

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: Greenside Minor Land Division (PLN17-00433)

PROJECT DESCRIPTION: Subdivide an existing 2.06-acre parcel, into three resultant parcels consisting of 0.76 acre, 0.65 acre, and 0.65 acre

PROJECT LOCATION: 5640 Macargo Road, Granite Bay, Placer County

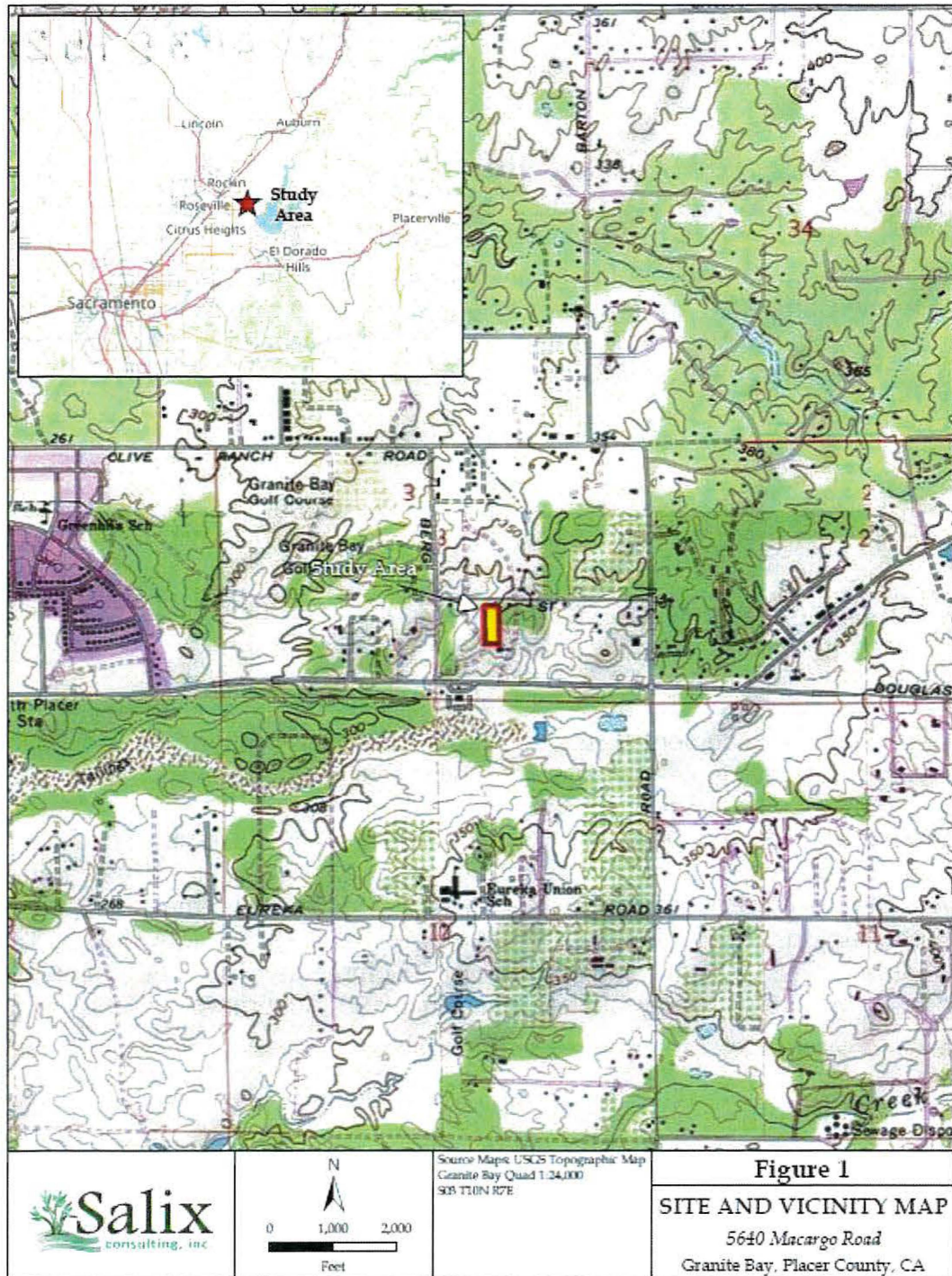
APPLICANT: Surveyors Group, Inc., Timothy Blair

The comment period for this document closes on **April 25, 2019**. 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 Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on **March 26, 2019**

Vincinity Map



MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Greenside Minor Land Division	Project # PLN17-00433
Description: Subdivide an existing 2.06-acre parcel, into three resultant parcels consisting of 0.76 acre, 0.65 acre, and 0.65 acre	
Location: 5640 Macargo Road, Granite Bay, Placer County	
Project Owner: Michael and Nora Greenside	
Project Applicant: Surveyors Group, Inc., Timothy Blair	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **April 25, 2019**. 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 Granite Bay Public Library. 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: Greenside Minor Land Division	Project # PLN17-00433
Entitlement(s): Minor Land Division	
Site Area: 2.066 acres	APN: 048-084-003-000
Location: 5640 Macargo Road, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The project proposes a Minor Land Division to divide an existing 2.06-acre parcel, into three resultant parcels consisting of 0.76 acre, 0.65 acre, and 0.65 acre (Figure 2). Proposed Parcel 1 is currently developed with an existing single family dwelling and residential accessory structures and is served by an existing circular driveway located in the northeast corner of the project area that would continue to serve resultant Parcel 1. A new 25-foot wide driveway extending south from Macargo Road along the western property line would provide access to proposed Parcels 2 and 3. The parcels created with this minor land division would have the right to develop with single-family residential uses including secondary dwellings, accessory structures, driveways, buildings pads, and utility connections. All development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes. The proposed project would be served by public sewer and water.

Project Site (Background/Existing Setting):

The 2.06-acre rectangular-shaped parcel is zoned RS-B-20 (Residential Single Family, Combining Minimum Building Site of 20,000 Square Feet) and is located at 5640 Macargo Road in unincorporated Granite Bay (Figure 1). The site is currently developed with an existing single family residence. The property is relatively flat and slopes gently to the south from the parcel's highpoint on the northern boundary along Macargo Road. The existing residence and several accessory buildings, as well as a former swimming pool that has been filled with dirt, and concrete patio are all located in the northeast corner of the parcel. The project site is surrounded on the west, north, and east by low-density single family residences, and to the south by the Light of The World Church. The adjacent

parcels to the west, east, and south are under the same zoning designation as the subject parcel. Parcels located across Macargo Road are designated for larger lots that are zoned RS-AG-B-40 (Residential Single Family, Combining Agriculture, Combining Minimum Building Site of 40,000 square feet).

Approximately 1.1 acres of annual grassland and live oak woodland occurs in the rear undeveloped portion of the property (Figure 3). Several mature large live oak trees occur in this area.

The major roadways in the area is Douglas Boulevard, which runs east and west, and is located approximately 420 feet south of the southern property boundary. Auburn-Folsom Road, which runs primarily north and south, is located approximately 1,765 feet east of the eastern property boundary. Other nearby roadways include mostly secondary streets in surrounding rural residential developments in Granite Bay.

Figure 1 – Vicinity Map

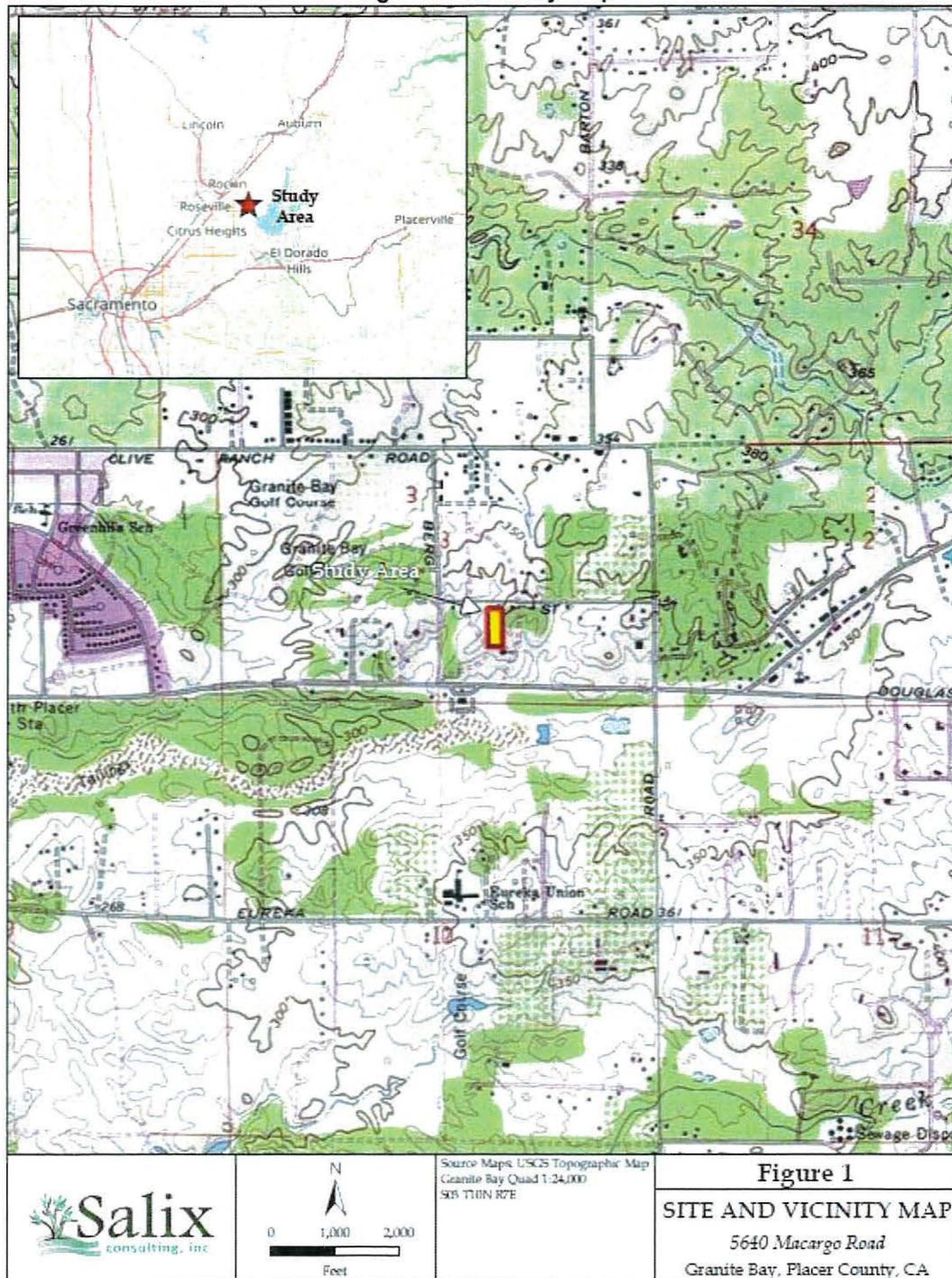


Figure 2 – Enlarged Tentative Parcel Map

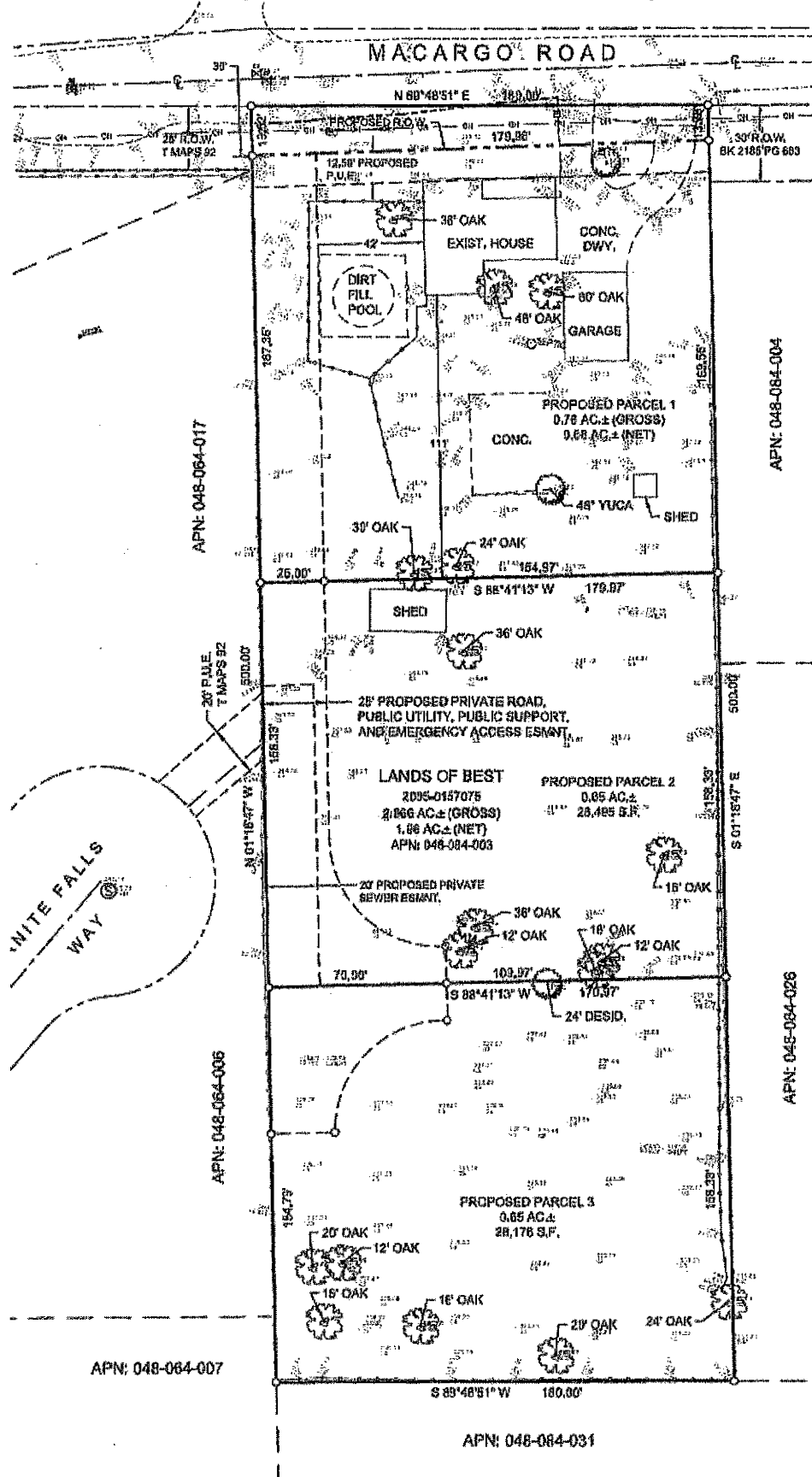


Figure 3 – Aerial Photograph



B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-B-20 (Residential Single Family, Combining Minimum Building Site of 20,000 Square Feet)	Low Density Residential 0.4 – 0.9 Ac. Min.	Single-Family Residential
North	RS-AG-B-40 (Residential Single Family, Combining Agriculture, Combining Minimum Building Site of 40,000 square feet)	Rural Low Density Residential 0.9 – 2.3 Ac. Min.	Single-Family Residential
South	Same as project site	Same as project site	Light of the World Church
East	Same as project site	Same as project site	Single-Family Residential
West	Same as project site	Same as project site	Single-Family Residential

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

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on March 21, 2018. Requests for consultation were received from the United Auburn Indian Community of the Auburn Rancheria within the 30-day time frame required by Assembly Bill 52. UAIC and Placer County Staff conducted a site visit on November 9, 2018, and recommended mitigation measures are incorporated into this Initial Study.

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 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

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

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

questions as follows:

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

I. AESTHETICS – 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. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion Item I-1, 2:

The subject property is not located within a scenic vista or state scenic highway. The proposed project would not result in damage to scenic resources including trees, rock outcroppings and historical buildings. Therefore, there is no impact.

Discussion Item I-3, 4:

The 2.06 acre subject property is currently developed and functioning as a low-density residential property, and would be subdivided to create two additional low-density residential lots, each of which could be developed with two additional single-family residences. Adjacent parcels to the north, west, and east are similarly developed with low-density single-family residences on lots ranging from 0.46-acre to 1.7-acres. In addition to the potential for new primary single-family residence on each resultant parcel, each parcel would have the right to be developed with accessory dwellings up to 1,200 square feet and other residential accessory structures. Construction of the single-family residences would have the potential to create a new source of light or glare. However, the subject property is located between an urbanized area along Douglas Boulevard and the rural residential areas to the north, west and east. Because of this, additional light or glare created by new residences would be considered negligible. While the construction of new residences would modify the visual character and quality of the proposed parcels, such a change is considered less than significant given the parcel's location within an urbanized area and because the parcel is zoned for residential development. Therefore, the impact is 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 or Local 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 General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. 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				X

4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?(PLN)				
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

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

The subject property is not considered Prime Farmland or Farmland of Statewide or Local Importance. The subject property is located within a urbanized area, with the majority of surrounding properties developed with single-family residences, and the property to the south developed with a church. There are no agricultural operations located on or immediately adjacent to the subject property that would require a land use buffer. The proposed project would not conflict with forest land or agricultural uses, and none of the surrounding properties are enrolled in a Williamson Act contract. Finally, the proposed project would not result in changes to the environment that would result in the loss or conversion of Farm or Forest land. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion Item III-1, 2, 3:

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 Tentative Parcel Map to subdivide a 2.06 acre parcel into three residential parcels. The existing parcel contains an existing residence. Construction would include road improvements, grading at current grade with no importing or exporting of material, and paving. No demolition, vegetative removal, or burning is proposed. The construction activity is expected to be completed within a single phase.

A proposed 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, NO_x and 82 pounds per day for PM₁₀; and
3. Cumulative Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀.

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. 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 proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NO_x, and PM₁₀.

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

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

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

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

Discussion Item III-4:

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

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

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

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

- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

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

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, the proposed 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-5:

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 & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. 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
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (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
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)				X

7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. 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

Discussion Item IV-1:

The 2.06-acre project site has historically been used as a residential property. The site currently supports annual grassland habitat that is routinely subjected to disking and/or mowing for fire and weed suppression. This highly disturbed habitat consists predominantly of non-native grasses such as soft chess (*Bromus hordeaceus*), slender wild oats (*Avena barbata*), Bermuda grass (*Cynodon dactylon*), and annual rye grass (*Lolium multiflorum*), along with non-native weedy species such as Fitch's tarweed (*Hemizonia fitchii*), yellow star-thistle (*Centaurea solstitialis*), milk thistle (*Silybum marianum*), rose clover (*Trifolium hirtum*), black mustard (*Brassica nigra*), cocklebur (*Xanthium strumarium*), and prickly lettuce. The soil composition is Cometa-Ramona sandy loams, one to five percent slopes, Cometa-Fiddymont complex, one to five percent slopes, and Romona sandy loam, two to nine percent slopes.

A Biological Assessment was prepared for the proposed project by Salix Consulting. The assessment is the result of a field study and records searches through the California Department of Fish and Wildlife Natural Diversity Database (CNDDB), the U.S. Fish and Wildlife Service's *iPac* Database of federally-listed special status species in Placer County, and the California Native Plant Society's Inventory of Rare & Endangered Plants in California.

The field survey was conducted by Salix Consulting biologists on April 26, and May 1, 2018 to characterize existing conditions and to assess the potential for sensitive plant and wildlife resources to occur. Approximately 1.1 acres of a mixture of annual grassland and live oak woodland occurs in the rear of the property. This area is undeveloped. Several large live oak trees occur in this area. In addition, buckeye (*Aesculus californica*) and buckbrush (*Ceanothus cuneatus*) occur in this habitat. The herbaceous flora is quite weedy, characterized by red-stem filaree (*Erodium cicutarium*), dove's foot geranium (*Geranium mole*), smooth cat's-ear (*Hypochaeris glabra*), silver European hairgrass (*Aira caryophyllea*), ripgut grass (*Bromus diandrus*), wild oat (*Avena fatua*), and rose clover (*Trifolium hirtum*).

Wildlife species observed were typical of an urban interface. Although residential, the site offers a mix of annual grassland and mature oaks for wildlife use. Bushtits and western scrub jays were numerous within the canopy of the mature live oaks. Western grey squirrel utilized the canopy as a corridor between the site and residences offsite, moving between the trees. House finches, black phoebes, and house sparrows were abundant near the existing residences, often perched on fence lines. White capped sparrows utilize the buckbrush and blackberry occurring on site, providing quality cover. A red-shouldered hawk was observed flying out of the canopy of live oak in the southwest corner of the site, and a stick nest was observed but did not appear active at the time of the survey.

Slightly less than half of the parcel contains a single residence and associated outbuildings and other residential use areas. Vegetation is a mix of ruderal, weedy, ornamental and disturbed. Animal species typically associated with semi-urban residential areas utilize the proposed project site.

Special-Status Plants

Of the 15 potentially-occurring plant species noted in the Biological Assessment, four species were identified as occurring within the surrounding region, including three vernal pool species, dwarf downingia, Bogg's Lake hedge-hyssop, and Sacramento Valley Orcutt grass, and Sanford's arrowhead, which is found in marshes and swamps. However, the site lacks serpentine/gabbroic soils, vernal pools, seasonal wetlands, and freshwater marshes/swamps, thus, none of the 15 potentially-occurring special-status plants have any potential to occur within the Macargo Road study area.

Special-Status Wildlife

Of the 21 potentially-occurring animal species noted in the Biological Assessment, 11 species were identified as occurring within a 5-mile radius of the study area. As detailed above, the site lacks vernal pools, streams, ponds, marshes, and other aquatic sites. There are no elderberry shrubs (*Sambucus nigra*) present within the study area. In addition, the site lacks functional suitable nesting, roosting or breeding habitat to support special-status bird and mammal species, with the exception that suitable habitat for nesting raptors occurs within the mature oaks on the

site. In accordance with California Fish & Game Code Section 3503.5, it is unlawful to take, possess, or destroy any birds-of-prey or to take, possess, or destroy the nest or eggs of any such bird. In addition, in accordance with California Fish & Game Code Section 3513, it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act. With the following mitigation measure, potential impacts would be reduced to a less than significant level:

Mitigation Measures Item IV-1:

MM IV.1

Avoid and reduce impacts to nesting raptors and their habitat. Ground-disturbing activities within 500 feet of potential nesting areas should occur during the non-nesting season (September 1 – February 28). If ground disturbing activities occur within the nesting season, pre-construction nesting bird surveys shall be conducted by a qualified biologist within 14 days of any ground disturbance. A report summarizing the results of the survey shall be provided to Placer County and the California Department of Fish and Wildlife (CDFW) within 30 days of the completed survey. If an active nest is identified the applicant must contact CDFW to ensure the nest is adequately protected. If construction is proposed to take place between March 1 and September 1, no construction activity or tree removal shall occur within 500 feet of an active raptor nest or 250 feet of an active passerine nest. These buffers may be modified if warranted through coordination with CDFW. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow up survey shall be conducted two months following the initial survey, if the initial survey occurs between March 1 and September 1. Additional follow up surveys may be required by CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500-foot radius around trees containing active nests. If all project construction occurs between September 1 and March 1 no nesting bird survey will be required. A note which includes the wording of this condition of approval shall be placed on the Information Sheet of the Final Map. Trees determined to have active nests shall be identified on the plans with protective fencing.

Discussion Item IV-3, 7:

The Placer County Tree Preservation Ordinance was adopted to preserve and protect native oak and other species of trees within Placer County. There are approximately 19 mature trees within the study area that are subject to the conditions of this ordinance, however, all 19 trees are located outside of the proposed construction area for the Parcel Map improvements. With the following mitigation measure, potential impacts would be reduced to a less than significant level:

Mitigation Measures Item IV-3, 7:

MM IV.2

Prior to approval of Improvement Plans and before issuance of building permits, trees identified for removal, and/or trees with disturbance to their critical root zone, shall be mitigated through the payment of in-lieu fees, as follows:

A tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester, or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

Discussion Item IV-2, 4, 5, 6:

The site contains no potential waters of the U.S. Thus, no Clean Water Act permits (Section 404 from U.S. Army Corps of Engineers and Section 401 Water Quality Certification from Regional Water Quality Control Board) would be required. The site contains no streams, ponds or riparian habitat. Thus, no Streambed Alteration Agreement with the California Department of Fish and Wildlife (CDFW) would be required. Therefore, there is no impact.

Discussion Item IV-8:

Placer County does not currently have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Plan (PCCP), which is nearing completion. This proposed project would be able to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. if the PCCP's permits are issued and local implementing ordinances adopted prior to the proposed project receiving its entitlements. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1, 3, 4:

A records search through the North Central Information Center (NCIC) was conducted on April 26, 2018. The records search determined that there are no recorded prehistoric resources or historic period resources identified within or adjacent to the project site. In this part of Placer County, archaeologists typically locate prehistoric-period habitation sites "along streams or on ridges or knolls, especially those with southern exposure." (Moratto 1984:290) This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations (Wilson and Towne 1978:387-389). The proposed project search area is situated in the Sierra Nevada foothills about one half of a mile south of Miners Ravine. Given the extent of known cultural resources and the environmental setting, there is low potential for locating prehistoric period cultural resources in the immediate vicinity of the proposed project area. No known cultural resources occur on the project site nor are anticipated to be discovered. Impacts resulting from the proposed project would be less than significant. No mitigation measures are required.

Discussion Item V-2, 5:

No human remains are known to be buried at the project site. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. Implementation of the following mitigation measure would reduce this impact to less than significant:

Mitigation Measures Item V-2, 5:**MM V.1**

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

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

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and

Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

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

VI. ENERGY – Would the project:

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

Discussion Item VI-1, 2:

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 throughout the lifetime of the homes.

Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2016 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 includes 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. Project construction would also be required to comply with all applicable PCAPCD (Placer County Air Pollution Control District) rules and regulations.

Energy use associated with operation of the proposed project would 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 would have a negligible impact related to energy sources. 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.

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The County is currently preparing a Sustainability Plan (PCSP) that would provide a strategy to reduce GHG (greenhouse gas) emissions. This Plan would include goals and policies for energy efficiency. In the event the PCSP is adopted prior to the proposed project receiving its entitlements, the proposed project would be required to comply 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. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)			X	
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)			X	
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	
8. Be located on a geological 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	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion Item VII-1, 4, 9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located primarily on soils classified as Caperton - Andregg coarse sandy loams (2 to 15 percent slopes) and Andregg coarse sandy loam (rocky, 2 to 15 percent slopes).

The Caperton - Andregg coarse sandy loam soils are undulating to rolling soils on the granitic foothills in the Folsom Lake – Loomis Basin area. The Caperton soil is a shallow, somewhat excessively drained soil that formed in residuum from granitic rock. The Andregg soil is a moderately deep, well-drained soil that also formed in residuum from granitic rock. The Caperton and Andregg soil permeability is moderately rapid, surface runoff is medium, and erosion potential is moderate.

The identified soil constraints for the soil types include the depth to rock and slope. However, none of these limitations are significant. The Soil Survey does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that would be destroyed or modified. Construction of residential houses and associated improvements would not create any unstable earth conditions or change any geologic substructure. The proposed project would be constructed in compliance with the California Building Code to address any building related soil issues. The proposed project would obtain grading permits as necessary to address grading issues. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item VII-2, 3, 5, 6:

The proposed project would result in the construction of two additional single family residences with associated infrastructure including roadways and driveways. To construct the improvements proposed, disruption of soils on-

site would occur, including excavation/compaction for homes, roadway widening, driveways, and various utilities. The area of disturbance for these improvements is approximated at 18,000 square feet (0.4 acre) which is approximately 19 percent of the approximate 2.06-acre site. The proposed project improvements would generally be at the same grade as the existing topography. Any required slopes would meet the Placer County maximum slopes. Also, any erosion potential would only occur during the short time of the construction of the improvements. Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the proposed project site and the development would be required to comply with the West Placer Storm Water Quality Design Manual and require appropriately installed and effective erosion and sediment control Best Management Practices (BMPs). The proposed project would be constructed in compliance with the Placer County Grading Ordinance and would obtain grading permits as necessary to address grading issues. Therefore, the impacts to soil disruptions, topography, and erosion are less than significant. No mitigation measures are required.

Discussion Item VII-7, 8:

The proposed project is located within Placer County. The California Department of Mines and Geology classifies the proposed project site as a low severity earthquake zone. The proposed project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The future residential units would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, this impact is 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 and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion Item VIII-1, 2:

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

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This

level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Bright-line threshold, or De-Minimis level and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion Item IX-1, 2:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-3:

There are no existing or proposed school sites within one-quarter mile of the proposed project site. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4, 9:

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5, 6:

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

Discussion Item IX-7:

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

Discussion Item IX-8:

The proposed project would not create a health hazard or potential health hazard. Therefore, there is no impact.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)			X	
6. Otherwise substantially degrade surface water quality?(ESD)			X	
7. Otherwise substantially degrade ground water quality? (EHS)			X	

8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

Discussion Item X-1:

This proposed project would not rely on groundwater wells as a potable water source. Potable water for this proposed project would be treated water from the San Juan Water District. The proposed project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:

This proposed project would not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:

The proposed project would ultimately include the construction of two additional single family residential home/driveway improvements along with roadway improvements. The additional home/driveway improvements would be located at or near their existing grade and would not significantly modify the existing runoff patterns on the site. The overall drainage pattern from the proposed ultimate construction would not be significantly changed. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item X-4:

The proposed project would ultimately include the construction of improvements for two additional single family residential homes, driveways, and roadway improvements. These improvements would add approximately 0.4 acres of impervious surfaces as compared to the entire proposed project area, approximately 2.06 acres. No downstream drainage facility or property owner would be significantly impacted. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item X-5, 6:

The area of disturbance for the ultimate proposed project improvements of four single family dwellings, driveways, and roadway improvements is approximately 0.4 acre as compared to the entire proposed project area, approximately 2.06 acres. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. The development of the proposed project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable. Vegetated swales and vegetated filter strips are also proposed to reduce water quality impacts. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item X-7:

The proposed project could result in urban stormwater runoff. Standard erosion and sediment control Best Management Practices (BMPs) would be used and as such, the potential for this proposed project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion Item X-8, 9, 10:

The proposed project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate proposed project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of any improvements. The proposed project site is not located within any levee or dam failure inundation area. Therefore, there is no

impact.

Discussion Item X-11:

The proposed project would not alter the direction or rate of flow of groundwater as the proposed project does not use a groundwater source for drinking water. Therefore, it is anticipated that there would be no impact to the direction or rate of flow of groundwater. Therefore, there is no impact.

Discussion Item X-12:

The ultimate proposed improvements of two additional single family dwellings, driveways, and roadway improvements would not create runoff water that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions of any watershed of important water resources. None of the listed water bodies are located within the vicinity of this proposed project. The development of the proposed project improvements would be required to comply with the West Placer Storm Water Quality Design Manual as applicable. Therefore, this impact is 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. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. 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, 5, 6, 7, 8:

The proposed project includes the subdivision of an existing 2.06-acre parcel, into three resultant parcels consisting of 0.76 acre, 0.65 acre, and 0.65 acre. The existing residence would maintain its point of entry and the two rear parcels would access through a new 25-foot private access driveway extending south from Macargo Road along the westerly proposed project boundary. The proposed project would be served by public sewer and water. The subject property is located within an urbanized area of Granite Bay and is zoned RS-B-20 (Residential Single Family, Combining Minimum Building Site of 20,000 Square Feet). The property is within the Granite Bay Community Plan and is designated Low Density Residential 0.4 – 0.9 acre minimum. The proposed project is consistent with the zoning and the community plan designation. Residential land uses surround the property to the north, west, and east. The adjacent southern parcel is developed with Light of the World Church and is located along Douglas Boulevard, a primary arterial roadway.

The proposed project is consistent with the immediate surroundings. The proposed project is consistent with the immediate neighborhood and the planned land use for the property. The proposed project design does not conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The proposed project would not divide an established community and would not cause economic or social changes that would result in adverse physical changes to the environment. The proposed project would not have an impact on conservation plans because there are no resources on the subject property that would fall under the purview of such plans. There are no agricultural operations on the proposed project site. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion Item XII-1, 2:

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

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

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

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. 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 expose people residing or working in the project area to excessive noise levels? (PLN)				X

5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)X				X
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Discussion Item XIII-1, 3:

The proposed project would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, the Granite Bay Community Plan, or the Placer County Noise Ordinance. Construction associated with the proposed project would create a temporary increase in ambient noise levels, which could adversely affect adjacent residences. The following standard note would be required on Improvement/Grading Plans:

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

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

Impacts are considered to be temporary and less than significant. No mitigation measures are required.

Discussion Item XIII-2:

The proposed project involves the creation of two new residential parcels. Vehicle trips generated from the proposed Minor Land Division would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. For these reasons, impacts are considered less than significant. No mitigation measures are required.

Discussion Item XIII-4:

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

Discussion Item XIII-5:

The proposed project is not located within the vicinity of an airstrip and would not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

XIV. PALEONTOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X

Discussion Item XIV-1:

There are no known paleontological resources or geologic features on the proposed project site or surroundings. Therefore, there is no impact.

XV. 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 population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other			X	

infrastructure)? (PLN)				
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XV-1:

The proposed project includes the development of two new single-family residential lots and would result in a slight increase to population growth. This increase is consistent with the Granite Bay Community Plan and the Placer County General Plan, and has been analyzed as part of these plans. This impact is considered less than significant. No mitigation measures are required.

Discussion Item XV-2:

The proposed project would not displace existing housing. The proposed project involves the creation of four residential parcels. Therefore, there is no impact.

XVI. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or 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. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)				X

Discussion Item XVI-1:

The servicing fire district has reviewed the proposed project. The proposed project does not generate the need for new, significant fire protection facilities as part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVI-2:

The proposed project would result in the creation of two new single-family residential lots and would increase the number of residents in the proposed project area. However, this increase would not result in an adverse effect to Sheriff Protection facilities because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Granite Bay Community Plan. Therefore, there is no impact.

Discussion Item XVI-3:

The proposed project would result in the creation of two new single-family residential lots and would increase the number of residents in the proposed project area. However, this increase would not result in an adverse effect to schools in the area. This is because the increase in the number of school-aged residents is minimal and does not go beyond those numbers analyzed and planned for in the Granite Bay Community Plan. Therefore, there is no impact.

Discussion Item XVI-4:

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

Discussion Item XVI-5:

No governmental services are proposed as part of this proposed project. Therefore, there is no impact.

XVII. RECREATION – Would the project result in:

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 XVII-1:

There would be a negligible increase in the use of existing recreational facilities 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 improvements and/or maintenance of these services is offset by the payment of park fees as a part of the conditioning process. Therefore, impacts are considered less than significant. No mitigation measures are required.

Discussion Item XVII-2:

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

XVIII. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)			X	
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	

7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)			X	
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion Item XVIII-1:

This proposed project would ultimately result in the creation of two additional residential single family parcels. The proposed project would generate approximately two additional PM peak hour trips and approximately 20 average daily trips. The proposed project traffic would not create a large enough incremental increase (greater than five percent) to existing traffic to make a finding of significance. Therefore, the site-specific impacts on local transportation systems are less than significant when analyzed against the existing baseline traffic conditions. No mitigation measures are required.

Discussion Item XVIII-2:

The cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. The proposed project traffic added to the cumulative traffic volumes also does not result in a large enough incremental increase (greater than five percent) to make a finding of significance. Nevertheless, for potential cumulative traffic impacts, the Placer County General Plan and Granite Bay Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measure:

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

Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is \$7,426 per single family residential unit. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs. (DPW)

Discussion Item XVIII-3:

The proposed project access to Parcels 2 and 3 is proposed from a new private road accessing the County maintained Macargo Road. The access to Parcel 1 would remain from the existing driveways accessing Macargo Road. The proposed project would include improved encroachments onto Macargo Road for the new road and for the existing driveways to a Land Development Manual Plate 116 Minor Roadway Connection standard for a 35 mile per hour design speed resulting in encroachments with a 20 foot radius, three foot offset, and a 25 foot taper on both sides. The roadway and driveway encroachments would meet the minimum 385 foot corner sight distance. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVIII-4:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. No gated access is proposed. 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 XVIII-5, 8:

The proposed project does not generate a need for any additional parking spaces and would meet the standards of Section 17.54.060(B)(5): Parking, of the Placer County Zoning Ordinance. The proposed project would not result in a change in air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risk. Therefore, there is no impact.

Discussion Item XVIII-6:

The proposed project would be constructing site improvements (roadway improvements and encroachments) that

do not create any hazards or barriers for pedestrians or bicyclists. Therefore, this impact is less than significant. No mitigation measures are required

Discussion Item XVIII-7:

The proposed project would not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. The proposed design does not preclude the installation of bus turnouts or bicycle racks. Therefore, this impact is less than significant. No mitigation measures are required

XIX. 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		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.		X		

Discussion Item XIX-1, 2:

Per the requirements of Assembly Bill (AB) 52, Planning Services Division staff sent a letter to all tribes that have requested notification of new proposed projects. Planning Services Division staff conducted a field review of the proposed project site, and given the findings of the records and field search, it can be reasonably assumed that no Tribal Cultural Resources are likely to be identified onsite. For these reasons, any impact is considered less than significant. However, the following mitigation measure is included in the event that inadvertent discoveries are made during the construction phase:

Mitigation Measures Item XIX-1, 2:

MM V.1 See Item V-2, 5 for full text.

XX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the			X	

construction of which could cause significant environmental effects? (ESD)				
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion Item XX-1, 6:

The proposed project is proposing to connect to the existing San Juan Water District water line in Macargo Road. San Juan Water District has provided a will serve requirements letter and did not indicate any significant impacts. The proposed project is proposing to connect to the existing Placer County Sewer Maintenance District (SMD) #2 sewer line in Macargo Road. The proposed project would also be constructing a sewer line from the proposed site along an existing offsite 20 foot wide Public Utility Easement to an existing sewer manhole in the Granite Falls Way cul-de-sac. In addition, the proposed project would be constructing a new sewer line extension along the proposed project frontage and within Marcargo Road. Placer County SMD #2 has commented on the proposed project and has not indicated any significant impacts. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XX-2:

This proposed project would require and result in the construction of new water and wastewater delivery systems. This project would connect to the Placer County SMD #2 sewer line. Also, the proposed project would connect to the San Juan Water District for treated water service. This proposed project would not create significant environmental effects and would not result in the construction of treatment facilities or create an expansion of an existing facility. Thus, it would not cause significant effects to the environment and the construction and connection of this self-storage facility to the existing sewer and public water service is less than significant. No mitigation measures are required.

Discussion Item XX-3:

The proposed project would not result in the construction of new on-site sewage systems, therefore it is anticipated that the proposed project would have no impact regarding sewage disposal. Therefore, there is no impact.

Discussion Item XX-4:

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

Discussion Item XX-5:

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

Discussion Item XX-7:

The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs. Therefore, there is no impact.

XXI. 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) that 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 or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)			X	

Discussion Item XXI-1:

Placer County adopted the Placer County Community Wildfire Protection Plan (CWPP) in 2013 in order to provide guidance to reduce the threat of wildfire-related damages to people, property, ecological elements, and other important values identified by residents. The buildings and structures associated with the creation of two additional residential parcels 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. No mitigation measures are required.

Discussion Items XXI-2, 3:

PRC 4290 and 4291 standardizes minimum fire safety standards for structures and buildings in fire hazard areas. These standards include, but are not limited to, defensible space, fire equipment access, fuel breaks, and building regulations including, but not limited to, interior fire sprinklers for all newly constructed residences. With full compliance of the state regulations, the impact would be less than significant. No mitigation measures are required.

Discussion Item XXI-4:

Due to the level topography of the project and surroundings, the proposed project would not expose people to downslope or downstream flooding. No fires have occurred on the site that would create a condition of post-fire slope instability. According to the Geotechnical Report prepared for the proposed project, the soils at the site are considered suitable for the support of the anticipated loads, provided recommendations of the report are followed. Changes to drainage patterns are discussed in Section X: Hydrology and Water Quality, with mitigation measures imposed to reduce impacts to drainage patterns. Therefore the impact is 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 degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X

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.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

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


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

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project COULD have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures described herein have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Patrick Dobbs, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Phil Frantz
 Department of Public Works and Facilities-Transportation, Stephanie Holloway
 DPWF-Environmental Engineering Division, Huey Nham
 DPWF-Flood Control and Water Conservation District, Brad Brewer
 DPWF-Facility Services-Parks Division, Ted Rel
 HHS-Environmental Health Services, Joey Scarbrough
 Placer County Fire Planning/CDF, Mike DiMaggio

Signature  Date 3-26-19
 Leigh Chavez, Environmental Coordinator

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

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

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