



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

PROJECT: Petrik Minor Land Division (PLN17-00417)

PROJECT DESCRIPTION: A minor land division to subdivide a 2.43-acre parcel into two parcels consisting of 1.31 acres (Parcel 1) and 1.12 acres (Parcel 2)

PROJECT LOCATION: 7960 Eagle View Lane, Granite Bay, Placer County

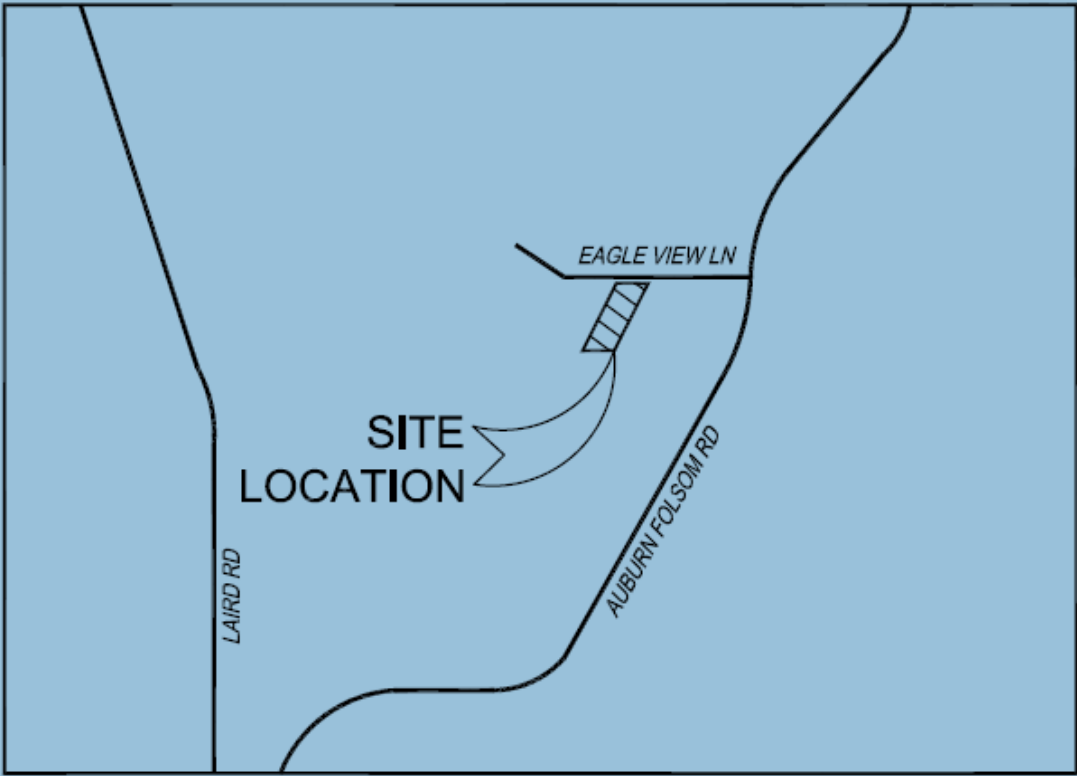
APPLICANT: Lina Petrik

The comment period for this document closes on **October 10, 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 **Zoning Administration**. 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 **September 11, 2019**.



VICINITY MAP

N.T.S.



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

MITIGATED NEGATIVE DECLARATION

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

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

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

PROJECT INFORMATION

Title: Petrik Minor Land Division	Project # PLN17-00417
Description: A minor land division to subdivide a 2.43-acre parcel into two parcels consisting of 1.31 acres (Parcel 1) and 1.12 acres (Parcel 2).	
Location: 7960 Eagle View Lane, Granite Bay, Placer County	
Project Owner: Lina Petrik	
Project Applicant: Surveyors Group, Inc.	
County Contact Person: Meghan Schwartz	530-745-3075

PUBLIC NOTICE

The comment period for this document closes on **October 10, 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 **Zoning Administration**. 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. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

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.



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Petrik Minor Land Division	Project # PLN17-00417
Entitlement(s): Minor Land Division	
Site Area: 2.43 acres / 105,891 square feet	APN: 035-031-041-000
Location: 7960 Eagle View Lane, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The project proposes a minor land division to subdivide a 2.43-acre parcel into two parcels consisting of 1.31 acres (Parcel 1) and 1.12 acres (Parcel 2). Parcel 1 would have a net acreage of 1.18 acres; a 0.13 acre access and utility easement would be constructed on the western portion of the parcel. The proposed project site would be accessed via Eagle View Lane and served by public water and sewer. The property is located in Granite Bay, approximately 450 feet east of the intersection of Eagle View Lane and Auburn Folsom Road.

Project Site (Background/Existing Setting):

The 2.43-acre parcel is zoned Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet (RS-AG-B-40). The site is currently developed with a single family residence and small accessory structures. Adjacent parcels are developed with single family residences. Parcels to the north, east and west are located in the same zoning district as the subject parcel. The adjacent parcel to the south is zoned Residential Agricultural with a combining minimum Building Site of 100,000 square feet or 2.3 acres.

The topography is relatively flat and gently slopes from north to south. The elevation along the northern property line is approximately 449 feet above sea level. The elevation along the southern property line is approximately 438 feet in above sea level. Oak woodlands are located along the western and eastern property lines (proposed Parcel 1). In addition to oak woodlands, the subject parcel includes 1.57 acres of annual grassland and 0.92 acre of developed land.

cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

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

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

Discussion Item I-1, 2:

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes (see General Plan Policy 1.K.1). The proposed project site is void of any of these features. Furthermore, the site is not located within a state scenic highway. Therefore, there is no impact.

Discussion Item I-3, 4:

The proposed project would result in the creation of two single family residential parcels, each of which would have rights to develop a single family residence and a secondary residence. Such development on the site would result in some degradation to the visual character and quality of the property during construction, in part due to any grading for structures and road improvements. However, these impacts would be minor in nature and are temporary. In addition, new residences on the proposed project site would introduce a new source of light or glare from residential lighting. However, the subject property is zoned for residential development and such degradation was accounted for in the Granite Bay Community Plan EIR. As a result, impacts are considered less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X

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

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

The subject property is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The subject property is identified as "Other Land" on the Placer County Important Farmland Map, developed by the California Department of Conservation. "Other Land" is defined as land not included in any other mapping category; not suitable for livestock grazing, confined livestock, poultry [etc.].

The subject property is not located within a Williamson Act contract. It would not conflict with existing zoning, or cause rezoning of forest land nor result in the loss of forest land or Farmland as the property is currently zoned for single family residential.

The property is neighbored by subdivided residential lots. The parcel to the south has a base zoning district of Residential Agriculture; however, no agricultural use is established on the parcel. The proposed project would not conflict with a General Plan policy regarding buffers for agricultural operations. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of a minor land division and would result in the creation of one additional parcel and would include construction of an onsite road and frontage improvements. The property is currently developed with one single-family residence.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen

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

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

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

The proposed project would result in an increase in regional and local emissions from construction of the proposed 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 project boundary line.
 - Visible emissions may not have opacity of greater than 40 percent at any time.
 - Track-out must be minimized from paved public roadways.

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

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

Discussion Item III-3:

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

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

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

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

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

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

The proposed project is not located in an area that has been identified by published geologic mapping (California Division of Mines and Geology, Special Report 190 (2006)) as an area with associated faulting or shearing that may locally increase the likelihood for the presence of naturally occurring asbestos. No mitigation measures are required.

Discussion Item III-4:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust that could create odors. However, residential uses are not typically associated with the creation of objectionable odors. Therefore, potential impacts from odors would be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)			X	
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or			X	

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

Discussion Item IV-1, 2, 3, 4, 5, 6, 7, 8:

A Biological Resources Assessment was prepared for the proposed project by Salix Consulting, Inc. dated August 2018. The Assessment was prepared based on literature review and field surveys. Field surveys were conducted on August 4 and 8, 2018, to characterize existing conditions and to assess the potential for sensitive plant and wildlife resources to occur. The following information is summarized directly from the results of the Biological Resources Assessment (the complete report is on file with the Planning Services Division and is available for review upon request).

Existing Conditions

Two soil units were noted on the site, Andregg coarse sandy loam, two to nine percent slopes and Andregg coarse sandy loam, rocky, two to 15 percent slopes. The parent material consists of residuum weathered from granite. Depth to a root restrictive layer, bedrock, paralithic, is 29 to 33 inches. The natural drainage class is well drained.

Three habitat components, annual grassland/ oak woodland, oak woodland, and developed, were mapped on the site (Figure 2).



Figure 2- Habitat Map

Potential Special-Status Species

The California Department of Fish and Wildlife (CDFW), California Native Plant Society (CNPS) and U.S. Fish and Wildlife Service (USFWS) standard databases was queried and reviewed for a thorough list of regionally-occurring special-status species. This list was used to determine which species had at least some potential to occur within or near the study area.

Fifteen (15) potentially-occurring plant species were identified and two (2) species were identified as occurring within the surrounding region (generally within a 5-mile radius of the study area), including one vernal pool species, Bogg's Lake hedgehyssop, and Sanford's arrowhead, which is found in marshes and swamps. The site lacks serpentine/gabbroic soils, and for this reason, nine (9) plant species have been dismissed from further consideration. Big-scale balsam-root (*Balsamorhiza macrolepis*), which sometimes occurs in serpentinite, has no potential to occur because any potential habitat on-site is regularly managed. In addition, the site lacks vernal pools, seasonal wetlands, and freshwater marshes/swamps, and for this reason, five (5) plants have been dismissed from further consideration. None of the 15 potentially-occurring special-status plants and neither of the two plants reported to have occurred within a 5-mile radius have any potential to occur within the proposed project site.

Twenty-one (21) animal species were identified and seven (7) species were identified as occurring within the surrounding region (within a 5-mile radius of the study area). The site lacks vernal pools, streams, ponds, marshes, and other aquatic sites to support ten (10) of the identified species. No elderberry shrubs (*Sambucus nigra*) are present within the study area; thus there is no potential for valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) to occur. In addition, the site lacks suitable nesting, roosting, or breeding habitat to support eight (8) special-status bird and mammal species, and they have been dismissed from further consideration. It is unlikely that purple martin (*Progne subis*) would nest on the site because only marginal nesting habitat is present. However, tall trees in the area could support whitetailed kite (*Elanus leucurus*); it is possible that this species may nest there. Thus, of the 21 potentially-occurring special-status animals, two bird species have some potential to occur (purple martin and white-tailed kite), but neither of these are reported to have occurred within a 5-mile radius of the study area.

Summary of Recommendations

- *Waters of the United States*
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) will be required.
- *Streams, Pond, and Riparian Habitat*
The site contains no streams, ponds or riparian habitat. Thus, no Streambed Alteration Agreement with the California Department of Fish and Wildlife (CDFW) will be required.
- *Special-Status Plants*
The site provides no suitable habitat for any special-status plant species. No further study will be necessary.
- *Oak Trees*
The Placer County Tree Ordinance was adopted to preserve and protect native oak and other species of trees within Placer County. Mature trees within the study area are subject to the requirements of this ordinance. An arborist's assessment will be required to catalog the oak trees. Placer County Planning Services Division will provide direction regarding this issue.
- *Special-Status Wildlife*
The site contains no vernal pools, streams, ponds, marshes, and other aquatic sites to support species requiring these habitats, and no elderberry shrubs occur on the site. In addition, the site lacks suitable nesting, roosting, or breeding habitat to support most special-status bird and mammal species. It is possible that white-tailed kite may nest in tall trees in the area, and it is unlikely that purple martin may nest in the marginal habitat within the study area.
- *Nesting Raptors and Migratory Birds*
Suitable and marginal habitat for nesting raptors and special-status birds occurs within the study area. 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. The study area may support nesting songbirds that are protected by the Migratory Bird Treaty Act. If ground disturbance activities take place during the breeding/nesting season (February 1 through August 31), the county may require a pre-construction survey to be conducted

no more than 15 days prior to initiation of proposed activities.

Based on the findings in the Biological Resources Assessment, the impacts are less than significant with the exception of the potential impact to oak trees and migratory birds, should they be nesting within or immediately adjacent to the project site when the project is carried out. Based on the recommendation under nesting raptors and migratory birds, Mitigation Measure IV.1 has been incorporated to the project. Based on the recommendation under oak trees, Mitigation Measure IV.2 and Mitigation Measure IV.3 has been incorporated in the event that the oak woodland on the western portion of Parcel 1 is impacted by improvements such as sewer connections or road improvements.

Mitigation Measures Item IV-1:

MM IV.1

If ground disturbance, vegetation thinning, or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused bird survey for nesting raptors and migratory bird nests shall be conducted by a qualified biologist within 7 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 500 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active passerine (i.e., songbird/perching bird) nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced with appropriate basis (e.g., shielding by vegetation or topography, etc.) on approval by the DRC in coordination with the California Department of Fish and Wildlife. The perimeter of the protected area shall be indicated by bright orange temporary fencing or perimeter-flagged with brightly-colored flags. No construction activities or personnel shall enter the protected area, except with the approval of the biologist. If tree removal is necessary, trees containing nests that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September through the end of January) or once a qualified avian biologist has determined that the young have fledged. Advance tree removal outside of the breeding season is permissible if all necessary entitlements have been obtained. If no active nests are found during the focused survey, no further mitigation will be required.

Mitigation Measures Item IV-2:

MM IV.2

Prior to approval of Improvement Plans, trees identified for removal, and/or trees with disturbance to their critical root zone, shall be mitigated through payment of in-lieu fees, as follows: A tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted (excluding foothill pine) or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

Mitigation Measures Item IV-3:

MM IV.3

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

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

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

V. CULTURAL RESOURCES – Would the project:

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

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

A Cultural Resources Records search was conducted on August 13, 2018 by Paul Rendes, Assistant Coordinator at the North Central Information Center. The search was conducted by searching California Historic Resources Information System maps for cultural resource site records and survey reports in Placer County within a ¼ mile radius of the proposed project area.

Review of this information indicated that there are no records on file at the Information Center that indicate that any cultural resources identified to date are within the project site. Outside of the project site, but within a one-quarter mile radius, no prehistoric period resources were found; however two (2) historic-period cultural resources have been discovered. As a result, the creation of two single family parcels would not result in significant impacts to any of these resources. The following standard condition of approval would be conditioned on the parcel map in the event of inadvertent discoveries of Cultural Resources during the construction phase.

Standard Condition of Approval:

The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

This impact is less than significant. No mitigation measures are required.

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
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Discussion Item VI-1:

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

Construction of the proposed project would be required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, a positive environmental impact, and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficiency lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment includes measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerate replacement/repower requirements, and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. 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 project area, this demand does not necessarily mean that the project would have an impact related to energy sources. A proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:

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 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. Result in substantial soil erosion or the loss of topsoil? (ESD)			X	
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	

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

Discussion Item VII-1, 6, 7:

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 Andregg coarse sandy loam (two to nine percent slopes) and Andregg coarse sandy loam, rocky, (two to 15 percent slopes). The Andregg coarse sandy loam (two to nine percent slopes) soil is a moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. It formed in residuum on low hills in the Loomis Basin. Permeability is moderately rapid, surface runoff is medium, and the hazard of erosion is moderate. The Andregg coarse sandy loam, rocky, (two to 15 percent slopes) soil is a moderately deep, gently rolling and rolling, well-drained soil underlain by weathered granitic bedrock. It is formed in residuum on low hills in the Loomis Basin. Permeability is moderately rapid. Surface runoff is medium, and the hazard of erosion is moderate. The identified soil constraints for the soil types include the depth to rock and rock outcrop. However, none of these limitations are significant.

The proposed project would result in the construction of one additional single family residence on a new parcel with associated infrastructure including a shared driveway and utilities. To construct the improvements proposed, disruption of soils on-site would occur, including excavation/compaction for home, roadway widening, driveways, and various utilities. The area of disturbance for these improvements is approximated at 13,000 square feet (0.3 acres) which is approximately 11 percent of the approximate 2.56 acre proposed project improvement area. The proposed project improvements would generally be at the same grade as the existing topography. Any required slopes would meet the Placer County maximum slopes. Also, any erosion potential would only occur during the short time of the construction of the improvements. Potential impacts to water quality would be minimal as the improvements are small in comparison to the overall acreage of the project site and the development would be required to comply with the 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 changes, and erosion are less than significant. No mitigation measures are required.

Discussion Item VII-2, 3, 8:

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

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

Discussion Item VII-4:

The proposed project would be served by public sewer, and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:

The California Department of Conservation has prepared a Preliminary Geologic Map of the Sacramento 30' X 60' Quadrangle, encompassing a portion of Placer County. The subject parcel is located on the late Jurassic Penryn Pluton (Jp). The plutonic basement rock is predominately granodiorite, a coarsely crystalline igneous rock that forms from magma below the biozone. Due to the great depth, it cannot contain fossils. Therefore, the impact would be less than significant to paleontological resources. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

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

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

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

De Minimis Level, and

- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO₂e per year.

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1, 2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant.

Environmental Health has reviewed a "Preliminary Endangerment Assessment Report", dated December 28, 2018, prepared by Horizon Environmental, Inc., for the project site. The report summarizes the results of soil sampling activities to evaluate the property for potential contamination related to past land use as an orchard. Soil sample results for lead, arsenic and organochlorine pesticides are below published screening levels. Therefore, no additional soil sampling related to past land use is required. No mitigation measures are required.

Discussion Item IX-3:

There are no existing or proposed school sites within one-quarter mile of the project site. Furthermore, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste

that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:

The 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:

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

Discussion Item IX-6:

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

Discussion Item IX-7:

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

X. HYDROLOGY & WATER QUALITY – Would the project:

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

c) risk release of pollutants due to project inundation? (ESD)				
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			X	

Discussion Item X-1:

This proposed project would not rely on groundwater wells as a potable water source. Potable water for the proposed project would be treated water from the Placer County Water Agency. The site did have a well which has since been properly destroyed under permit with Environmental Health due to the well not being potable. The proposed project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2, 6:

The proposed project would not utilize groundwater, nor would it substantially deplete groundwater supplies or interfere with groundwater recharge. There is an existing well on site that would be used for landscape irrigation only. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

Discussion Item X-3:

The proposed project would ultimately include the construction of one additional single family residential home along with roadway/driveway improvements. The additional home/road/driveway improvements would be located at or near the existing grade and would not significantly modify the existing runoff patterns of the site. The overall drainage patterns from the proposed ultimate construction would not be significantly changed. The proposed project would add approximately 9,000 square feet (0.2 acres) of impervious surfaces resulting in an eight percent increase as compared to the entire project area, approximately 2.56 acres. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. Therefore, the impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of drainage systems are less than significant. No mitigation measures are required.

Discussion Item X-4:

The area of disturbance for the ultimate proposed project improvements of one additional single family dwelling, driveways, and roadway improvements is approximately 0.3 acre as compared to the entire proposed project area, approximately 2.56 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 and a Stormwater Quality Plan would be required to reduce water quality impacts. Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant.

Discussion Item X-5:

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

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)				X

3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

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

The project proposes to subdivide a 2.43-acre parcel into two parcels consisting of 1.31 acres (Parcel 1) and 1.12 acres (Parcel 2). The subject property is zoned Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet (RS-AG-B-40). The site is currently developed with a single family residence. Surrounding parcels are also developed with single family residences. The proposed project would not divide an established community or create incompatible uses or land use conflicts. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. A significant environmental impact due to conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. No economic or social change that would cause a significant adverse physical change to the environment would occur. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

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

With respect to those deposits formed by mechanical concentration, deposits formed by hydrothermal processes and construction aggregate resources, the proposed project site and immediate vicinity are classified as Mineral Resource Zone 4 (MRZ-4), which denotes areas where available geologic information does not rule out the presence or absence of significant mineral resources. However, no known mineral resources exist on the proposed project site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	

2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)				X
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion Item XIII-1:

The proposed project would result in the creation of two single family residential parcels, each of which would have the rights to develop a single family residence and a secondary residence. If construction of a dwelling unit was to occur, an incremental increase in ambient noise levels in the vicinity of the proposed project would occur. However, the proposed project is not anticipated to exceed the standards established in the Placer County General Plan or noise ordinance. The Placer County General Plan requires day/night average sound levels not to exceed 60 decibels at residential lot boundaries or within outdoor activity areas. Standard residential construction requirements of the California Building Code typically result in an exterior-to-interior noise level reduction of approximately 25 decibels. Standard construction requirements would provide sufficient acoustic isolation to meet the 45 decibel Ldn noise level. No mitigation measures are required.

Discussion Item XIII-2:

The proposed project site is zoned Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet (RS-AG-B-40). The primary use in this zoning district is residential. Generation of excessive groundborne vibration or noise levels would not occur. Therefore, there is no impact.

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

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

Discussion Item XIV-2:

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

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

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

Discussion Item XV-1:

No new fire protection facilities are proposed as part of this proposed project. On February 7, 2018, South Placer Fire Protection District provided comments which included that the residential driveway must be a minimum of 12 feet in width and that a fire sprinkler system shall be installed in all new residences constructed on the project site (the shared common driveway/private road will be developed to a 20-foot width in accordance with Parcel Map standards) . Therefore, the impact is less than significant. No mitigation measures are required.

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

The proposed project would result in the creation of two residential lots. This increase would not result in an adverse effect to the Sheriff protection, schools, parks, and other public facilities. Access to the proposed project site is through an existing driveway located off of Eagle View Lane. No new road maintenance would be required. Therefore, there is no impact.

XVI. RECREATION:

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

Discussion Item XVI-1, 2:

There would be a negligible increase in the use of existing recreational areas in the surrounding area and the construction or expansion of an existing facility is not required as a result of the creation of two residential lots. Improvements and/or maintenance of these existing services are offset by the payment of park fees, as a part of the conditioning process. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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		Measures		
1. Conflict with a program, plan, ordinance or policy addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
5. 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		
6. 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		

Discussion Item XVII-1:

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

Discussion Item XVII-2:

The proposed project access to Parcels 1 and 2 is from an existing private road, Eagle View Lane, that accesses the County maintained Auburn Folsom Road. The access to Parcel 2 would remain in the location of the existing driveway accessing Eagle View Lane and would be improved to a 20 foot wide shared driveway standard to provide access to Parcel 1. The proposed project would include an improved Eagle View Lane encroachment onto Auburn Folsom Road and widening of Eagle View Lane to 24 feet for approximately the first 100 feet from Auburn Folsom Road toward the site as shown on the grading and demolition plan (Figure 3). The existing Eagle View Lane encroachment onto Auburn Folsom Road meets the County's minimum stopping sight distance standards. Therefore, this is a less than significant impact. No mitigation measures are required.

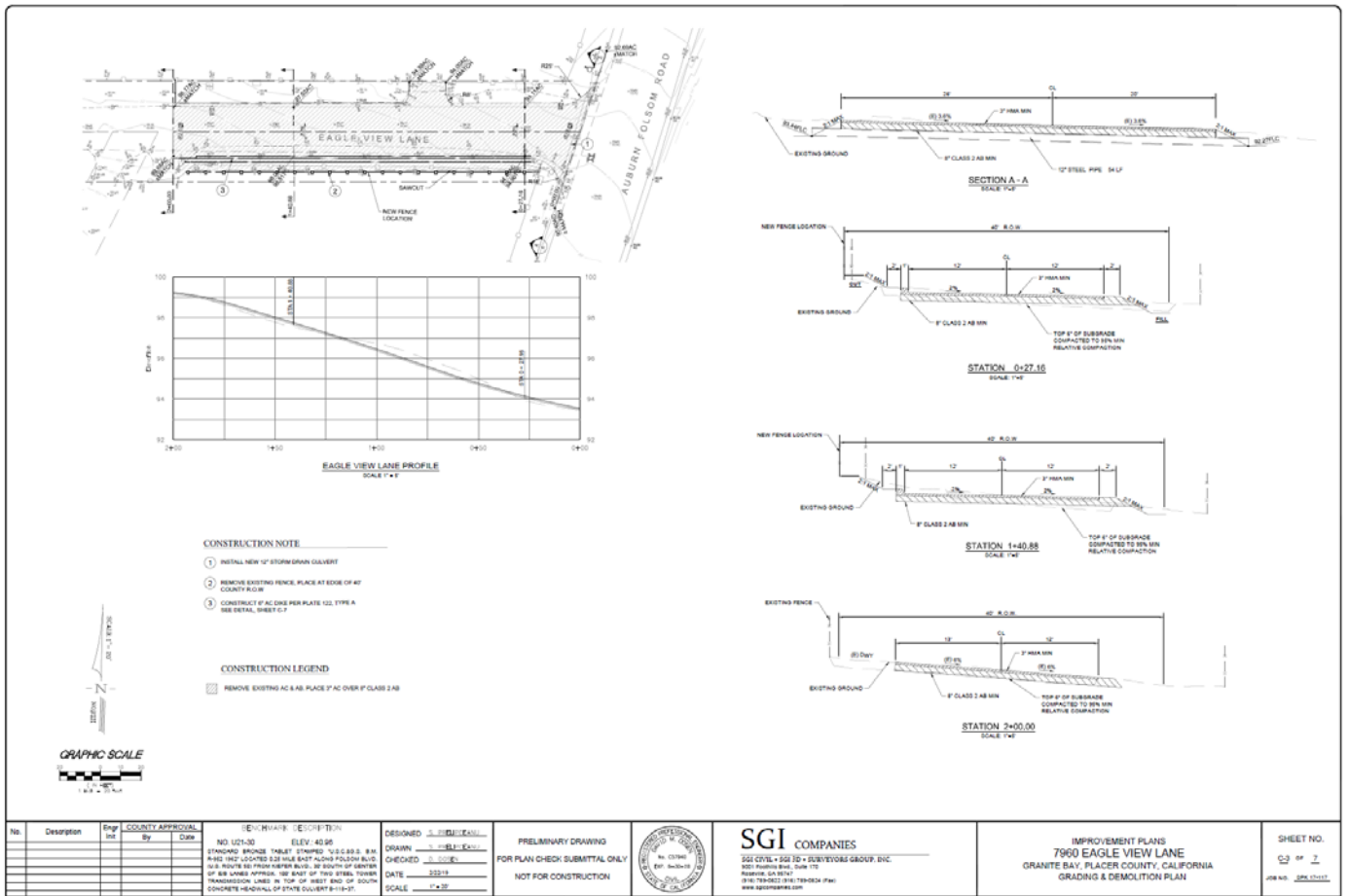


Figure 3- Grading and Demolition Plan

Discussion Item XVII-3:

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 XVII-4:

The Placer County Zoning Ordinance Section 17.54.060 requires two parking spots per dwelling unit. The proposed project site is currently developed with a single family residence with adequate parking capacity. In the event that the undeveloped parcel is developed, it would be reviewed for conformance with the parking standards outlined by the Placer County Zoning Ordinance. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5, 6:

This proposed project would ultimately result in the creation of one additional residential single family unit on a separate parcel. The proposed project would generate approximately one additional PM peak hour trips and approximately ten average daily trips. The proposed project traffic does 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.

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 XVII-5, 6 :

MM XVII.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 \$7,442 per single family residential unit. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees would change. The actual fees paid shall be those in effect at the time the payment occurs. **(DPW)**

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

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

Discussion Item XVIII-1, 2:

Per the provisions of Assembly Bill (AB) 52, County staff sent a letter to all tribes that have requested notification of new projects. At the time of preparation of this Initial Study, no traditionally and culturally affiliated tribes requested consultation under AB52.

The Cultural Resource Inventory prepared for the proposed project indicated that there are no records on file at the Information Center that indicate that any cultural resources identified to date are within the project site. Outside of the project site, but within a one-quarter mile radius, no prehistoric- period resources were found however, two (2) historic-period cultural resources have been discovered. As a result, the creation of two single family parcels would not result in significant impacts to any of these resources. However, a standard condition of approval, listed below and also included in the Cultural Resources discussion, has been incorporated into the proposed project in the event of inadvertent discoveries of Cultural Resources during the construction phase, to require notification of Planning Services Division and the Coroner (in the event of discovery of human bones). This impact is less than significant. No mitigation measures are required.

Standard Condition of Approval:

The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission

must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion Item XIX-1:

The project site is located in the Placer County Water Agency's service area and Sewer Maintenance District 2. The subject parcel currently utilizes a septic system. The septic system would be destroyed and a STEP system would be installed. Sewer lines would be constructed in the utility easement located on the western portion of the parcel. The construction associated with connection to a sewer line for two residential lots would be negligible. Storm water would be collected and conveyed in the existing drainage facilities or new culverts constructed under proposed driveways/roads. The existing system has the capacity to accept flows from the proposed project. No new significant storm water drainage facilities or expansion of existing facilities is required.

The proposed project would obtain water service from PCWA and an existing water line located within Eagle View Lane. PCWA has provided a will serve requirements letter and did not indicate any significant impacts. The proposed project would include construction of a new water meter and service line for the existing home on Parcel 2 while Parcel 1 would utilize the existing water meter and a new service line constructed for the future home. This is because PCWA's rules and regulations state that when a parcel presently served is divided, the existing meter shall be considered as belonging to the parcel of land which it directly enters and the new parcels shall require the installation of a new service. Impacts to water, storm water drainage, electric power, natural gas and telecommunication facilities would be marginal. Therefore, there is less than significant impact. No mitigation measures are required.

Discussion Item XIX-2:

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the 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. No mitigation measures are required.

Discussion Item XIX-3:

Both the new and the existing parcel would need to connect to the sewer facilities. The proposed project would obtain sewer service from Placer County Sewer Maintenance District (SMD) #2. The project includes construction of a sewer STEP system for each parcel. New sewer facilities would be located within proposed sewer easements on Parcel 1 and would connect to the existing sewer manhole within Eagle View Lane, as shown on the Tentative Parcel Map. The Placer County Department of Public Works Environmental Engineering Division has reviewed the proposed project and did not indicate any significant sewer impacts. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the proposed project’s solid waste disposal needs. No mitigation measures are required.

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

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

Discussion Item XX-1:

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

Discussion Item XX-2, 4:

The project site and surrounding area are designated as moderate fire severity zone. The project site and surrounding area is suburban in character. A majority of the site is developed with grasslands. Slopes on the site and surrounding area are marginal as the site is relatively flat and does not result in unique or unusual challenges to preventing or suppressing wildland fires. Furthermore, the relatively flat topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, there is no impact.

Discussion Item XX-3:

Upon development, the construction of a road to Placer County Land Development Manual Plate 100 Minor Land Division Road standard (a 20 foot wide paved road with 2 foot aggregate base shoulders on both sides) shall be constructed on Parcel 1. The road would begin at the existing pavement of Eagle View Lane and continue to proposed Parcel 2 (or until the shared access splits or for a minimum distance of approximately 80 feet). Then from the end of this on-site road, a 12 foot wide single-family residential gravel driveway would be constructed to proposed Parcel 2, along the existing access alignment. The driveway shall be capable of supporting a 75,000 pound vehicle load in order to support a fire truck. These requirements would be implemented as part of the conditioning process. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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


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

H. DETERMINATION – The Environmental Review Committee finds that:

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

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

Signature  Date September 10, 2019
 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	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
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Documents	<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	
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"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input checked="" type="checkbox"/> Vehicle Sight Distance Exhibits
		Environmental Health Services
	<input type="checkbox"/> Hydro-Geological Study	
	<input checked="" type="checkbox"/> Phase I Environmental Site Assessment	
	<input type="checkbox"/> Soils Screening	
	<input checked="" type="checkbox"/> Preliminary Endangerment Assessment	
	<input type="checkbox"/>	
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment

		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>