project is not located within an airport land use plan or within two miles of a public airport and would

not expose people residing or working in the proposed project area to excessive noise levels. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

If both parcels are developed to their full residential density potential, one additional single family residence and two secondary dwelling units could be developed resulting in a negligible increase to population growth. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion Item XIV-2:

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

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

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

Discussion Item XV-1:

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

Discussion Item XV-2, 3, 4, 5, 6:

The proposed project consists of a minor land division which would result in the creation of one new parcel. This increase would not result in an adverse impact to Sheriff protection, schools, parks, or other public facilities. The

private roadway encroachment would be improved where the on-site roadway connects to Hungry Hollow Road in order to provide access to both parcels. This would result in a nominal impact to public facilities and road maintenance. The incremental increase in the impact to County roadways would be offset with the payment of Traffic Mitigation fees, a type of capital impact fee, paid at the issuance of each residential building permit to fund increased road maintenance activities resulting from the establishment of the new residential land use (see Section XVII, Transportation, for Mitigation Measure XVII.1 regarding Traffic Mitigation fees and a further discussion of the County roadway impacts). Therefore, impacts are less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

The proposed project would result in a negligible increase in the use of existing recreational facilities in the surrounding area but would not require construction or expansion of existing facilities. The incremental increase in impacts to County park and recreation facilities would be offset with the payment of Park Dedication fees, a type of capital impact fee, paid at the issuance of each residential building permit to fund increased park maintenance activities resulting from the establishment of the new residential land uses. The following standard condition of approval will apply to this Minor Land Division:

Pursuant to County Code Sections 15.34 and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. This fee applies to any residential unit on site. The fee to be paid is the fee in effect at the time of Final Map recordation/Building Permit issuance. For reference, the current fee for single family dwellings is \$735 per unit due prior to Final Parcel Map recordation and \$3,925 per unit prior to Building Permit issuance. The fee to be paid is the fee in effect at the time of Final Parcel Map recordation/Building Permit issuance.

Impacts are considered less than significant. No mitigation measures are required.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	

4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)				X
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (ESD)			X	

Discussion Item XVII-1:

The proposed project would 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 \$4,472 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 both parcels would be from the private road Fox Lane that connects to the City of Lincoln's Hungry Hollow Road. The existing Fox Lane access encroachment onto Hungry Hollow was evaluated for the construction of a Placer County Plate 116 Major standard encroachment with a 12 foot offset, 50 foot radius, and a 250 foot long acceleration/deceleration taper. However, the encroachment is within the City's jurisdiction and the City would have the authority to require the City's standard improvements, if any. The existing Fox Lane would be improved with widening to a 20 foot width for approximately 200 feet in length between Hungry Hollow and the proposed driveway to Parcel 2. Onsite 10' wide (minimum) driveways would be constructed to the residences. The driveway to the existing house on proposed Parcel 2 would also include a vehicle turnout at the midpoint and a vehicle turnaround near the residence. The existing driveway encroachment onto Hungry Hollow Road would be removed and revegetated since access would now be located from Fox Lane. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-3:

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

Discussion Item XVII-4:

The proposed project would provide parking spaces in accordance with the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion Item XVII-5:

This proposed project would ultimately result in the creation of one additional residential single-family unit. The proposed project would generate approximately one additional PM peak hour trips and approximately 10 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:

The project site and surrounding area is not listed nor eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. See Section V of this Initial Study for additional discussion of this issue. Therefore, there is no impact.

Discussion Item XVIII-2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area. The County received a response from the United Auburn Indian Community of the Auburn Rancheria (UAIC) and the Shingle Springs Band of Miwok Indians, both of whom stated that they were not aware of any known cultural resources on the project site and requested copies of completed record searches and surveys, which were provided. No other traditionally and culturally affiliated tribes requested consultation. Therefore, there is no impact.

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			X	

infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)				
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1:

The project site is not located within a water district or sewer district service area. The project site is served by private wells and septic systems. Impacts to storm water drainage would be nominal because upon development of structures, building plans would be reviewed for conformance with storm water runoff and design in accordance with Article 8.28, Stormwater Quality, of the Placer County Code. Increased demand for electric power and natural gas would be nominal based on the potential for one additional single family residence, two secondary dwelling units and any associated accessory residential or agricultural structures. Alternative energy options such as solar could easily be implemented by the property owner as it is common in the County, thus reducing demand for electric power. Impacts to telecommunication facilities would be nominal as there is a potential of up to four households utilizing telecommunications services. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item XIX-2:

The project currently has two existing water wells drilled under permit through Placer County Environmental Health Services. The location of the project is in an area of adequate yielding wells. There is sufficient water available to serve this project as the two existing wells meet the minimum standards set for the by PCEHS for water supply to serve each parcel. Thus, the concern about whether this parcel has sufficient water available for this project is considered to be less than significant. No mitigation measures are required.

Discussion Item XIX-3:

Storm water would be collected and conveyed in the existing drainage facilities or new culverts constructed under proposed driveways/roads. The existing system has the capacity to accept flows from the proposed project. No new significant storm water drainage facilities or expansion of existing facilities is required.

The proposed project would utilize private septic systems for sewage disposal and private water wells for water service. 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, these impacts are less than significant. No mitigation measures are required.

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:

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

Discussion Item XX-2, 4:

The proposed project site and surrounding area are designated as moderate fire severity zone. The proposed project site and surrounding area is rural in character. The site contains moderate slopes but it does not result in unique or unusual challenges to preventing or suppressing wildland fires. Furthermore, the topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, there is no impact.

Discussion Item XX-3:

Prior to recordation of the Final Parcel Map the project would construct minor widening to Hungry Hollow Road to construct a right turn deceleration taper to Fox Lane and would also construct minor widening to Fox Lane to achieve compliance with Placer County's Minor Land Division Plate 100 roadway section, which requires a 20-foot improved roadway width with 2-foot gravel shoulders on both sides. Following construction of roadway improvements and recordation of the parcel map, the existing driveway to future Parcel 2 would be abandoned and access to both parcels would be from Fox Lane. The encroachment and private road would be capable of supporting a 75,000 pound vehicle load in order to support a fire truck. These improvements would facilitate emergency response and evacuation needs and would not exacerbate fire risk or result in other unforeseen impacts to the environment that could exacerbate fire risk. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

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


<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>
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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, Alex Fisch, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Phillip A. Frantz, P.E.
 Department of Public Works-Transportation, Stephanie Holloway
 DPW-Environmental Engineering Division, Huey Nham
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Joseph Scarbrough
 Placer County Fire Planning/CDF, Brian Skehan/Dave Bookout

Signature  Date December 8, 2020
 Leigh Chavez, Environmental Coordinator

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

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

	Surveying Division, Flood Control District	<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 type="checkbox"/> West Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input 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 – PLN18-00217 OLSEN 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 Olsen Minor Land Division (PLN18-00217) 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 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."