

## **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: Damaschin Minor Land Division (PLN20-00054)

PROJECT DESCRIPTION: Subdivision of an undeveloped 19.07-acre parcel into four parcels (4.66 acres, 4.68 acres, 4.60 acres, and 4.60 acres).

PROJECT LOCATION: 2349 Ferrell Lane, Lincoln, Placer County

APPLICANT: Surveyors Group, Inc., Timothy Blair

The comment period for this document closes on April 1, 2021. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

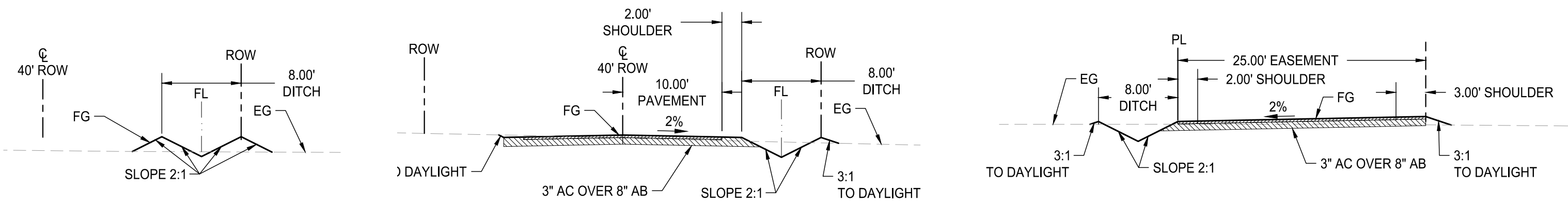
<https://www.placer.ca.gov/2826/Negative-Declarations>

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](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on March 3, 2021

TENTATIVE PARCEL MAP - SITE PLAN

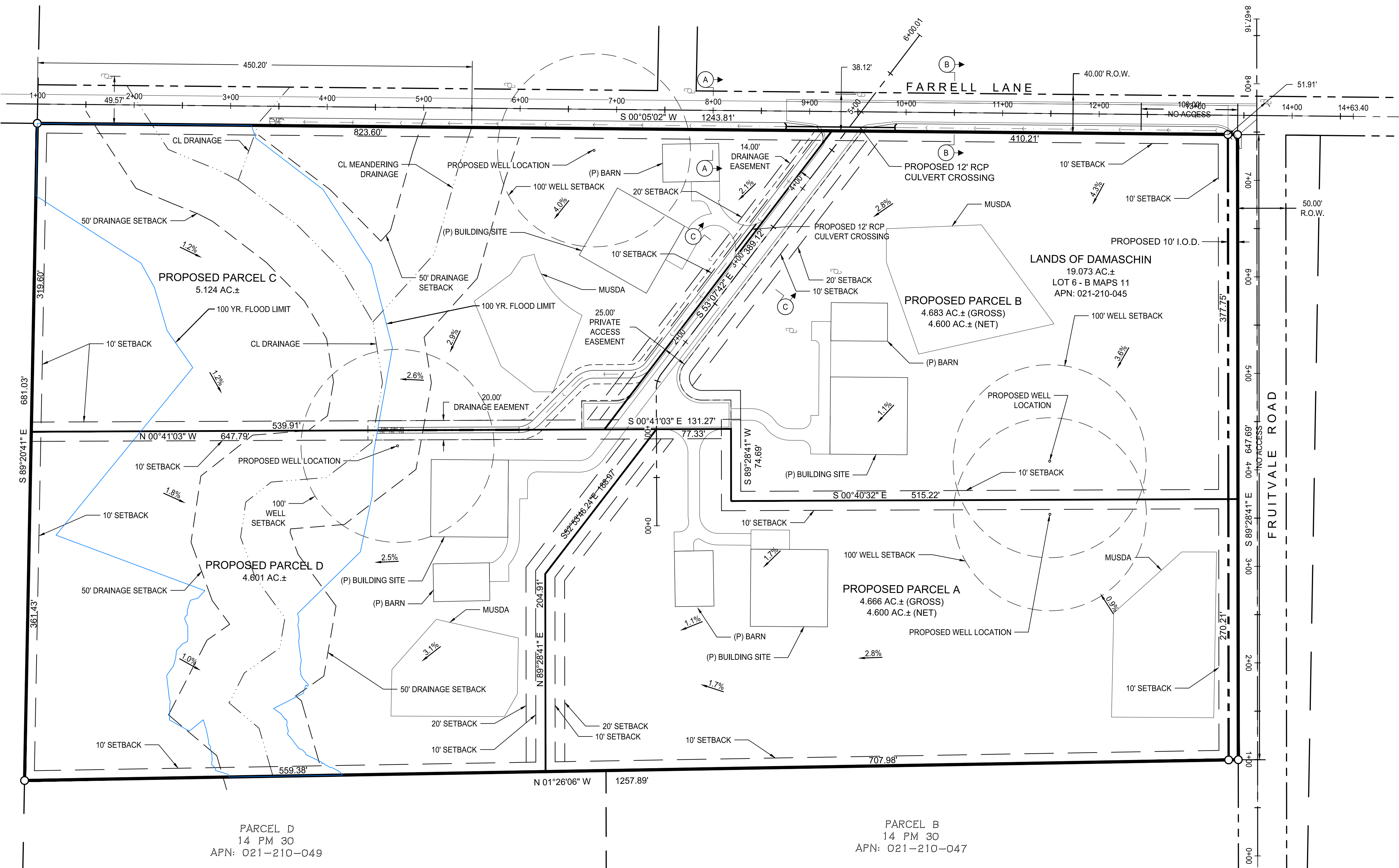
LOT 6, OLIVET ACRES SUBDIVISION NO. 1, B MAPS 11  
S.E. 1/4 OF SEC. 1, T.12 N, R.6 E., M.D.B.& M.  
A.P.N.: 021-210-045-000  
2349 FARRELL LANE  
PLACER COUNTY, CALIFORNIA



PROPOSED  
SECTION A-A  
SCALE: 1" = 10'

PROPOSED  
SECTION B-B  
SCALE: 1" = 10'

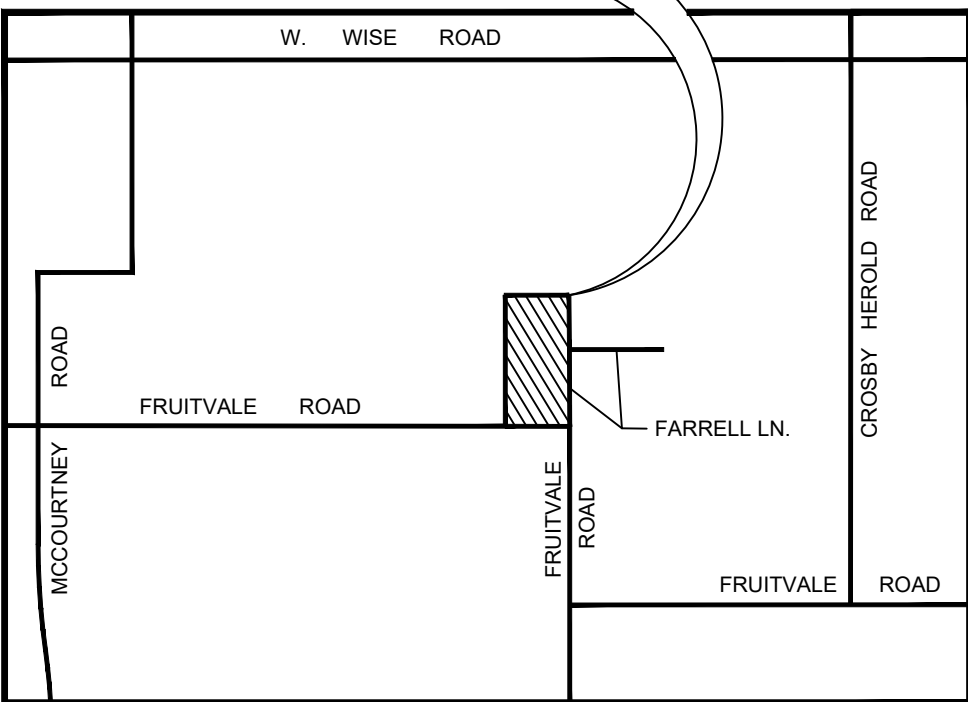
PROPOSED  
SECTION C-C  
SCALE: 1" = 10'



PARCEL D  
14 PM 30  
APN: 021-210-049

PARCEL B  
14 PM 30  
APN: 021-210-047

SITE LOCATION



VICINITY MAP  
N.T.S.

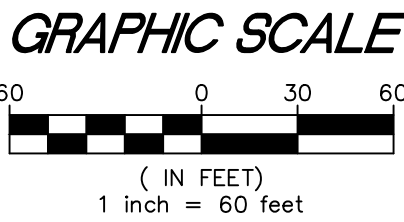
OWNER: SLAVA DAMASCHIN  
1608 BRADDOCK WAY  
ROSEVILLE, CA 95747  
916 234-0505  
ENGINEER: SURVEYORS GROUP, INC.  
9001 FOOTHILLS BLVD., SUITE 170  
ROSEVILLE, CA 95747  
(916) 789-0822

ELECTRICITY: PG&E  
FIRE PROTECTION: WESTERN PLACER FIRE (CSA 28 ZONE 76)  
SEWER: SEPTIC  
WATER: WELL  
SCHOOL DISTRICT: WESTERN PLACER UNIFIED SCHOOL DISTRICT  
PRESENT LAND USE DESIGNATION / ZONING: F 4.6 AC. MIN.  
PROPOSED LAND USE DESIGNATION / ZONING: F 4.6 AC. MIN.  
EXISTING USE: RESIDENTIAL/VACANT  
PROPOSED USE: RESIDENTIAL  
ASSESSOR PARCEL NUMBER: APN: 021-210-045-000  
PROPERTY ADDRESS: 2349 FARRELL LANE, LINCOLN, CA 95746  
LAND AREA: 19.073 ± ACRES  
DATE OF PURCHASE: MAY 2019.  
PROPOSED NUMBER OF NEW PARCELS: 3 NEW PARCELS FOR A TOTAL OF 4.  
PARCEL A - 4.666 AC.± (GROSS) & 4.600 AC.± (NET)  
PARCEL B - 4.683 AC.± (GROSS) & 4.600 AC.± (NET)  
PARCEL C - 4.601 AC.±  
PARCEL D - 4.600 AC.±

LEGEND

- DIMENSION POINT
- SEPTIC
- SANITARY SEWER SEPTIC COVER
- SANITARY SEWER MANHOLE
- POWER POLE
- GUY WIRE
- OVERHEAD LINES
- WATER METER
- WATER GATE VALVE
- FENCE LINE
- DESIDUOUS TREET
- OAK TREE

SCALE: 1" = 60'



ABBREVIATIONS:

- AC - ASPHALTIC CONCRETE
- AC - ACRES
- APN - ASSESSOR'S PARCEL NUMBER
- BLDG - BUILDING
- CLAC - CENTERLINE ASPHALTIC CONCRETE
- CONC. - CONCRETE
- DOC. - DOCUMENT
- EP - EDGE OF PAVEMENT
- ESMNT. - EASEMENT
- EXIST. - EXISTING
- FNC - FENCE
- GS - GROUND SHOT
- P.U.E. - PUBLIC UTILITY EASEMENT



TITLE  
TENTATIVE PARCEL MAP - SITE PLAN  
LOT 6, OLIVET ACRES SUBDIVISION NO. 1, B MAPS 11  
S.E. 1/4 OF SEC. 1, T.12 N., R.6 E., M.D.B.& M.  
A.P.N.: 021-210-045-000, 2349 FARRELL LANE  
PLACER COUNTY, CALIFORNIA

SGI COMPANIES

SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.  
9001 Foothills Blvd., Suite 170  
Roseville, CA 95747  
(916) 789-0822 (Tel) (916) 789-0824 (Fax)  
www.sgicompanies.com

SHEET 2 OF 2

JOB NO. DAM 19-77

## 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

<b>Title:</b> Damaschin Minor Land Division	<b>Project #</b> PLN20-00054
<b>Description:</b> Subdivision of an undeveloped 19.07-acre parcel into four parcels (4.66 acres, 4.68 acres, 4.60 acres, and 4.60 acres.	
<b>Location:</b> 2349 Farrell Lane, Lincoln, <b>Placer County</b>	
<b>Project Owner:</b> Slava Damaschin	
<b>Project Applicant:</b> Surveyors Group, Inc, Timothy Blair	
<b>County Contact Person:</b> Shirlee I. Herrington	530-745-3132

### PUBLIC NOTICE

The comment period for this document closes on **April 1, 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 Placer 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.

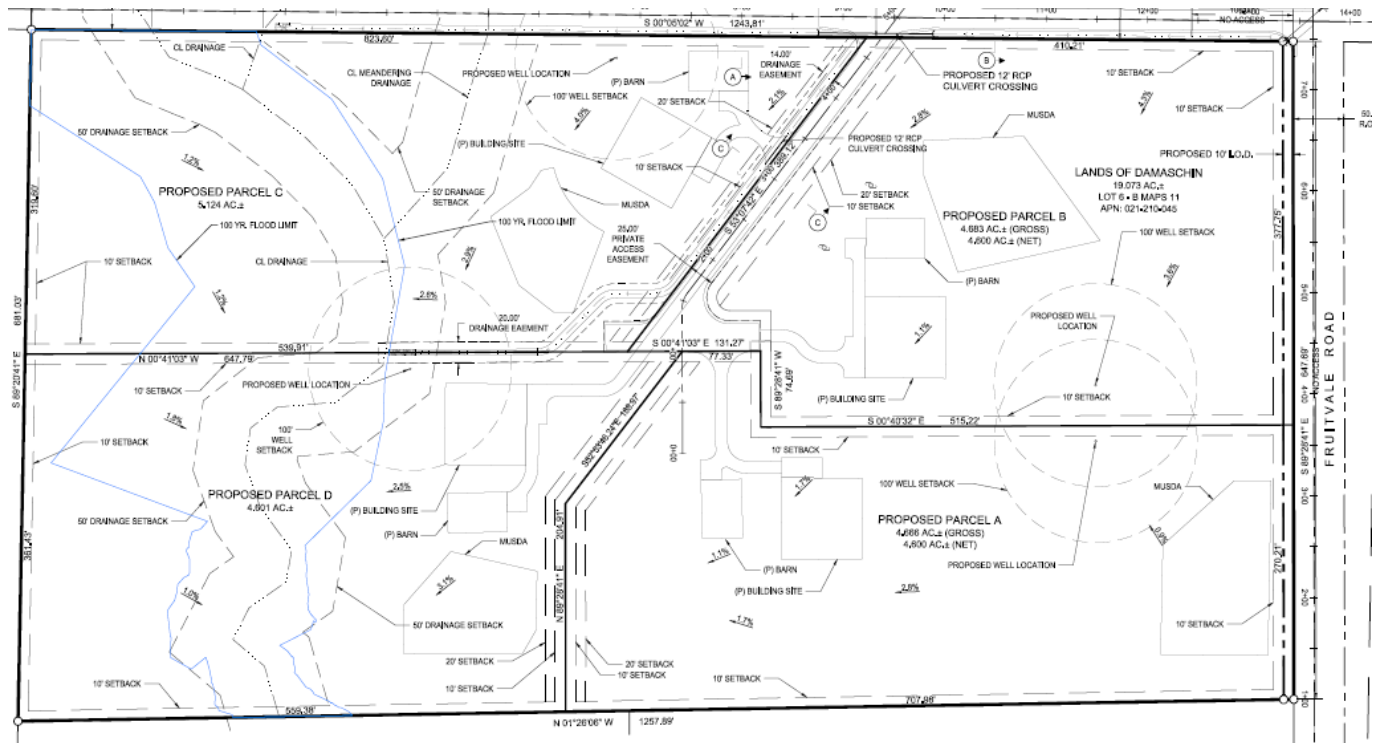
The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect 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: <b>Damaschin Minor Land Division</b>	Project # PLN20-00054
Entitlement(s): Minor Land Division	
Site Area: 19.07 acres	APN: 021-210-045-000
Location: 2349 Farrell Lane, Lincoln, Placer County	

### A. BACKGROUND:

#### Project Description:

The project proposes a Minor Land Division to subdivide into four parcels an undeveloped 19.07-acre parcel (APN 021-210-045-00) located near the northern terminus of Farrell Lane in the unincorporated Lincoln area. Parcel A is proposed to be 4.66 acres, Parcel B is proposed to be 4.68 acres, Parcel C is proposed to be 4.60 acres, and Parcel D is proposed to be 4.60 acres. The proposed parcels would utilize onsite septic and wells. Access to future residences on the four parcels would be provided by onsite driveways from Farrell Lane. All future development such as the construction of primary and accessory dwelling units, outbuildings, and associated grading and landscaping, is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.



**Figure 1 – Proposed Parcel Map**

**Project Site (Background/Existing Setting):**

The 19.07-acre parcel is currently undeveloped and is located at 2340 Farrell Lane, in the unincorporated Lincoln area, Placer County. The project site was previously used as a rural residence and pasture for horses. Two abandoned trailers are located on the property and a concrete pad is present near the center of the parcel. The previous structures burned down prior to the current property owners purchase of this property. There are no permanent structures on the property and the land is currently undeveloped. The site is located within the Placer County General Plan Area in unincorporated County. The property has a Land Use Designation of Rural Residential 1 - 10 Ac. Min. and is zoned F 4.6 AC. MIN. (Farm, Combining minimum building site of 4.6 acres minimum).

**B. Environmental Setting:**

The Project site is located within the Sacramento Valley geographic subregion, which is contained within the Great Valley 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 Project site and vicinity is in climate Zone 9 "Thermal Belts of California", with hot and dry summers, long growing seasons, and occasional dense fogs in winter (Brenzel 2012). The topography of the Project site is relatively flat, gently sloping to the west-southwest. The elevation ranges from approximately 235 feet to 263 feet above mean sea level. The Project site is located within the Auburn Ravine watershed. The surrounding land uses include rural residential, agriculture, and pasture for horses.

The following habitat types occur within the Project site: urbanized, rock outcrop, grassland, oak woodland, and riparian (forest). These habitats are classified as "Blue Oak Woodland", "Valley Oak Woodland", "Valley Foothill Riparian", "Annual Grassland", "Fresh Emergent Wetland", "Riverine", "Urban", and "Barren" wildlife habitat types by the California Department of Fish and Wildlife (CDFW) Wildlife Habitat Relationship System (WHR). One special-status habitat was detected within the Project site: riparian forest.

The listed habitats are home to a variety of wildlife species. Mature woodlands and riparian areas are valuable to cavity nesting birds, such as woodpeckers. Acorns in these woodlands are an important food source for many birds, as well as mammals. Additionally, riparian habitat provides habitat for an assortment of small mammals, deer, waterfowl, frogs, turtles, fish, and invertebrates.

### Adjacent Land Use Designation/Zoning/Improvements

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	F 4.6 AC. MIN. (Farm, minimum Building Site of 4.6 acres)	Rural Residential 1 - 10 Ac. Min.	Undeveloped
North	F 4.6 AC. MIN.	Rural Residential 1 - 10 Ac. Min.	Developed with residential structures
South	F 4.6 AC. MIN.	Rural Residential 1 - 10 Ac. Min.	Developed with residential structures
East	F 4.6 AC. MIN.	Rural Residential 1 - 10 Ac. Min.	Developed with residential structures
West	F 4.6 AC. MIN.	Rural Residential 1 - 10 Ac. Min.	Developed with residential structures

**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, invitations to consult were sent to tribes which requested notification of proposed projects within this geographic area on June 9, 2020. A letter from the United Auburn Indian Community (UAIC) requesting consultation was received on June 12, 2020. UAIC requested copies of any records and/or searches prepared for the project which were provided, and consultation was closed on December 3, 2020, with the inclusion of mitigation measures for Inadvertent Discoveries.*

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

#### D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

➔ Placer County General Plan EIR

#### E. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a

list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

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

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

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

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

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

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e. development on a scenic hillside). The primary scenic vistas in Lincoln are of the Sierra Nevada Mountains to the east and the Sierra Buttes to the west, which are visible on clear days. These views of the mountainside are generally obstructed by trees and utility poles throughout Lincoln. While the proposed project is located on a undeveloped site, it is adjacent to single-family dwellings and agriculture-related structures.

The proposed development is generally consistent in type and scale with similar developments both existing and planned in the surrounding area. The rural Lincoln area near the proposed project site is predominantly developed with large lot residential properties. The development of residential units on the proposed four new parcels would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Placer County General Plan.

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

**Discussion Item I-1:**

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas have a natural aesthetic quality, there are no designated scenic vistas within the Lincoln area that are protected. The General Plan's discussion of visual and scenic resources encourages limiting development in river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes.

Views to or from the proposed project site are short range and limited to neighboring residents. Views from surrounding properties include grasslands and oak woodland. Neither the project site, nor views to or from the project



site, have been designated an important scenic resource by Placer County or any other public agency. Construction of the proposed development would not interfere with or degrade a scenic vista. Therefore, there is no impact.

#### Discussion Item I-2:

The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Therefore, there are no impacts.

#### Discussion Item I-3, 4:

The proposed project would result in the subdivision of an undeveloped 19.07-acre parcel into four parcels. Parcel A is proposed to be 4.66 acres, Parcel B is proposed to be 4.68 acres, Parcel C is proposed to be 4.60 acres, and Parcel D would be 4.60 acres.

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

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

The project site is undeveloped and does not include any existing permanent buildings or sources of nighttime lighting. Under existing conditions, no light or glare is emitted from the project site. Approval of the minor land division would allow for the construction of both primary and secondary residences on all parcels.

Individual homes would include new sources of night-lighting from exterior light sources such as porch and patio lights, architectural accent lighting, motion activated security lighting, driveway lighting, landscape lighting and interior lighting visible through windows. 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 residential development. The project proposal is consistent with site's Farm 4.6 AC. MIN. zoning. No other lighting is proposed for the project. For these reasons, impacts caused from residential lighting are considered less than significant. No mitigation measures are required.

## II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

The project site is not considered prime farmland, agricultural or forestry lands; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The project site is not in agricultural use, is located adjacent to urban land uses, and is not suitable for intensive agricultural uses.

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

The project site is designated as "Other Land" according to the Farmland Mapping and Monitoring Program of the California Resources Agency. 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 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 non-agricultural use. Therefore, there is no impact.

**III. AIR QUALITY – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)			<b>X</b>	
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)			<b>X</b>	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			<b>X</b>	
4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ)			<b>X</b>	

**Discussion Item III-1, 2:**

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). The proposed project requests approval of a minor land division to subdivide an existing 19.07-acre parcel into four parcels. Construction of the proposed project would include the extension of an existing driveway. The project does not propose house construction at this time. The project does not propose any demolition or vegetation removal.

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 emissions thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. The 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 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. Project construction activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM10.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. In order to reduce construction related emissions, the project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans. A Dust Control Plan must also be submitted when grading activity exceeds one acre and must be submitted to the PCAPCD prior to the start of earth-disturbing activities.

- 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, and with submittal of a Dust Control Plan, 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. Additionally, given the project size, the project related emissions would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed additional parcels would not impact the nearby intersection's ability to operate acceptably and would therefore not result in substantial concentrations 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. There are sensitive receptors located near the project site. A handful of residential dwellings are located within a 500 foot radius from 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](http://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 a District permit to operate. The proposed project would be conditioned to obtain all necessary permits from ARB and PCAPCD prior to construction. Due to the short-term nature of the construction and subsequent limited testing, and with compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

#### Discussion Item III-3:

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, provided that the project would not result in substantial CO emissions at intersections, short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

#### Discussion Item III-4:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust that could create odors. However, residential uses are not typically associated with the creation of objectionable odors. Therefore, potential impacts from odors would be less than significant. 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		
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**Discussion Item IV-1, 7**

A Biological Resources Assessment (BRA) for the property was prepared by Natural Investigations Company, Inc. in May 2020. During a field assessment conducted on April 25, 2020, plants and animals observed on the site were listed, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed. The purpose of the visit was to provide information on biological resources within the project site.

The following habitat types occur within the Project site: urbanized, rock outcrop, grassland, oak woodland, and riparian (forest). These habitats are classified as “Blue Oak Woodland”, “Valley Oak Woodland”, “Valley Foothill Riparian”, “Annual Grassland”, “Fresh Emergent Wetland”, “Riverine”, “Urban”, and “Barren” wildlife habitat types by CDFW’s Wildlife Habitat Relationship System (WHR). One special-status habitat was detected within the Project site: riparian forest.

**Figure 2 – Habitat Map**

The BRA documented that, during the field survey, no listed species or special-status species were observed within the Project site. State and federal databases did not report any listed species or special-status species. No direct impacts to listed species or special-status species are expected from implementation of the proposed project if development occurs in grassland, oak woodland, or ruderal habitat. Indirect impacts to special-status species could occur from destruction of occupied or suitable habitat. Potentially-significant impacts to special-status species could occur if the riparian habitat, channels, or wetlands are altered or removed. The unnamed creek and associated drainages/wetlands can sustain aquatic special status species. However, Placer County does not allow impacts to these sensitive features and requires 50- to 100-foot setbacks from riparian habitat, channels, and wetlands.



As shown on the Tentative Parcel Map submitted as part of the project application (Figure 1), the sensitive water and riparian resources on the project site will be avoided by future construction on the proposed parcels through the establishment of building envelopes. These setbacks and limitations on where future construction may occur are expected to be sufficient to protect these areas and any special status species that may occur in those habitats from project construction.

Special-status bird species were reported in the California Natural Diversity Database (CNDDDB) and by the US Fish and Wildlife Service (USFWS) in the vicinity of the Project site including Swainson's hawk, tri-colored blackbird, burrowing owl, and white-tailed kite. The Project site contains suitable nesting habitat for various bird species because of the presence of trees, poles, and riparian canopy. However, no nests were observed during field surveys.

Implementation of the project will result in the removal of individual trees within building envelopes and to make room for project infrastructure such as driveways and septic systems. Trees can provide nesting places for species protected under the Migratory Bird Treaty Act (MBTA). If trees are removed during the nesting season, a potential impact could occur. Nesting birds could be directly impacted by removal of trees or utility poles, and indirectly impacted by noise, vibration, and other construction-related disturbance. Since nesting birds could migrate onto the Project site between the time that the field survey was completed and the start of construction, a pre-construction survey for special-status species should be performed by a qualified biologist to ensure that special-status species are not present. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.

With the implementation of this mitigation measure, adverse impacts to special-status species would be reduced to a less-than-significant level.

#### **Mitigation Measure Item IV-1, 7:**

##### **MM IV.1**

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

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

#### **Discussion Item IV-2:**

The BRA determined that the Project site is not within any designated listed species' critical habitat. The Project site contains special status habitats: wetlands, channels, and riparian habitat. Potentially-significant impacts to special-status habitats would occur if these are altered or removed. However, Placer County does not allow impacts to these sensitive features and requires 50- to 100-foot setbacks from riparian habitat, channels, and wetlands. Project implementation is not expected to impact any special-status habitats. Therefore, impacts are less than significant. No mitigation measures are required.

#### **Discussion Item IV-3:**

An informal assessment of the Project site identified several potentially-jurisdictional water features: channels and wetlands. Potential direct adverse impacts to these water resources could occur during construction by modification

or destruction of stream banks or riparian vegetation, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. No direct impacts to channels or wetlands are expected because the project proposes building envelopes and driveways outside of the 100-foot setback from water features, consistent with Placer County's 50-foot setback Requirement from sensitive features.

However, during construction of the proposed project, surface water quality has the potential to be degraded from storm water transport of sediment from disturbed soils or by accidental release of hazardous materials or petroleum products from sources such as heavy equipment servicing or refueling. The total area of ground disturbance during construction of the project may exceed one acre. If this threshold is exceeded, the project proponent would need to enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity. In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Disturbance over 1 acre in Placer County would automatically trigger the requirement of a grading permit. All grading permits automatically include a review of stormwater associated with construction activities and therefore any potential construction-related impacts to water quality would be reduced to a less-than-significant level through implementation of site-specific erosion and sediment control Best Management Practices.

**Discussion Item IV-4, 5, 8:**

The BRA determined that the Project site is not within any listed species' designated critical habitat. The Project site does contain special-status habitats: riparian habitat; wetlands; and watercourses. Riparian habitat can provide corridors for the movement of wildlife. However, a 100-foot structural setback from riparian habitat would be maintained by the proposed project which would allow animal movement around residential construction sites. Implementation of the project would not 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. Implementation of the project would not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

However, future construction may impact isolated native trees within the annual grassland habitat that would require mitigation. With the implementation of the following mitigation measures, adverse impacts upon oak woodlands would be reduced to a less than significant level.

**MM IV.2**

To mitigate for the loss of Protected Trees, the project applicant(s) shall obtain a Tree Permit from Placer County's Planning Services Division prior to construction activities that could impact native trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall consist of payment of a mitigation fee into the Placer County Tree Preservation Fund at \$125 per DBH removed or impacted.

If the Placer County Conservation Plan is implemented prior to the start of any construction on site, the applicant(s) must identify and quantify the direct effect on the natural communities found on the site. A land conversion fee for impacts within the development footprint plus a single-family residential fee are required under the Placer County Conservation Plan. The PCCP fees would mitigate for tree removal in the grassland/development footprint area.

**MM IV.3**

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

**MM IV.4**

The Improvement Plans and Building Permits shall include a note and show placement of Temporary Construction Fencing: The applicant or property owner shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction fence (or an equivalent approved by the Development Review Committee) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- A. At the edge of riparian areas that are within 50 feet of any proposed construction activity.

- 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 Parcel Map(s);

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

#### Discussion Item IV-6:

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 on September 23, 2020; the City of Lincoln on October 13, 2020; and the Placer County Water Agency on October 15, 2020. The state and federal wildlife and regulatory agencies are anticipated to adopt and issue permits allowing the program to be fully implemented in early 2021. Once the PCCP is 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. 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 implemented 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 for conversion of grassland on site 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.

#### 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:

A Cultural Resources Inventory report was prepared by Natural Investigations Company, Inc., dated September, 2020. The California Historical Resources Information System (CHRIS) records search indicates that no prior cultural resource studies have been completed within the Project Area, though one study has been completed within the 0.25-mile record search radius. The CHRIS records search also indicates that no cultural resources have been

previously recorded within the Project Area, though a single resource has been recorded within 0.25 mile. The Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was *negative* for the presence of known Native American resources in the Project vicinity. The University of California Museum of Paleontology (UCMP) records search was negative for unique geological features or paleontological resources within the Project Area. No cultural or paleontological resources of any kind were identified within the Project Area during the field survey.

Based on the negative findings of the CHRIS, SLF, and UCMP searches, as well as the negative findings of the field survey, there is no indication that the Project would impact any historical resources as defined under CEQA Section 15064.5, unique archaeological resources as defined under CEQA Section 21083.2(g), known Native American resources, or paleontological resources, sites, or unique geologic features. For these reasons, no further cultural or paleontological resources work is recommended at this time.

The Cultural Resources Inventory evaluated the project site for cultural and archeological finds on the subject property. No finds were detected or recorded on the subject property. However, measures should be taken to ensure that impacts to any unanticipated discoveries that occur during site development remain less than significant. As such, the following Mitigation Measure shall be included as part of the project permit and on the project grading plan:

#### **Mitigation Measures Item V-1, 2:**

##### **MM V.1**

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American Representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.

In the event that the find is found to be ineligible for inclusion in the California Historic Register of Historical Resources are identified within the project area, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.

#### **Discussion Item V-3, 4, 5:**

The Cultural Resources Inventory determined that no religious or sacred uses exist on the subject property or the properties in the immediate vicinity. As a result, the creation of four single-family parcels would not result in impacts to any such resources. Therefore, there is no impact.

#### **VI. ENERGY – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			<b>X</b>	

(PLN)				
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				X

**Discussion Item VI-1:**

The project proposes to subdivide a undeveloped 19.07-acre parcel (APN 021-210-045-00) located near the northern terminus of Farrell Lane in Lincoln into four parcels. Parcel A is proposed to be 4.66 acres, Parcel B is proposed to be 4.68 acres, Parcel C is proposed to be 4.60 acres, and Parcel D would be 4.60 acres.

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

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

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

**Discussion Item VI-2:**

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

**VII. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	



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

**Discussion Item VII-1, 3, 6, 7:**

The project site is made up of an approximately 19-acre undeveloped parcel proposed to be divided into four Parcels consisting of Parcel A (approximately 4.66 acres), Parcel B (approximately 4.68 acres), Parcel C (approximately 4.60 acres), and Parcel D (approximately 4.60 acres). The parcels are relatively flat and surrounded by rural residential development.

The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil types on the site as Andregg-Shenandoah complex (2 to 15 percent slopes) and Xerofluvents frequently flooded.

The Andregg-Shenandoah complex is located along the entire portion of Parcels A and B and the southern half of Parcels C and D where the building envelopes and onsite driveway development occurs. The soil is moderately deep, somewhat poorly drained to well drained, and underlain by Granitic Rock. The permeability is low to very low and runoff ranges from low to very high. The major limitations to urban use are the wetness, impeding layer, low permeability, high shrink-swell potential, low soil strength and depth of bedrock.

The Xerofluvents frequently flooded is located along the northern half of Parcels C and D within the 100-year flood plain. The soil is moderately deep, somewhat poorly drained, consists of narrow stringers adjacent to stream channels and is underlain by Loamy alluvium. The permeability is low and runoff is very low. The major limitations to urban use are the flood hazard, low permeability, and channelization.

The project proposal would result in the construction of four new single-family residences on four parcels with associated infrastructure including onsite roads, driveways, wells, and septic systems. There is an existing offsite private road (Farrell Lane) that will be improved to the County Standard of a 20-foot paved width with 2-foot shoulders on each side from Fruitvale Road to the on-site project access road, approximately 460 feet. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for homes, roadways, driveways and various utilities. The area of disturbance for these improvements is approximated at 70,000 square feet (1.61 acres) which is 8.4 percent of the approximate 19 acre site. Any required slopes will meet the Placer County maximum allowable slope of 2:1. Also, any erosion potential would only occur during the short time of construction of the improvements.

The project's site specific impacts associated with expansive soils, soil disruptions, soil erosion and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

**MM VII.1**

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

### MM VII.2

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

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.

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

### MM VII.3

The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that if not corrected could lead to structural defects, the report shall address and make design recommendations for these conditions. A certification of completion of the requirements of the soils report shall be required for each parcel, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans and on the Informational Sheet filed with the Final Subdivision Map(s).

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

### **Discussion Item VII-2, 8:**

This project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soil characteristics for the Andregg-Shenandoah state potential limitations being low soil strength, however due to the site being mostly flat these limitations are minimal and the soils on site indicate capability of supporting residential structures and circulation improvements. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. The soil Survey does not identify significant limitation of the soil types present on the site.

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

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

#### Discussion Item VII-4:

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

#### Discussion Item VII-5:

Natural Investigations Company, Inc. was retained to provide cultural resource services for the proposed project. A search of the paleontological records maintained by the University of California Museum of Paleontology (UCMP) was conducted on February 4, 2020. The UCMP database indicates that 64 fossil localities have been recorded within Placer County (UCMP 2020). Of these, only three localities have produced vertebrate fossils. A locality near Rocklin yielded a Pleistocene-age mastodon from the Mehrten Formation, while a locality near Lincoln produced three Miocene-age vertebrates, a bony fish, a mammal, and a reptile, from a deposit of sands and gravels. A cartilaginous fish from the Late Cretaceous was recovered from the Chico Formation at the third locality in Granite Bay. In addition to the specimen listed in the UCMP database, this small outcrop of the Chico Formation, now within a Granite Bay residential development, has produced a diverse array of Late Cretaceous fossils, including invertebrates, plants, and dinosaurs (Hilton and Antuzzi 2012; see also Hilton 2003). There are no specimens listed in the UCMP database for a fourth vertebrate locality in the Chico Formation near Blue Canyon in the Sierras.

The remaining 60 localities recorded in the UCMP database for Placer County have produced plant and invertebrate specimens, mainly from the Middle Eocene Lone and Late Cretaceous Chico formations, as well as plant microfossils from Early Holocene lacustrine deposits from a small mountain lake west of Lake Tahoe. Additionally, petrified wood specimens were unearthed in the Lone Formation during a recent roadway widening project near Granite Bay (County of Placer 2016). None of these geologic rock units occur in the Project property.

There is no record of fossils within the Project Area and no unique geologic features are known to exist within or near the property, so the area is considered to have a low potential to contain unknown intact paleontological deposits. Therefore, impacts are less than significant. No mitigation measures are required.

#### Discussion Item VII-8:

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future residential units would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, impacts would be less than significant. No mitigation measures are required.

### VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

#### Discussion Item VIII-1:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). 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) CO<sub>2</sub>e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO<sub>2</sub>e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/yr represents an emissions level which can be considered to be 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 CO<sub>2</sub>e 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
  - a. the De Minimis Level, and
3. De Minimis Level for the operational phases of 1,100 metric tons of CO<sub>2</sub>e 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:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			<b>X</b>	
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)			<b>X</b>	
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)			<b>X</b>	
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)				<b>X</b>

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)			<b>X</b>	
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)			<b>X</b>	
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			<b>X</b>	

**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:**

The proposed project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. The nearest school site, Carlin C. Coppin Elementary School, is located more than one and a half miles from the western boundary of the project site. 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 a PCAPCD permit to operate. The proposed project would be conditioned to obtain all necessary permits from ARB and PCAPCD prior to construction. Due to the short-term nature of the construction, and with compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Operation of the project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

**Discussion Item IX-4:**

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. No mitigation measures are required.

**Discussion Item IX-5:**

The project is not located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Therefore, there is no impact.

**Discussion Item IX-6:**

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

**Discussion Item IX-7:**

The project site is located within an area determined by CalFire to be within a Local Responsibility Area for wildland fires. Placer County Fire Department has reviewed the project and staff has determined that this project is located within a "Local Responsibility Area" and, as such, the project is subject to fire protection regulations established by the California Code of Regulations Title 24 part 9 2016 California Fire Code. Compliance with these regulations shall be evidenced by submittal of a will serve letter from California Department of Forestry and Fire Protection (CAL FIRE) or the local fire authority having jurisdiction.. Impacts from wildland fires is less than significant. No mitigation measures are required.



**X. HYDROLOGY & WATER QUALITY – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			<b>X</b>	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			<b>X</b>	
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)			<b>X</b>	
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)			<b>X</b>	
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)		<b>X</b>		
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			<b>X</b>	

**Discussion Item X-1:**

The project would utilize onsite individual water wells for each parcel and onsite sewage disposal systems for each parcel which are to be installed in accordance with permits obtained from Placer County Environmental Health (PCEH). The location of the water wells are beyond the required 100-feet from the onsite sewage disposal system areas. The water wells here are drilled and are protected from contaminants at the ground surface by sanitary seals and annular seals. With the setback distances required by County Ordinances and California State Law and with the locations of the septic systems and water wells approved by PCEH, 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 four wells that are drilled on the proposed project site. All wells meet the County standard for providing adequate water supply for each of the proposed parcels. Each of the wells have undergone a 4 hour sustained yield test and still produce an adequate amount of water meeting County development standards. A single family dwelling is a low use as compared to an industrial use or an agricultural use, thus the potential to deplete the groundwater supply is considered to be less than significant. No mitigation measures are required.

**Discussion Item X-3:**

The proposed project would ultimately include the construction of four new single family residential homes along with roadway and driveway improvements. Access to the proposed parcels is provided off an existing offsite road which would be improved to a 20-foot paved width with 2-foot shoulders on each side. Roadway drainage is currently collected via roadside ditch and drainage from the parcels would continue to be conveyed via sheet flow over the naturally occurring drainage path. These flows would be conveyed towards the 100 year flood plain along a proposed drainage easement between the Parcels. The overall drainage patterns for the proposed ultimate construction would not be significantly changed.

The proposed project would create approximately 70,000 square feet of new impervious surface which would include the home, driveway, and roadway improvements. This would result in less than 8.4 percent increase in impervious surface compared to the entire project area (approximately 19 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 the downstream system are less than significant. No mitigation measures are required.

**Discussion Item X-4:**

Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the project site and the development would be required to comply with the West Placer Storm Water Quality Design Manual as applicable and a Stormwater Quality Plan would be required to address water quality impacts. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. 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). There is a local 100-year floodplain mapped along the north side of proposed Parcels C and D. However, the ultimate project improvements are proposed outside of the local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. Potential impacts to flood flows and exposing people or structures to flooding risk can be reduced to less than significant through the implementation of the following mitigation measures:

MM X.1

On the Improvement Plans and Final Parcel Map show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Parcels C and D and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)

MM X.2

Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52 Placer County Code). The location of the 100-year flood plain shall be shown on the Improvement Plans. (ESD)

MM X.3

Prior to Building Permit issuance on Parcels C & D, obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the grading required for the building pad and driveway. A grading plan showing limits and elevation of all proposed grading in relation to the mapped 100-year local floodplain shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction. The grading plan will also show that the finished house pad elevation shall be a minimum of two feet above the 100-year flood plain line (or finished floor three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. A note to this effect shall be shown on the information sheet of the Final Parcel Map(s) (ESD)

**Discussion Item X-6:**

This project would utilize four existing wells. the proposed 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 proposes to subdivide an undeveloped 19.07-acre parcel located near the northern terminus of Farrell Lane in Lincoln, into four parcels. Parcel A is proposed to be 4.66 acres, Parcel B is proposed to be 4.68 acres, parcel C is proposed to be 4.60 acres, and Parcel D would be 4.60 acres. Upon recordation of the proposed map, the Parcels would retain rights for development of primary residences, secondary residences, and associated infrastructure, including driveways and water and sewer systems. Such development is consistent with the Farm zone district and the Placer County General Plan designation of Rural Residential 1 - 10 Ac. Min. The proposed project is consistent with and similar in scale to the surrounding residential uses and would not divide an established community. The proposed project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The proposed project design does not conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. For these reasons, the project would not result in impacts related to land use and planning. Therefore, there is no impact.

**XII. MINERAL RESOURCES – Would the project:**

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

**Discussion Item XII-1, 2:**

The Mineral Land Classification of Placer County (California Department of Conversation – Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and mineral deposits formed by construction aggregate

resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay shale, quartz and chromite).

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

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

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

### **XIII. NOISE** – Would the project result in:

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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)		<b>X</b>		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)			<b>X</b>	
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)				<b>X</b>

#### **Discussion Item XIII-1:**

The establishment of residences on the 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. Construction of project improvements and future residences would create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, with the incorporation of the following mitigation measure, impacts associated with temporary construction noise would be reduced to less than significant levels:

#### **Mitigation Measures Item XIII-1:**

##### MM XIII.1

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

- 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

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

#### **Discussion Item XIII-2:**

The proposed project involves the creation of four residential parcels. Vehicle trips generated from the minor land

division project would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. Therefore, any impact is considered less than significant. No mitigation measures are required.

**Discussion Item XIII-3:**

The project is not located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Therefore, there is no impact.

**XIV. POPULATION & HOUSING – Would the project:**

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

**Discussion Item XIV-1:**

The proposed project includes the creation of four residential lots. This might result in a slight increase in population growth. This increase is consistent with what was anticipated for this site in the Placer County General Plan and has been analyzed as a part of these plans.

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

**Discussion Item XIV-2:**

The proposed project would affect a currently undeveloped site that is proposed for development with residential land uses. There are no existing residences on the proposed project site; therefore, neither housing units nor people would be displaced, and no replacement housing would be required. Therefore, there is no impact.

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

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



6. Maintenance of public facilities, including roads? (ESD, PLN)			<b>X</b>	
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**Discussion Item XV-1:**

The project site is located within the Placer County Fire District. The closest fire station is 70- Lincoln Station located 0.50 mile northwest of the project site at 1112 Wise Road in Lincoln. Placer County Fire has reviewed the project proposal and has determined that the property has appropriate access and turning radii for fire and rescue vehicles. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this project. While there would be an increase in residents in the area, the increase would be negligible and would therefore not result in significant impacts. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XV-2:**

The Placer County Sheriff's Department provides police protection services to the project area. The proposed project would result in the creation of four new single-family residential lots, increasing the number of residents in the project area. However, the proposed project would not create a significant increase in the need for Sheriff protection facilities and is not beyond the number of residents that was analyzed in the Placer County General Plan. Therefore, these impacts are less than significant. No mitigation measures are required.

**Discussion Item XV-3:**

The proposed project would result in the creation of four residential parcels and would have the potential to increase the number of residents in the area. While the proposed project would increase future school enrollments, this increase would be incremental in relation to the largely developed and populated surrounding area. No additional school facilities would be required to serve the proposed project and no additional physical environmental impacts would be created.

The Leroy Greene School Facilities Act, more commonly known as Senate Bill 50, permits school districts to levy fees for the purposes of funding construction of school facilities. The project applicant would be required to work directly with the serving school district to establish fees for each new residence. In accordance with SB 50, payment of fees by a development project is adequate to reduce impacts of that project on schools to a less than significant level. However, this increase would not result in an adverse effect to schools in the area. This is because the increase in the number of residents is minimal and does not go beyond those numbers analyzed in the Placer County General Plan. Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having no significant impact on public facilities. No mitigation measures are required.

**Discussion Item XV-4:**

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

**Discussion Item XV-5, 6:**

The proposed project would result in a modest increase in demand for local governmental services such as assessor services, libraries, courts, and jails. These services are funded by collection of property taxes, which are allocated through the County General Fund. Private utilities include electric, gas, telephone, solid waste disposal, and cable and internet services.

The proposed project would not result in a significant increase in service demands or render the current service levels to be inadequate, no new public facilities would be necessary to serve the proposed project beyond those already considered in the Placer County General Plan. The proposed project would not require the provision of new, or physically altered existing governmental services and facilities. The impact of the proposed project would be less than significant.

Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having no significant impact on public facilities. Therefore, this impact is less than significant. No mitigation measures are required.

**XVI. RECREATION:**

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

**Discussion Item XVI-1:**

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

**Discussion Item XVI-2:**

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

**XVII. TRANSPORTATION – Would the project:**

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

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 \$4,472.00 per single family residential unit within the Placer Central district) 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.

Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion Item XVII-2:**

The project would include the construction of a new private onsite road off of an existing offsite private road, Farrell Road, to provide access to Parcels A, B, C, and D. The new onsite road would be constructed to County Standards consisting of 20 feet of pavement with 2-foot aggregate base shoulders on each side. The offsite private road, Farrell Road, would be improved to the County Standard of 20 feet of pavement with 2-foot aggregate base shoulders on each side from Fruitvale Road to the proposed onsite project access road, approximately 460 feet. The project would improve the existing Farrell Road encroachment onto Fruitvale Road to a Land Development Manual Plate 116 Major Roadway Connection standard for a 45 mile per hour design speed. In addition, a "no access" strip across proposed Parcels A and B along the frontage of Fruitvale Road would be created to prohibit any additional encroachments onto Fruitvale Road. 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 on-site parking spaces in accordance with the Placer County Zoning Ordinance to the satisfaction of Placer County parking requirements. Therefore, there is no impact.

**Discussion Item XVII-5:**

The proposed project would ultimately result in the creation of four new residential single-family units. The proposed project would generate approximately 4 PM peak hour trips and approximately 40 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 Placer County's adopted VMT screening criteria and 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		
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**Discussion Item XVIII-1, 2:**

A Cultural Resources Inventory report was prepared by Tim Spillane, MA, RPA, Nancy Sikes, PhD., RPA, and Phil Hanes, MA, RPA of Natural Investigations Company, Inc. in 2020. The CHRIS records search indicates that no prior cultural resource studies have been completed within the Project Area, though one study has been completed within the 0.25-mile record search radius. The CHRIS records search also indicates that no cultural resources have been previously recorded within the Project Area, though a single resource has been recorded within 0.25 mile. The SLF search was negative for the presence of known Native American resources in the Project vicinity. The UCMP records search was negative for unique geological features or paleontological resources within the Project Area. No cultural or paleontological resources of any kind were identified within the Project Area during the field survey.

On June 9, 2020, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area pursuant to Assembly Bill 52. A letter from the United Auburn Indian Community (UAIC) requesting consultation was received on June 12, 2020. UAIC requested copies of any records and/or searches prepared for the project which were provided, and consultation between Placer County and the UAIC was closed on December 3, 2020, with the inclusion of mitigation measures for Inadvertent Discoveries. Implementation of the following mitigation measures would reduce impacts to tribal cultural resources to a less than significant level.

**Mitigation Measures Item XVIII-1, 2:****MM XVIII.1**

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

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

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

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

**XIX. UTILITIES & SERVICE SYSTEMS** – Would the project:

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

**Discussion Item XIX-1, 3:**

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

The proposed project would utilize existing wells for domestic water. Therefore, there would be no significant increase in new or expanded water systems.

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

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

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

**Discussion Item XIX-2:**

The project currently has four existing water wells drilled under permit through Placer County Environmental Health. The location of the project is in an area of adequate yielding wells. There is sufficient water available to serve this project as the four existing wells meet the minimum standards set by PCEH 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-4, 5:**

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

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

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

**Discussion Item XX-1:**

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

**Discussion Item XX-2, 3:**

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

**Discussion Item XX-4:**

The proposed project site and surrounding area is rural in character. The project site is flat and does not result in unique or unusual challenges to preventing or suppressing wildland fires. Furthermore, the topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, there this impact would be less than significant. No mitigation measures are required.

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" 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"/>

**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 <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
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**I. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

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

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 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. For

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



<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" 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 checked="" 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 Plan

**MITIGATION MONITORING PROGRAM**  
**Mitigated Negative Declaration – PLN20-00054**  
**Damaschin 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 Damaschin Minor Land Division Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

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

	<p>250 radius around trees containing active passerine nests. The minimum radius may be reduced in coordination with CDFW if site-specific conditions or circumstances support a reduction. If all project construction occurs between September 1st and February 1st no nesting bird surveys would be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and February 1st.</p> <p>This note shall be placed on the Improvement Plans and Information Sheet of the Final Map. The applicant shall notify future property owners of this requirement.</p>
MM IV.2	<p>To mitigate for the loss of Protected Trees, the project applicant(s) shall obtain a Tree Permit from Placer County's Planning Services Division prior to construction activities that could impact native trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall consist of payment of a mitigation fee into the Placer County Tree Preservation Fund at \$125 per DBH removed or impacted.</p> <p>If the Placer County Conservation Plan is implemented prior to the start of any construction on site, the applicant(s) must identify and quantify the direct effect on the natural communities found on the site. A land conversion fee for impacts within the development footprint plus a single-family residential fee are required under the Placer County Conservation Plan. The PCCP fees would mitigate for tree removal in the grassland/development footprint area.</p>
MM IV.3	<p>Include the following standard note on the Improvement Plans: No watering or irrigation of any kind shall be allowed within the critical root zone of native oak trees within the project boundaries that will be saved, unless otherwise approved as part of this project. The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Parcel Review Committee to consider revocation of this permit/ approval.</p>
MM IV.4	<p>The Improvement Plans and Building Permits shall include a note and show placement of Temporary Construction Fencing: The applicant or property owner shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction fence (or an equivalent approved by the Development Review Committee) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:</p> <ul style="list-style-type: none"> <li>A. At the edge of riparian areas that are within 50 feet of any proposed construction activity.</li> <li>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 Parcel Map(s);</li> </ul> <p>No development/ground disturbance of this site, including grading and vegetation clearing, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.</p>
<b>CULTURAL RESOURCES</b>	
MM V.1	<p>If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery,</p>

	<p>a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American Representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.</p> <p>In the event that the find is found to be ineligible for inclusion in the California Historic Register of Historical Resources are identified within the project area, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts.</p> <p>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 Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.</p>
<b>GEOLOGY AND SOILS</b>	
MM VII.1	Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, Improvement Plans for the required improvements and pay the appropriate minimum plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st submittal. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2). (ESD)
MM VII.2	<p>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of</p>

	<p>110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)</p>
MM VII.3	<p>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that if not corrected could lead to structural defects, the report shall address and make design recommendations for these conditions. A certification of completion of the requirements of the soils report shall be required for each parcel, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans and on the Informational Sheet filed with the Final Subdivision Map(s).</p> <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (ESD)</p>
MM X.1	<p>On the Improvement Plans and Final Parcel Map show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Parcels C and D and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)</p>
<b>HYDROLOGY AND WATER QUALITY</b>	
MM X.2	<p>Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way, unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52 Placer County Code). The location of the 100-year flood plain shall be shown on the Improvement Plans. (ESD)</p>
MM X.3	<p>Prior to Building Permit issuance on Parcels C &amp; D, obtain a Grading Permit from the Engineering and Surveying Division (ESD) for the grading required for the building pad and driveway. A grading plan showing limits and elevation of all proposed grading in relation to the mapped 100-year local floodplain shall be submitted with the grading permit application and shall demonstrate Water Quality Best Management Practices (BMPs) designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction. The grading plan will also show that the finished house pad elevation shall be a minimum of two feet above the 100-year flood plain line (or finished floor three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been</p>

	received by the Engineering and Surveying Division and approved by the floodplain manager. A note to this effect shall be shown on the information sheet of the Final Parcel Map(s) (ESD)
<b>NOISE</b>	
MM XIII.1	<p>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:</p> <ol style="list-style-type: none"> <li>Monday through Friday, 6:00am to 8:00pm (during daylight savings)</li> <li>Monday through Friday, 7:00am to 8:00pm (during standard time)</li> <li>Saturdays, 8:00am to 6:00pm</li> </ol>
<b>TRIBAL CULTURAL RESOURCES</b>	
MM XVIII.1	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

**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.”