



**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:** Bella Tuscany Minor Land Division (PLN19-00272)

**PROJECT DESCRIPTION:** Subdivision of a 13.4-acre parcel (Parcel 2 of the Bella Tuscany subdivision, filed in Book 35 of parcel maps Page 149) into three parcels consisting of 5.9 acres (Lot A), 3.3 acres (Lot B), and 4.2 acres (Lot C).

**PROJECT LOCATION:** La Dolce Vita Place, Auburn, Placer County

**APPLICANT:** Kurt Sandhoff, Our Gang Enterprises, LLC

The comment period for this document closes on November 30, 2020. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

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

A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter, and at the County Clerk/Recorder's office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on October 30, 2020



**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**

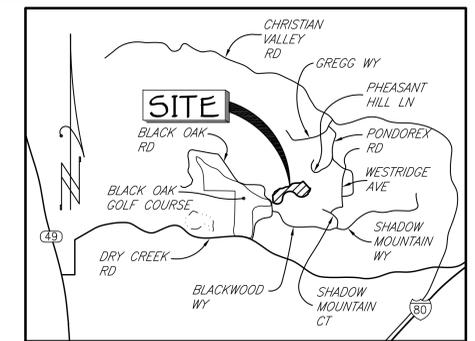
<b>Title:</b> Bella Tuscany Minor Land Division	<b>Project #</b> PLN19-00272
<b>Description:</b> Subdivision of a 13.4-acre parcel (Parcel 2 of the Bella Tuscany subdivision, filed in Book 35 of parcel maps Page 149) into three parcels consisting of 5.9 acres (Lot A), 3.3 acres (Lot B), and 4.2 acres (Lot C).	
<b>Location:</b> La Dolce Vita Place, Auburn, <b>Placer County</b>	
<b>Project Owner:</b> La Vita Dolce, LLC	
<b>Project Applicant:</b> Kurt Sandhoff, Our Gang Enterprises, LLC	
<b>County Contact Person:</b> Shirlee I. Herrington	530-745-3132

**PUBLIC NOTICE**

The comment period for this document closes on **November 30, 2020**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), Community Development Resource Agency public counter, and at the Placer County Clerk/Recorder's office. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

**TENTATIVE SUBDIVISION MAP**  
**BELLA TUSCANY**  
 BEING PARCEL 2 OF 35 PM 149  
 PLACER COUNTY STATE OF CALIFORNIA  
 AUGUST, 2019  
 REVISED JANUARY, 2020  
 REVISED MARCH, 2020



**VICINITY MAP**  
 NO SCALE

**OWNER:**  
 BELLA TUSCANY, LLC  
 3032 THUNDER VALLEY COURT, SUITE 208  
 LINCOLN, CA 95648  
 PH. (916) 543-9401

**APPLICANT/DEVELOPER:**  
 OUR GANG ENTERPRISES, LLC  
 904 DRUMMOND AVENUE  
 DAVIS, CA 95618  
 PH. (530) 305-5641  
 EMAIL: KURTSANDHOFF@GMAIL.COM

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

**ASSESSOR'S PARCEL NUMBER:**  
 076-220-089

**ACREAGE:**  
 13.93±

**EXISTING USE:**  
 VACANT

**PROPOSED USE:**  
 SINGLE FAMILY

**EXISTING ZONING:**  
 RA

**PROPOSED ZONING:**  
 RA

**LOT SIZE:**  
 AS SHOWN, 2.5 ACRE MINIMUM

**PROPOSED IMPROVEMENTS:**  
 COUNTY OF PLACER

**SEWER:**  
 SEPTIC - BY EACH PARCEL OWNER

**WATER SUPPLY:**  
 PLACER COUNTY WATER AGENCY

**DRAINAGE:**  
 COUNTY OF PLACER

**FIRE PROTECTION:**  
 PLACER COUNTY FPD (CSA 28 ZONE 193)

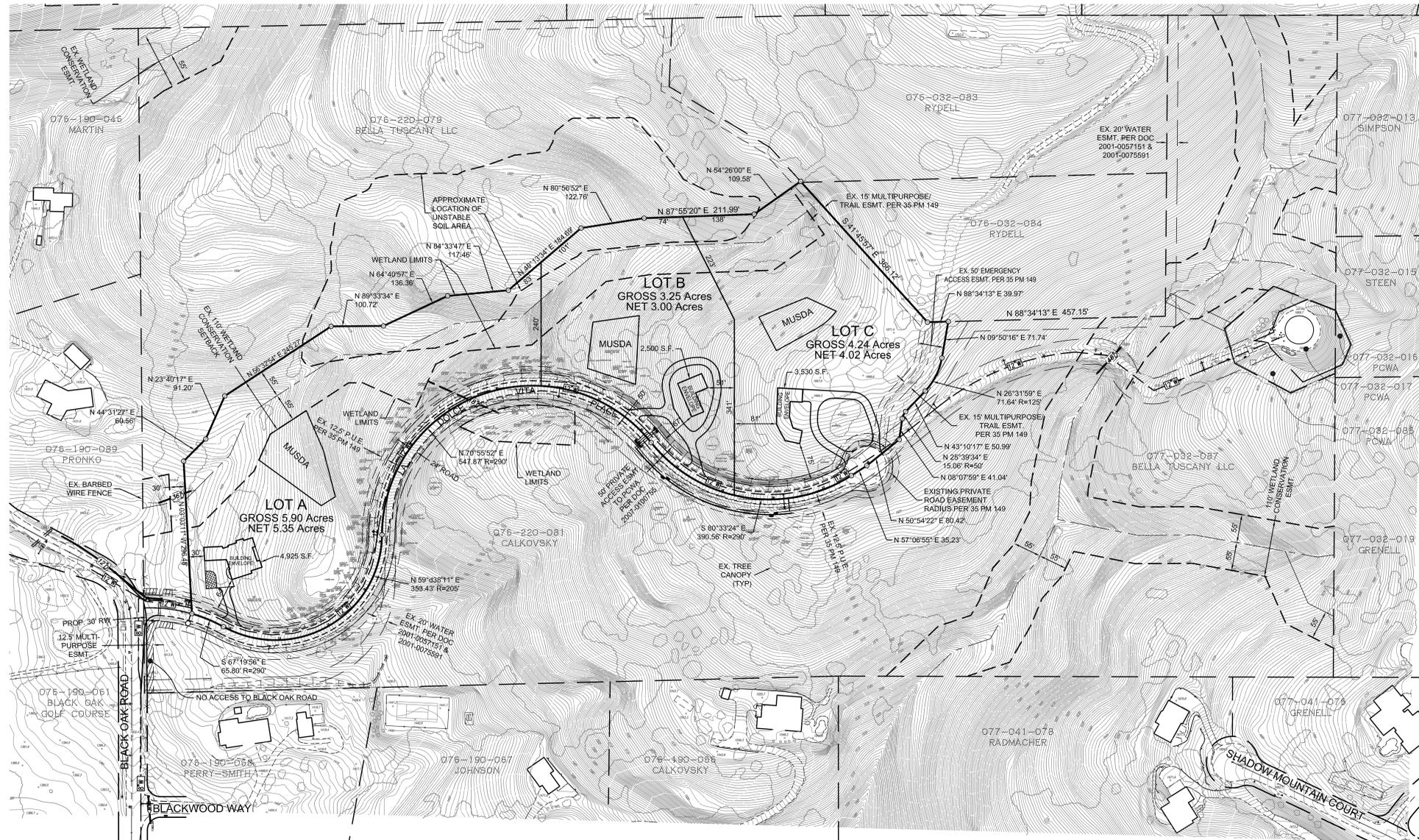
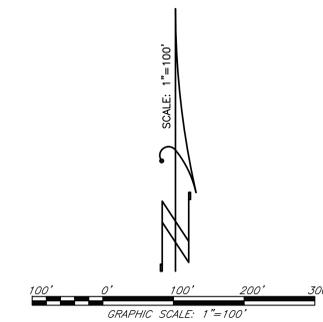
**TELEPHONE SERVICE:**  
 A.T. & T

**ELECTRICAL SERVICE:**  
 PG & E

**GAS SUPPLY:**  
 PROPANE

**SCHOOL DISTRICT:**  
 HIGH SCHOOL: PLACER UNION HIGH SCHOOL DISTRICT  
 ELEMENTARY SCHOOL: PLACER HILLS UNION SCHOOL DISTRICT

**PARK DISTRICT:**  
 PLACER COUNTY PARKS AND GROUNDS DIVISION



- NOTES:**
- DOCUMENT RECORDED IN 2010-00280821-00 IS SHOWN IN THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE CO. IS NOT PLOTTABLE
  - THIS MAP ACCURATELY CONFORMS TO SECTION 16.20 OF THE PLACER COUNTY CODE

**LEGEND**

- EX. STORM DRAIN PIPE
- EX. WATER MAIN
- EX. FIRE HYDRANT
- EX. OVERHEAD UTILITY & POLES
- MINIMUM USABLE SEWAGE DISPOSAL AREA

**TENTATIVE MAP STATEMENT**

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE CO., ORDER NO. 428164-NCS, DATED AUGUST 11, 2017. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

LISA B. MATTOS P.E. 44852      DATE

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



**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: Bella Tuscany Minor Land Division	Project # PLN19-00272
Entitlement(s): Minor Land Division	
Site Area: 13.4 acres	APN: 076-220-080-000
Location: La Dolce Vita Place, Auburn, Placer County	

**A. BACKGROUND:**

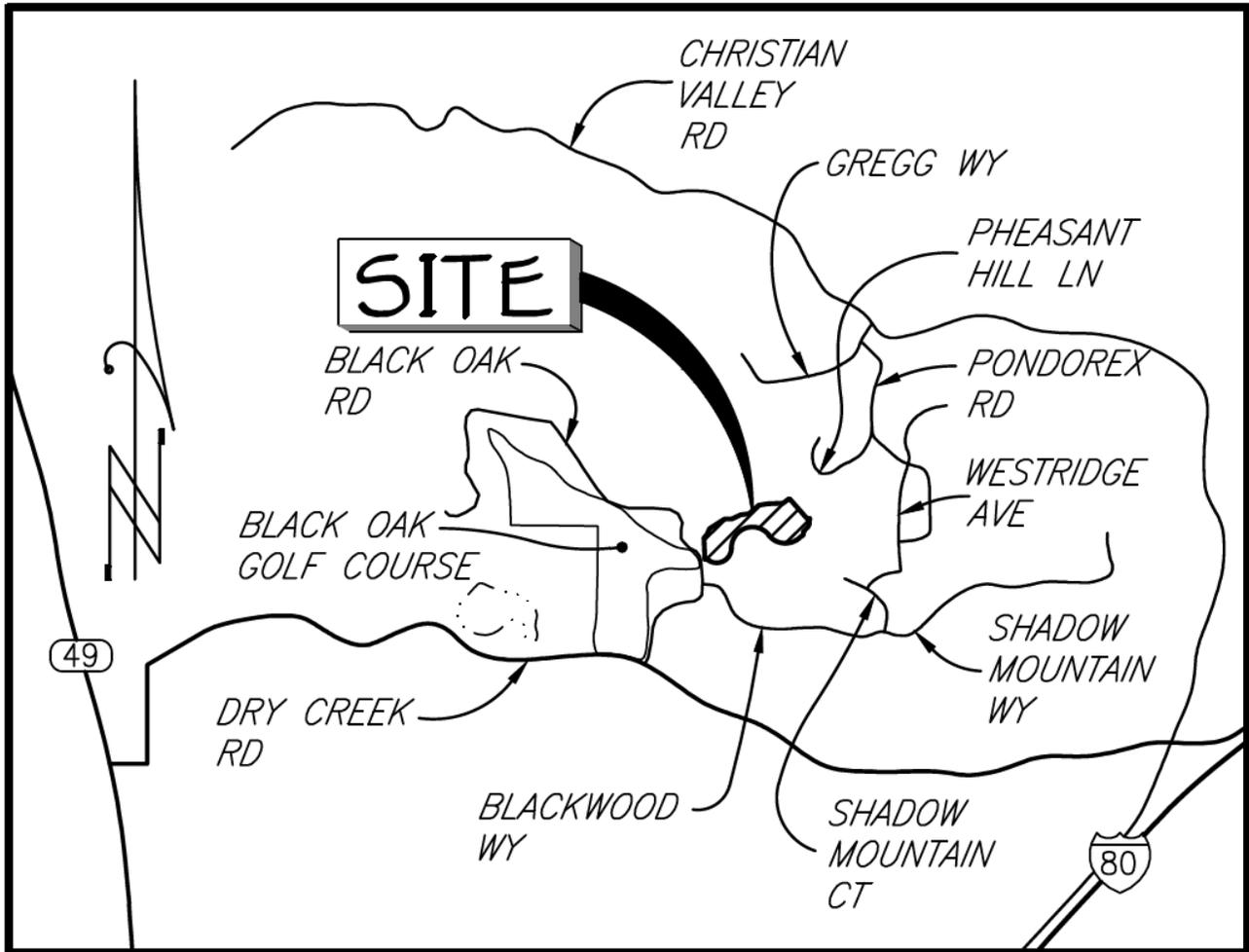
**Project Description:**

The project proposes to subdivide a 13.4-acre parcel (Parcel 2 of the Bella Tuscany subdivision, filed in Book 35 of parcel maps Page 149) into three parcels consisting of 5.9 acres (Lot A), 3.3 acres (Lot B), and 4.2 acres (Lot C). The property is located on La Dolce Vita Place, which is off of Black Oak Road in the Auburn area. Access for each parcel would be provided from La Dolce Vita Place, a paved 24-foot wide private road. La Dolce Vita Place includes an unpaved gravel road extending further to the east to provide maintenance access to an off-site water storage tank owned by Placer County Water Agency (PCWA). Each lot would have individual on-site septic disposal systems and would connect to PCWA for domestic water service. All development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

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

The 13.4-acre parcel is zoned RA-B-100-AO PD = 0.44 (Residential Agriculture, combining minimum lot size of 100,000 square feet, combining Aircraft Overflight, combining Planned Residential Development with a maximum of 0.44 units per acre). The proposed project site is within the Auburn/Bowman Community Plan area and is designated Rural Residential, 2.3-4.6-acre minimum. Rural single-family residences are located to the north, east, and south of the proposed project site, and a golf course is located to the west of the proposed project site.

The topography of the proposed project site is moderately sloping to steeply sloping in some areas, with elevations ranging from 1,700 feet to 1,400 feet above mean sea level. Vegetation on the site consists of a mix of grasslands and oak woodlands. There are approximately 0.04 acre of wetlands that exist on the site. These wetlands are solely comprised of intermittent drainages that occur primarily along the northern boundary of the proposed project site.



## VICINITY MAP

NO SCALE

**B. Environmental Setting:**

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100-AO PD=0.44 (Residential Agriculture, combining minimum lot size of 100,000 square feet, combining Aircraft Overflight, combining Planned Residential Development with a maximum of 0.44 units per acre)	Rural Residential 2.3-4.6 acre minimum	Undeveloped
North	Same as project site	Same as project site	Undeveloped
South	Same as project site	Same as project site	Undeveloped
East	Same as project site	Same as project site	Undeveloped

West	RA-B-100-AO (Residential Agriculture, combining minimum lot size of 100,000 square feet, combining Aircraft Overflight) and O-AO (Open Space, combining Aircraft Overflight)	Rural Residential 2.3-4.6 acre minimum, Open Space	Single-family Residential and Golf Course
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**C. NATIVE AMERICAN TRIBES:** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

*Pursuant to Assembly Bill 52, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on September 18, 2019. A letter from the United Auburn Indian Community (UAIC) requesting consultation was received on October 2, 2019. UAIC requested copies of any records and/or searches prepared for the project which were provided, and consultation was closed on July 14, 2020, with the inclusion of mitigation measures for Inadvertent Discoveries.*

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

#### **D. PREVIOUS ENVIRONMENTAL DOCUMENT:**

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

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

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

- ➔ Placer County General Plan EIR
- ➔ Auburn/Bowman Community Plan EIR

#### **E. EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.

- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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

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

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

The subject property is not located within a scenic vista or a state scenic highway and as a result, would not have an adverse effect on scenic resources. Therefore, there are no impacts.

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

The subject property is approximately 13.4 acres and is undeveloped. The proposed project would create three buildable residential parcels. Construction of the three single-family residences would have the potential to degrade the visual character or quality of the site and create a new source of light or glare. However, the subject property is located in a rural area that consists of parcels ranging in size from approximately 2.5 and 11.5 acres, which are developed with single-family residences. The additional light or glare created by the new residences would be considered negligible. While the construction of a new residence would modify the visual character and quality of each of the proposed parcels, the construction would be consistent with surrounding development, and such a change is considered less than significant considering the location of the parcels within an existing rural, residential area and because the parcel is zoned for residential development. 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 considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. The subject property is located within a rural residential area, with the majority of surrounding properties developed with single-family residences. While the Residential Agriculture zoning does allow for some agricultural uses, there are no agricultural operations located on or immediately adjacent to the subject property that would require a land use buffer. In addition, the proposed project would not conflict with the existing zoning for Forest land for an agricultural use, and none of the surrounding properties are enrolled in a Williamson Act contract. Finally, the proposed project would not result in changes to the environment that would result in the loss or conversion of Farm or Forest land. Therefore, there is no impact.

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

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

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

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). The proposed project requests approval of a Tentative Parcel Map to subdivide a 13.4-acre parcel into three single family parcels consisting of 5.9 acres (Lot A), 3.3 acres (Lot B), and 4.2 acres (Lot C), with a private road for access. The existing parcel is currently undeveloped. Construction would include grading and paving operations for road improvements, as well as utility construction. An estimated 600 cubic yards (200 cubic yards per lot) of material will be graded for driveway and other improvements within the building envelopes. The project would also result in the estimated removal of 17 trees.

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

**PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS**

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

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

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

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

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 225—Wood Burning Applications. Limits emissions of particulate matter entering the atmosphere from the operation of a wood burning appliance.
- 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 proposed three additional parcels would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

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

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

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

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

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

#### Discussion Item III-4:

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

#### IV. BIOLOGICAL RESOURCES – Would the project:

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

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

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

A Wetlands and Biological Resources Assessment was prepared for the proposed project by Barnett Environmental in December 2019 and is an update to the Assessment prepared in 2014 for the Minor Land Division (PMLD 20140183) that created the resultant parcel (Parcel 2 of the Bella Tuscany subdivision, filed in Book 35 of parcel maps Page 149). The assessment is the result of a field study and records searches obtained from the California Department of Fish and Wildlife Natural Diversity Database, (CNDDDB), the U.S. Fish and Wildlife Service, and the California Native Plant Society. The field survey was conducted by Barnett biologists on November 26, 2019 to characterize existing conditions and to assess the potential for sensitive plant and wildlife resources to occur. During the field assessment, plants and animals observed were documented, and habitat types were determined.

The property is moderately sloping to steeply sloping in some areas, with elevations ranging from 1,400 feet to 1,700 feet above mean sea level. Oak woodland vegetation covers the south and west facing slopes of the Bella Tuscany property. Interior live oak and blue oak dominate these areas, while other common foothill trees such as California buckeye, ponderosa pine, foothill pine and valley oak add diversity to the woodland canopy. Common foothill shrubs in combination with native vines are part of the woodland community. Woodland clearings include annual grasslands.

The property includes 0.161 acre of wetlands that are comprised mainly of intermittent drainages. There is a 110-foot wide wetland conservation setback for the intermittent drainage that runs along the northern boundaries of Lots A, B, and C.

Special-Status Plants

There is one special-status species with a low potential for occurrence:

- **Big-scale balsamroot** (*Balsamorhiza macrolepis* var. *macrolepis*), is a herbaceous perennial member of the sunflower family (Asteraceae). It has no state or federal status, but it is on the CNPS List 1B. This species has large yellow flowering heads and leaves that arise from the ground. It differs, in part, from other balsamroots by having coarsely serrate leaves. It blooms from March to June at elevations ranging from 90 to 1,400 meters in a variety of habitats including chaparral, cismontane woodland and valley and foothill grasslands, often on serpentine soil substrates. The species is threatened primarily by grazing. This species was not observed during the May or August surveys conducted in 2014 or the November 2019 survey. No impacts to this species are anticipated and no mitigation is warranted.

There is one special-status species with a moderate potential for occurrence:

- **Brandegees clarkia** (*Clarkia biloba* ssp. *brandegeae*), is an erect annual member of the evening primrose family (Onagraceae). It has no state or federal status, but it is on the CNPS List 1B. Brandegees clarkia differs from similar species by having pendant buds, notched petals, and eight stamens. It can be found in oak woodlands in the Sierra foothills from Butte County to El Dorado County. Its common name, farewell-to-spring, suggests its late blooming period, usually from May to July at elevations ranging from 73 to 915 meters. It is threatened by road maintenance and fire suppression. This species was not observed during the June 2008 floristic survey or during the May or August surveys conducted in 2014 or the November 2019 survey.

Special-Status Wildlife

There are two special-status wildlife species with a moderate potential for occurrence. Those wildlife species are:

- **Cooper's hawk** (*Accipiter cooperii*), is a breeding resident throughout most of the wooded portion of the state, using dense stands of live oak, riparian deciduous, or other forested habitats near water most frequently. They usually nest in crotches of deciduous trees between 10 and 80 feet above the ground and tend to frequent landscapes where woody areas occur in patches and groves, where they often use the woodland edges with snags for perching to hunt. They breed from March through August and usually produce

a single clutch of 2 to 6 young. Though this species could occur on the proposed project site, no Cooper's hawk were observed on or over the proposed project site during the 2014 surveys or the November 2019 survey.

- **White-tailed kite** (*Elanus leucurus*), is an uncommon to locally fairly common resident and is found in grassy foothill slopes interspersed with oaks (including interior live oak, agricultural areas, and marshy bottomlands). They generally forage in undisturbed open grasslands, farmlands, meadows, and emergent wetlands, in areas with a high prey base. Nest trees range from single isolated trees to trees within larger stands. Nests are constructed near the top of a dense oak, willow or other tall tree from 20 to 100 ft above ground. Breeding takes place from February to October, with peak activity from May to August. Incubation lasts between 28 and 30 days, with young usually fledging by October. Though this species could occur on the proposed project site, no white-tailed kites were observed on or over the proposed project site during 2014 surveys or the November 2019 survey.

There is one special-status wildlife species with a low potential for occurrence. Those wildlife species are:

- **Valley elderberry longhorn beetle** (*Desmocerus californicus dimorphus*), is listed as threatened by the U.S. Fish and Wildlife Service. Live blue elderberry shrubs (*Sambucus mexicana*) are this borer's exclusive host plant. Elderberry shrubs are primarily associated with riparian corridors and moist oak woodlands at elevations below 2,500 feet. Exit holes made by the emerging adults are distinctive small oval openings (approx. ¼-inch width). Adults eat elderberry foliage until about June when they mate. Females lay eggs in crevices in the bark before dying a short time later. Upon hatching, the larvae then begin to tunnel into the tree where they spend 1 to 2 years eating the interior wood, which is their sole food source. A total of two elderberry shrubs which are located on the proposed project site were assessed during 2014 surveys and re-assessed in 2019. These shrubs are in substandard condition, have not appreciably changed in size since 2014 and none of these stems contain indicative holes belying current (or even previous) use by the beetle. Therefore no impacts are anticipated and no mitigation is warranted.

With the following mitigation measures, potential impacts to Cooper's Hawk and White-tailed Kite as well as other nesting bird species, and Brandegee's Clarkia would be reduced to a less than significant level.

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

MM IV.1

Avoid and reduce impacts to nesting raptors and other birds of prey, including Cooper's Hawk and White-tailed Kite:

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

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

MM IV.2

Prior to Improvement Plan approval, a focused survey shall be performed by a qualified botanist in order to determine

the presence or absence of the Brandegees Clarkia. Furthermore, should additional plants having the potential to occur on-site be given special-status in the future, the qualified botanist shall also determine the presence/absence of such species. The survey(s) shall be conducted during bloom period (May through July). If Brandegees Clarkia are not found to be present during the focused survey(s), then no further action is required. The results of the focused surveys shall be submitted to the Placer County Community Development Resource Agency.

If any Brandegees Clarkia are found, a mitigation plan shall be prepared in consultation with the Placer County Community Development Resource Agency. The plan shall detail appropriate mitigation approaches to ensure no net loss of the special-status plant(s). Mitigation could include, but would not be limited to, avoidance of the plant species, salvage of plant materials where possible, acquisition of credits at an approved mitigation bank, or acquisition and preservation of property that supports the plant species.

**Discussion Item IV-3:**

The Biological Resources Assessment prepared for the proposed project site determined that the proposed project site contains a total of 0.161 acre of “other waters of the United States”. These wetlands are solely comprised of intermittent drainages, their small tributaries and ponded areas upstream of road culverts and an earthen dam. In addition to the intermittent drainages, there is one ponded area located on the upstream side of a culvert located under the existing road. There is a 50-foot wide wetland conservation setback from the intermittent drainage that runs along the northern boundaries of Lots A, B, and C.

Based on the design of the proposed minor land division and the mapped wetlands exhibit, it is possible that the residential development under the proposed project could negatively impact the onsite wetlands. To ensure that any impacts to the wetlands are less than significant, the following mitigation measures would be required. With the following mitigation measure, potential impacts would be reduced to a less than significant level.

**Mitigation Measures Item IV-3:**

MM IV.3

The Information Sheet submitted with the Final Parcel Map shall depict the locations of aquatic resources including a 50-foot setback from the edge of such resources and shall include a note with the following statement:

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

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

An Arborist Report and Tree Inventory was prepared by California Tree and Landscaping Consulting, Inc. on March 20, 2020. The report inventoried and evaluated protected trees on or immediately adjacent to the proposed project site. The report is based on a field survey conducted in November and December 2019 and inventories all existing native trees 6 inches DBH (diameter breast height) or greater within the proposed improvement areas. Based on the Report, a total of 17 oak trees would be removed, four of which have a DBH greater than 24 inches and are therefore considered significant, and a total of 15 oak trees would be moderately to critically impacted due to proposed grading and earthwork on the proposed project site.

In addition, a Habitat Impact Exhibit prepared on July 23, 2020, shows that approximately 2.5 acres of oak woodland conversion (Lot A – 0.67 acre, Lot B – 0.79 acre, and Lot C – 1.06 acres) could occur both directly and indirectly at full buildout of the lots. The analysis includes a surrounding 50-foot buffer for all three lots.

Impacts to native trees from development of the proposed project would conflict with the Placer County Tree Preservation Ordinance and would have a substantial environmental effect from the conversion of oak woodlands to a residential use. However, with implementation of the following mitigation measures, potential impacts would be reduced to less than significant.

**Mitigation Measures Item IV-5, 8:**

MM IV.4

The Information Sheet submitted with the Final Parcel Map shall depict the locations and identify the quantity of acreage of oak woodland acreage conversion that could occur directly and indirectly at full buildout of each of the lots

(Lot A – 0.67 acre, Lot B – 0.79 acre, and Lot C – 1.06 acres).

Prior to issuance of a Building Permit on Lots A, B, and C for future single-family residences, the applicant shall mitigate for the loss of an estimated 2.5 acres of oak woodlands through one, or a combination of the following, subject to Planning Services Division approval, consistent with the requirements of CEQA Section 21083.4:

- i. Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance - Replacement Programs and Penalties. These fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. The current mitigation fee is \$24,000 per acre of oak woodland impacted. The actual fee to be paid shall be that in effect at the time of permit issuance.
- ii. Purchase off-site conservation easements at an in-county location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.
- iii. Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.
- iv. Single trunk trees within the project impact area that are greater than 24 inches diameter at breast height (dbh) shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches dbh shall not be included in this calculation.

**MM IV.5**

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

**MM IV.6**

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

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

**Discussion Item IV-6:**

Placer County does not currently have an active Habitat Conservation Plan. However, the Placer County Conservation Program (HCP/NCCP), County Aquatic Resources Program, Cultural Resources Management Plan, and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 1, 2020. The South Placer Regional Transportation Authority also adopted the PCCP on September 23, 2020. The City of Lincoln, Placer County Water Agency, and state and federal wildlife and regulatory agencies are anticipated to adopt and issue permits allowing the program to be fully implemented in the Fall of 2020. The PCCP does not apply to the subject property since it is located in the B2 portion of the PCCP area. The B2 plan area only applies to Placer County Water Agency (PCWA) O&M projects. Therefore, there is no impact.

**V. CULTURAL RESOURCES – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. 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 records search through the North Central Information Center (NCIC) was conducted by ECORP Consulting, Inc. (ECORP) on December 6, 2019. The results of the NCIC search indicated that 11 previous cultural resources studies have been conducted within 0.5 mile of the property, with one study covering the proposed project area. These studies revealed the presence of one multicomponent site and seven historic aged resources. The records search also determined that eight previously recorded pre-contact and historic-period cultural resources are located within 0.5 mile of the Proposed project Area. However, none of these resources are located within the proposed project site. Due to the presence of resources within 0.5 mile of the proposed project site, there is potential for cultural resources to be identified in the proposed project area. A records search through the Native American Heritage Commission (NAHC) of the Sacred Lands File (SLF) on December 12, 2019 by ECORP indicated positive results.

No human remains are known to be buried at the proposed project site. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered artifacts or human remains.

However, with the following mitigation measure, potential impacts would be reduced to a less than significant level.

**Mitigation Measures Item V-1, 2, 3, 4, 5:**MM V.1

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

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

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

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

#### VI. ENERGY – Would the project:

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

#### Discussion Item VI-1:

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

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

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

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

#### Discussion Item VI-2:

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

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

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

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

The proposed project site is made up of an approximately 13.4 acre undeveloped parcel proposed to be divided into 3 Lots consisting of Lot A (approximately 5.9 acres), Lot B (approximately 3.3 acres), and Lot C (approximately 4.2 acres). The parcels are steeply sloped and surrounded by residential development.

The Natural Resource Conservation Service Web Soil Survey identifies the predominant soil types on the site as Boomer-Rock outcrop complex, five to 50 percent slopes and Auburn Sobrante Rock outcrop complex, two to 30 percent slopes.

The Boomer-Rock outcrop is located along the entire portion of Lots B, C, and half of Parcel A where the driveway improvements and house pads are proposed. This soil is deep gently rolling to steep, well-drained soil underlain by Metabasic Bedrock. The permeability is moderately slow and surface runoff is medium or rapid. The hazard of erosion is moderate to high. The major limitations to urban use are the moderately slow permeability of the subsoil, the shrink-swell potential, the slope, rock outcrop, and the limited ability to support a load.

The Auburn Sobrante Rock outcrop complex is located along the western property line of Lot A where the house pad and driveway improvements are proposed. This soil is undulating to hilly soil on rock side slopes of metamorphic rock foothills. The Auburn soil is shallow and the Sobrante is moderately deep. Both are well-drained, with moderate permeability, surface run-off is medium to rapid, and the hazard of erosion is slight to high. The rock outcropping is hard metamorphic rock with rapid surface runoff and no erosion hazard. The major limitation to urban use are rock out-crop, the depth to rock, and the slope.

The proposed project proposal would result in the construction of three additional single-family residences on three lots with associated infrastructure including driveways, and septic systems. There is an existing private road that was constructed by a previous parcel map that would provide acceptable access to the proposed lots without further improvement. To construct the improvements proposed, disruption of soils on-site would occur, including

excavation/compaction for homes, driveways and various utilities. Approximately 250 cubic yards of on-site material would be used to construct the required building pads and driveway improvement per lot. The area of disturbance for these improvements is estimated at 26,000 square feet (0.6 acre) which is approximately 4.5 percent of the approximate 13.4-acre site. Any required slopes would meet the Placer County maximum allowable slope of 2:1. Also, any erosion potential would only occur during the short time of construction of the improvements. Potential impacts to water quality would be minimal and the development would be required to comply with the Placer County Stormwater Quality Ordinance to address effective erosion and sediment control Best Management Practices (BMPs). The proposed project would be constructed in compliance with the Placer County Grading Ordinance and would obtain grading permits as necessary to address grading issues. The future residential units would be constructed in compliance with the California Building Code, which include standards for the potential for expansive soils. Therefore, impacts to soil erosion, expansive soils, soil disruptions, and topography changes are less than significant. No mitigation measures are required.

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

This proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. However, there is an area along the northern portions of the proposed Lots that has been previously identified as an area of unstable soil. This limits of this area was recorded on the previous parcel map and the same limits would be recorded on this proposed parcel map as well. No development would be permitted within the limits of the unstable soil area. Soils on the remaining portion of the site indicate that they are capable of supporting residential structures and circulation improvements. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. The soil survey does not identify other significant limitations 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 proposed project as a low severity earthquake zone. The proposed project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future residential units would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, impacts of unstable soil and geologic/seismic hazards are less than significant. No mitigation measures are required.

**Discussion Item VII-4:**

The proposed project would result in the construction of new on-site sewage disposal systems. Soils testing has been conducted by a qualified consultant and reports were provided which show the type of septic systems will be required to adequately treat the sewage effluent. Thus, the impacts from these septic systems are considered to be less than significant. No mitigation measures are required.

**Discussion Item VII-5:**

A Paleontological Resources Report that was prepared for the proposed project by ECORP Consulting on December 13, 2019 included a paleontological records search conducted by the Natural History Museum of Los Angeles County (NHM). The results of the paleontological records search indicated no recorded fossil sites within the proposed project boundaries. The records search determined that the entirety of the proposed project Area is underlain by bedrock composed of metamorphic rock that would not contain recognizable fossils. In addition, since the entire Proposed project Area has exposures and bedrock composed exclusively of metamorphic rocks, any earth movement work or excavation resulting from construction in the Proposed project Area would not encounter any recognizable fossils. Therefore, there is no impact.

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

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of residential and accessory buildings, along with the construction of associated utilities and roadways.

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO<sub>2</sub>e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO<sub>2</sub>e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO<sub>2</sub>e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO<sub>2</sub>e/yr represents an emissions level which can be considered 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 CO<sub>2</sub>e per year for the construction and operational phases of land use projects as well as the stationary source projects
- 2) Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO<sub>2</sub>e per year.

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

**IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:**

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

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)			X	
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

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

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

Environmental Health has reviewed a "Phase I Environmental Site Assessment", prepared by Pinnacle Environmental, Inc. for the proposed project site. The report summarizes the results of the site investigation which did not identify public health concerns. Therefore, no additional analysis 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. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

**Discussion Item IX-4:**

The 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 located within the Auburn Municipal Airport Land Use Compatibility Plan (ALUCP) and is approximately 0.91 mile northeast of the Auburn Municipal Airport. The parcel is located in Compatibility Zone C2, which the ALUCP indicates encompasses areas routinely overflowed by aircraft approaching and departing the airport, but less frequently and at higher altitudes than the areas within the C2 Compatibility Zone. The Placer County Airport Land Use Commission has reviewed the proposed project and indicates the proposed project is located outside of the airport's 55 CNEL noise contour and is consistent with the ALUCP noise provisions. The Commission further states the C2 zone places no limits on residential density and the proposed project is consistent with ALUCP safety provisions. No mitigation measures are required.

**Discussion Item IX-6:**

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

**Discussion Item IX-7:**

The proposed project site is located within an area determined by CalFire to be at moderate risk for wildland fires

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

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

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

**Discussion Item X-1:**

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

**Discussion Item X-2:**

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

**Discussion Item X-3:**

The proposed project would ultimately include the construction of three additional single family residential homes along with driveway improvements. Access to the additional homes is provided off of an existing road which has

previously been constructed to a width of 24 feet. Roadway drainage is currently collected via AC dikes and/or drainage inlets while drainage in cut/fill areas would drain via sheet flow over the naturally occurring drainage path. While grading would be required for each lot, the changes in grade are not significant enough to change the overall drainage pattern of the site. Drainage would ultimately continue to flow toward Black Oak Road to the west of the proposed lots. The drainage patterns from the proposed construction would not be significantly changed.

The proposed project would add approximately 18,000 square feet (0.4 acre) of impervious surfaces resulting in an approximate 3.0 percent increase as compared to the entire approximate 13.4-acre project area. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. No mitigation measures are required.

**Discussion Item X-4:**

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 address water quality impacts. The proposed improvements would not create runoff that would substantially increase pollutants or significantly degrade long term surface water quality beyond the existing conditions. Therefore, the impact of substantially increasing polluted runoff or substantially degrading surface water quality is less than significant. No mitigation measures are required.

**Discussion Item X-5:**

The ultimate proposed project improvements are not located within a FEMA or local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. Therefore, there are less than significant impacts of/to flood flows and exposing people or structures to flooding risk. No mitigation measures are required.

**Discussion Item X-6:**

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

**XI. LAND USE & PLANNING – Would the project:**

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

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

The project proposes to subdivide a 13.4-acre parcel (Parcel 2 of the Bella Tuscan subdivision, filed in Book 35 of parcel maps Page 149) into three parcels consisting of 5.9 acres (Lot A), 3.3 acres (Lot B), and 4.2 acres (Lot C). The parcel is zoned RA-B-100-AO PD = 0.44 (Residential Agriculture, combining minimum lot size of 100,000 square feet, combining Aircraft Overflight, combining Planned Residential Development with a maximum of 0.44 units per acre). The proposed project site is within the Auburn/Bowman Community Plan area and is designated Rural Residential, 2.3-4.6-acre minimum. Rural single-family residences are located to the north, east, and south of the proposed project site, and a golf course is located to the west of the proposed project site. The proposed project is consistent with the Zoning, Auburn Bowman Community Plan and the Placer County General Plan, surrounding residential uses, and would not divide an established community. The proposed project would not cause economic

or social changes that would result in adverse physical changes to the environment. Therefore, the proposed project would have no impacts related to land use and planning. Therefore, there is no impact.

**Discussion Item XI-2:**

The proposed project includes the subdivision of an approximately 13.4-acre property into three lots: Lot A (approximately 5.9 acres), Lot B (approximately 3.3 acres), and Lot C (approximately 4.2 acres). The proposed project design does not significantly conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. Therefore, this is a less than significant impact. No mitigation measures are required.

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

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

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

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

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

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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 not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, Auburn Bowman Community Plan, or the Placer County Noise Ordinance. Construction of the proposed project improvements would create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, with the incorporation of the following mitigation measure which is consistent with the County’s Noise Ordinance, impacts associated with temporary construction noise would be reduced to less than significant levels:

**Mitigation Measures Item XIII-1:**

MM XIII.1

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

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

**Discussion Item XIII-2**

The proposed project involves the creation of three residential parcels on undeveloped property. Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, this impact is considered less than significant. No mitigation measures are required.

**Discussion Item XIII-3:**

The proposed project is located within the Auburn Municipal Airport Land Use Compatibility Plan. The parcel is located in Compatibility Zone C2. The Airport Land Use Compatibility Plan considers single family residential uses as “Normally Compatible” uses which is defined as “Normal examples of the use are compatible with noise, safety, and airspace protection criteria”. Therefore, this impact is considered less than significant. No mitigation measures are required.

**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 three parcels are developed to their full residential density potential, three single family residences and three 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 Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Parks? (PLN)				X
5. Other public facilities? (ESD, PLN)				X
6. Maintenance of public facilities, including roads? (ESD, PLN)			X	

**Discussion Item XV-1:**

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

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

The California Department of Forestry & Fire Protection/Placer County Fire Department (CalFire) provides fire protection services to the proposed project area; the Placer County Sheriff's Department provides police protection services to the proposed project area; the Placer County Department of Public Works is responsible for maintaining County roads, and the proposed project is within the Placer Hills Union School District and Placer Union High School District. The proposed project would result in the creation of three new single-family residential lots where none currently exists and would increase the number of residents in the proposed project area. However, the proposed project would create a modest incremental increase in the need for Sheriff protection facilities, schools, parks, or other public facilities because the increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Placer County General Plan. Therefore, there is no impact.

**Discussion Item XV-6:**

The proposed point of access for all three parcels would consist of a single private road extending in a northeast direction from Black Oak Road, a County maintained road. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Placer County General Plan. Therefore, the impact is less than significant. No mitigation measures are required.

**XVI. RECREATION:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X
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**Discussion Item XVI-1:**

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

**Discussion Item XVI-2:**

Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), new development projects are required to pay a fee to Placer County for the development of parks and recreation facilities. The project would be conditioned to pay this fee prior to recordation of the final map. There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed Minor Land Division. Therefore, this impact is considered less than significant. No mitigation measures are required.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (ESD)			X	

**Discussion Item XVII-1:**

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans or programs supporting the circulation system. The proposed design/improvements do not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$5,520 per single family residential unit) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the proposed project's fair share towards cumulative roadway improvement projects.

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

**Discussion Item XVII-2:**

The lots are accessed from the existing private road La Dolce Vita Place which was previously constructed to a 24 foot paved width and can accommodate the additional proposed lots. La Dolce Vita has an encroachment onto the

County maintained Black Oak Road which was constructed to County standards for the proposed number of lots using the encroachment. Since the road and encroachment have already been constructed, the impacts to vehicle safety are less than significant. No mitigation measures are required.

**Discussion Item XVII-3:**

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is 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. At the time that any of the newly created parcels are developed, a review for conformance with the parking standards outlined by the Placer County Zoning Ordinance would be performed to verify that minimum onsite parking requirements would be met. Therefore, this is a less than significant impact. No mitigation measures are required.

**Discussion Item XVII-5:**

The proposed project would ultimately result in the creation of three additional residential single-family units. The proposed project would generate approximately 3 additional PM peak hour trips and approximately 30 average daily trips.

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, “upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any.”

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that “Generally, vehicle miles traveled is the most appropriate measure of transportation impacts.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. Pursuant to the Governor’s Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), this Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted and the proposed project’s impacts associated with VMT increases are considered less than significant.

No mitigation measures are required.

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

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

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

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed on December 12, 2019 as requested by ECORP. The results were positive. Pursuant to Assembly Bill 52, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area on September 18, 2019. A letter from the United Auburn Indian Community (UAIC) requesting consultation was received on October 2, 2019. UAIC requested copies of any records and/or searches prepared for the project which were provided, and consultation was closed on July 14, 2020, with the inclusion of mitigation measures for Inadvertent Discoveries. No other tribes contacted the County. With the following mitigation measure, potential impacts would be reduced to a less than significant level.

**Mitigation Measure Item XVIII-1, 2:**

MM V.1

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

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

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

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH,			X	

ESD)				
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 proposes to connect to Placer County Water Agency (PCWA) for domestic water service and each lot would have individual onsite septic disposal systems.

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 a “will-serve” letter from the agency. Therefore, impacts are less than significant. No mitigation measures are required.

**Discussion Item XIX-2:**

The PCWA has provided comments that the proposed project is eligible for water service (Water Availability letter dated December 19, 2019). The project proposes to connect each lot to PCWA for domestic water from an existing waterline within La Dolce Vita Place. Therefore, there would be no significant increase in new or expanded water systems. Therefore, impacts are less than significant. No mitigation measures are proposed.

**Discussion Item XIX-3:**

The proposed project would utilize private septic systems for the method of sewage disposal. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

Storm water would be conveyed through existing drainage facilities or new culverts under proposed driveways. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff. The existing system has the capacity to accept flows from the proposed project. Therefore, these impacts are less than significant. No mitigation measures are required.

**Discussion Item XIX-4, 5:**

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

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

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

4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)			<b>X</b>	
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**Discussion Item XX-1:**

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

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

The proposed project is within the State Responsibility Area (SRA), is designated Local Responsibility Area Moderate, and is surrounded by properties with the same designation. PRC 4290 and 4291 create minimum fire safety standards for structures and buildings in the State Responsibility Area (SRA) and in Hazardous Fire Areas. These standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards.

As part of the proposed project, an overhead powerline has been installed by PG&E on alternating sides of La Dolce Vita Place that would serve the individual parcels. The powerline that has been installed meets the latest safety standards for overhead wire installation as outlined in PG&E Installation Details for Aluminum, ACSR, and Copper Covered Tree Wire (015195), dated December 2019. In addition, operation and maintenance of this powerline would occur in accordance with the guidelines and provisions established in the PG&E Company 2020 Wildfire Mitigation Plan Report Rulemaking 18-10-007, dated February 7, 2020.

With full compliance with these regulations, the impact would be less than significant. No mitigation measures are required.

**Discussion Item XX-4:**

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

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

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

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency

<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input checked="" type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

**H. DETERMINATION** – The Environmental Review Committee finds that:

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

Planning Services Division, Nick Trifiro, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division, Eric Griffin  
 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, Dave Bookout

Signature  Date October 29, 2020  
 Leigh Chavez, Environmental Coordinator

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

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation

		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West 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 type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/>	
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic & Circulation Plan	
	<input type="checkbox"/>	

Exhibit A: Mitigation Monitoring Plan

# EXHIBIT A

## MITIGATION MONITORING PROGRAM Mitigated Negative Declaration – PLN19-00272 Bella Tuscany Minor Land Division

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

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

### **Standard Mitigation Monitoring Program (pre-project implementation):**

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

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

Mitigation Measure #'s:

MM IV.1

MM IV.2

MM IV.3

MM IV.4

MM IV.5

MM IV.6

MM V.1

MM XIII.1

### **Project-Specific Reporting Plan (post-project implementation):**

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – "Contents of Project-Specific Reporting Plan."