



**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: Singh-Creekside Minor Land Division (PLN21-00452)

PROJECT DESCRIPTION: Subdivision of an undeveloped 21.66-acre property into two parcels; 6.53 acres 15.13 acres.

PROJECT LOCATION: North Clover Valley Road, Loomis, Placer County, Placer County

APPLICANT: David Baumann, Baumann Land Surveying

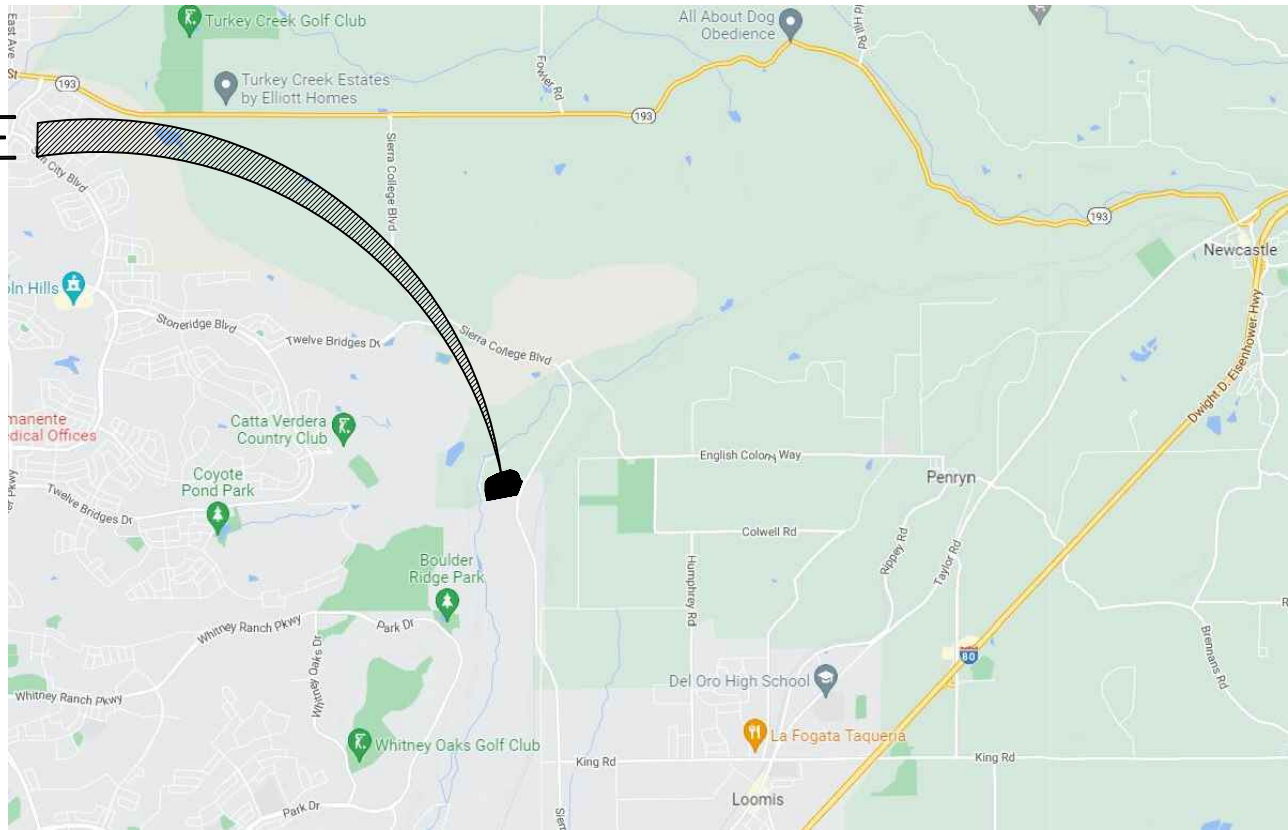
The comment period for this document closes on October 12, 2023. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

<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 Loomis Library and Community Learning Center. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to >300' Property Owners on September 13, 2023

SITE



VICINITY MAP
NTS



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

Table with 2 columns: Project Information and Project #. Rows include Title, Description, Location, Project Owner, Project Applicant, and County Contact Person.

PUBLIC NOTICE

The comment period for this document closes on October 12, 2023. 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 Loomis Library and Community Learning Center.

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.



**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: Singh-Creekside Minor Land Division	Project # PLN21-00452
Entitlement(s): Minor Land Division	
Site Area: 21.66 acres	APN: 032-060-060-000
Location: North Clover Valley Road, Loomis, CA 95650	

A. BACKGROUND:

Project Description:

The project proposes a Minor Land Division to subdivide an undeveloped 21.66-acre property into two parcels located on North Clover Valley Road in the unincorporated Loomis area. Proposed Parcel 1 would be 6.53 acres and proposed Parcel 2 would be 15.13 acres. The existing North Clover Valley Road is located on the north side of the parcel. Future development of Parcels 1 and 2 includes the construction of private driveways and residences. Development of this parcel would require grading and tree removal. Approximately 12 trees are proposed to be removed.

Project Site (Background/Existing Setting):

The 21.66-acre proposed project site is zoned Farm, combining a minimum Building Site of 4.6 acres. The property is undeveloped. Access to both parcels would be off North Clover Valley Road, where an existing unpaved driveway provides access to the proposed Parcel 2. The adjacent parcels to the north, south, east and west are developed with rural residential uses. The proposed project site contains mixed open grassland with scattered oaks with some understory species present particularly along a ravine section located in the southwestern portion of the site. Ground cover varies from sparse in the open grassland sections to spotty in areas under arboreal cover. There are several bedrock outcrops located throughout the proposed project site. The parcel lies in the Lower American watershed at approximately 642 feet at Sierra College Boulevard, to 470 feet at the southwest side of the property, with elevation above mean sea level.



Figure 1. Vicinity Map

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres)	Rural Residential 1-10 Ac. Min.	Developed, single-family residence, garage/shop
North	F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres)	Rural Residential 1-10 Ac. Min.	Developed, single-family residence
South	PD 2.7 (Planned development residential (2.7 dwelling units/acre) (City of Rocklin))	LDR – Low-Density Residential	Undeveloped, single-family residential property
East	F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres)	Rural Residential 1-10 Ac. Min.	Developed, single-family residence
West	F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres)	Rural Residential 1-10 Ac. Min.	Developed, single-family residence

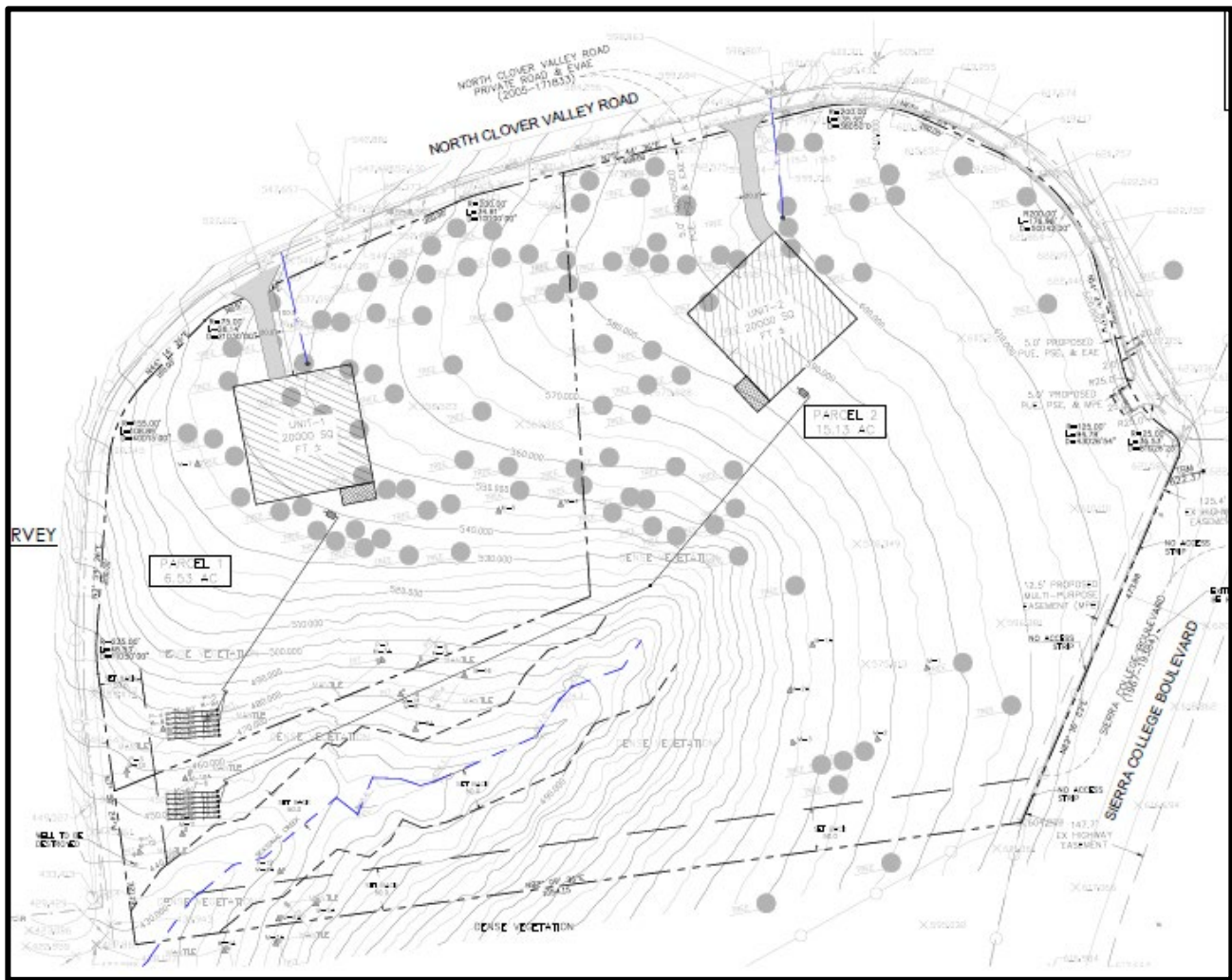


Figure 2: Tentative Parcel Map

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.?

On December 17, 2021, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area pursuant to Assembly Bill 52. A letter from the United Auburn Indian Community (UAIC) requesting consultation and a site visit was received on January 6, 2022. A site visit took place on March 7, 2023. UAIC requested copies of any records and/or searches prepared for the project which were provided. Consultation with the UAIC was closed on June 2, 2023, with the inclusion of mitigation measures for Inadvertent Discoveries and with the understanding that the County will require that a building envelope be placed on the site plan along with a note that indicates that all structures must be located within the building envelope, and no disturbance is allowed to occur outside the envelope unless approved by Planning staff. No other tribes requested consultation.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

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

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

- ➔ Placer County General Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

other sources used, or individuals contacted, should be cited in the discussion.

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

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

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

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

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The primary scenic vistas in Loomis are of the Sierra Nevada Mountains to the east, visible on clear days. These views of the mountainside are generally obstructed by trees, utility poles, and other buildings throughout Loomis. While the proposed project is located on a undeveloped site, it is adjacent to residential parcels. The proposed parcels are located at a lower elevation than Sierra College Boulevard.

The proposed development is generally consistent in type and scope with similar developments both existing and planned in the surrounding area. The unincorporated Loomis area near the proposed project site is predominantly developed with low density residential uses. The development of two residential parcels on a 21.66-acre site would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Placer County General Plan. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the General Plan.

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

Discussion Item I-1, 2, 3:

Overall, the proposed Project would not have a substantial adverse effect on a scenic vista nor would the Project, located in a non-urbanized area, substantially degrade the existing visual character or quality of public view of the site and its surroundings.

The subject property consists of 21.66-acres of undeveloped land. The adjacent parcels to the north, south, east and west are all developed with residential uses. Given the proposed project's consistency with the land use in the immediately surrounding areas, the proposed project would not substantially degrade the existing visual character of

the area and does not conflict with applicable zoning and other regulations governing scenic quality. The proposed single-family dwellings are set back from the road would not block a view from Sierra College Boulevard or from surrounding properties. Therefore, there is no impact.

Discussion Item I-4:

The proposed project would subdivide an existing parcel into two separate parcels, with the ability to build single-family residences, associated outbuildings, Accessory Dwelling Units, and improvements, with driveways on each of the parcels in the future. The improvements and construction of a new single-family residence would not create substantial light or glare, this would be considered less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)			X	
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)			X	
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

Discussion Item II-1, 5:

The subject parcel is mapped as grazing land. According to the California Department of Conservation (CDC), grazing land is defined as “Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen’s Association, the University of California Cooperative Extension, and other groups interested in the extent of grazing activities”. There is currently no agricultural production on the site. The proposed project does propose to develop both parcels with future single-family residences, however. The proposed land split does not change the use of the existing environment or convert actively farmed farmland to residential uses, as a single-family residence is allowed by right within the farm zone district. Therefore, this impact is less than significant. No mitigation measures are required.

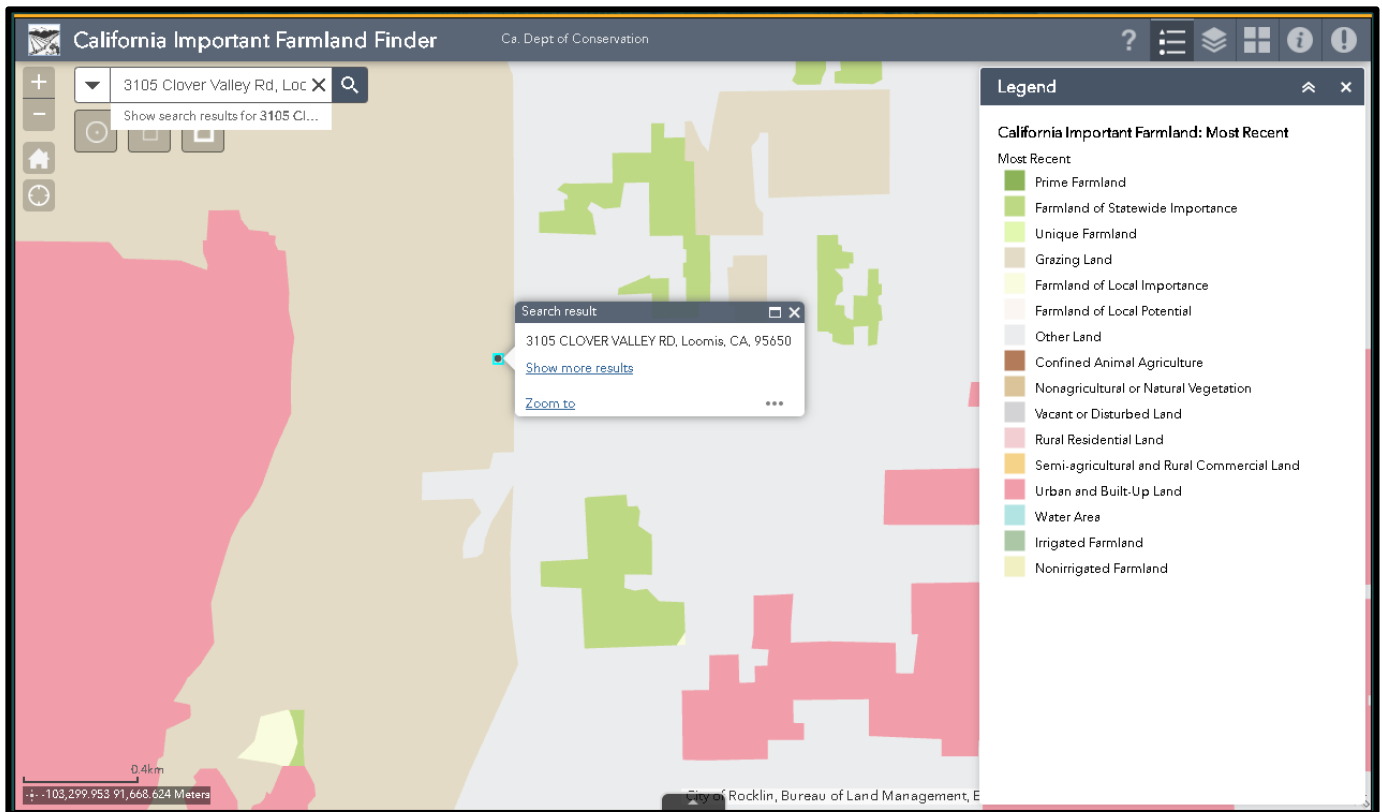


Figure 3: California Farmland Finder

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

The proposed project would not conflict with existing zoning for agricultural use, as the parcel is zoned Farm, combining a minimum Building Site of 4.6 acres. Both parcels meet the minimum parcel size, and a single-family residence is allowed within the farm zone district. There is no Williamson Act contract for the existing parcel, and the proposed land division does not infringe upon the Right-to-Farm policy. The proposed project is not located in forest land or within a Timberland production (TPZ) zone district and therefore would not result in the loss of forest land or convert forest land to another use. The proposed project would not conflict with General Plan land use buffer policies regarding agricultural operations. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated nonattainment

for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of a Tentative Parcel Map to subdivide a 21.66-acre parcel into two parcels located on North Clover Valley Road in the unincorporated Loomis area. Proposed Parcel One would be 6.53 acres and proposed Parcel Two would be 15.13 acres. No demolition or burning is proposed. Approximately 12 trees are proposed to be removed. Heating sources (i.e., wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residential unit are not known at this time, however, these appliances would be required to comply with the U.S. EPA Phase II and PCAPCD Rule 225 Wood Burning Appliances in effect at the time of building permit issuance.

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

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square foot 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 proposed project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. The proposed project's construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NO_x, and PM₁₀.

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

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

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

For the operational phase, the proposed project does not propose to increase density beyond the development anticipated to occur within the SIP. Heating sources (i.e., wood burning, pellet stoves, natural gas fireplaces, etc.) for the future residential structures are not known at this time, however such sources would be required to comply with PCAPCD's Rule and Regulations, including Rule 225 Wood Burning, which requires all wood-burning appliances meet or exceed the U.S. EPA Phase II requirements. The proposed project would be subject to a standard Condition of Approval to demonstrate compliance with Rule 225 prior to the issuance of building permits. Further, 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 California Air Resources Board (ARB) as toxic air contaminants (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 one additional parcel would not impact the nearby intersections’ ability to operate acceptably and would therefore not result in substantial concentrations of CO emissions at any intersection.

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

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

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

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

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

Discussion Item III-4:

Residential uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the proposed 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, cause damage to property, or endanger 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		X		

Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)				
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, 7:

A Biological Resources Assessment (BRA) including an Aquatic Resources Assessment for the property was prepared by Barnett Environmental in May 2022. During a field assessment conducted on April 25, 2022, plants and animals observed on the site were noted, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed. The purpose of the assessment was to provide information on biological and aquatic resources within the proposed project site.

Placer County Conservation Plan

This proposed project falls within the Non-Participating City Plan Area of the Placer County Conservation Plan (PCCP) and is not eligible for PCCP coverage.

Existing Conditions

The site is predominantly Annual Grassland and Oak Woodland. The Oak Savannah community is dominated by blue oak (*Quercus douglasii*). Annual Grassland is composed of annual plants, which are typically introduced plants not native to California. Plant composition is influenced by past livestock grazing. Annual grasses found on the proposed project site include wild oats, soft chess, rigput brome, wild barley, and foxtail fescue.

Oak savanna onsite has widely scattered blue oaks, interior live oaks, and/or valley oaks. It is characterized by an open canopy of large oak trees with an understory of introduced Mediterranean grasses and forbs. Shrub cover is generally sparse, consisting of scattered California buckeye, toyon, and poison-oak. Typical plant species in this ecosystem are those of Annual Grassland and Mixed Oak Woodland ecosystems.

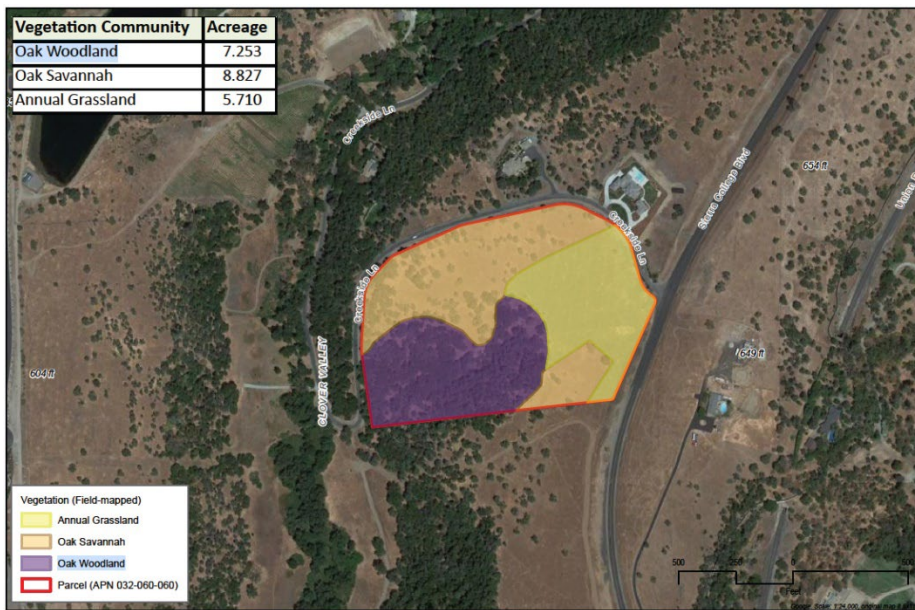


Figure 2 – Habitat Map

The annual grasslands on this parcel may support nesting birds such as western meadowlark (*Sturnella neglecta*) and horned lark (*Eremophila alpestris*) and provide foraging habitat for lark sparrow (*Chondestes grammacus*), savannah sparrow (*Passerculus sandwichensis*), rufous-crowned sparrow (*Aimophila ruficeps*), lesser goldfinch (*Spinus psaltria*), American pipit (*Anthus rubescens*), and other grassland species. The numerous rock outcroppings this grassland habitat can provide nesting substrate for California burrowing owls (*Athene cunicularia*). They can also provide habitat for the California vole (*Microtus californicus*), California deer mouse (*Peromyscus californicus*), pocket gopher (*Geomys spp.*), California ground squirrel (*Otospermophilus beechyi*), and other small mammals. These rodents are prey for common raptors such as red-tailed hawks (*Buteo jamaicensis*) and red-shouldered hawks (*Buteo lineatus*), great horned owls (*Bubo virginianus*), coyotes, bobcats, gopher snakes, rattlesnakes, and other predators.

The oak woodlands on the parcel provide food, shelter, roosting, and breeding sites for a wide variety of wildlife. Oak acorns are preferred as essential food items in western gray squirrel diets, and those of mule deer, turkey, and other game species. Acorn woodpecker (*Melanerpes woodpeckers*), northern flicker (*Colaptes auratus*), scrub jay (*Aphelocoma californica*), raccoon, deer mouse (*Peromyscus X*), American bushtit (*Psaltripaurs minimus*), ash-throated flycatcher (*Myiarchus cinerascens*), white-breasted nuthatch (*Sitta carolinensis*), and western kingbird (*Tyrannus verticalis*). Oak-dependent fungi, lichen, mistletoe, and galls provide food for species such as the northern mockingbird (*Mimus polyglottos*), gray squirrel, and raccoon. Oak trees offer shade, shelter, and breeding substrate for numerous animals. Woodpecker excavates nest-holes in snags or in dead oak limbs and these cavities are subsequently used by other hole-nesting birds, including western bluebird (*Sialia Mexicana*) and American kestrel (*Falco sparverius*).

The poison oak and young live oaks that form a patchy understory in the oak woodland provide cover and nesting sites to Bewick's wren (*Thryomanes bewickii*), rufous-sided towhee (*Pipilo erythrophthalmus*), and California quail (*Callipepla californica*). Downed branches and dead wood are important to these animals. Small mammals such as deer mice and wood rats inhabit shrub thickets and downed wood. Typical bird species found in these habitats include western kingbird (*Tyrannus verticalis*), Brewer's blackbird (*Euphagus cyanocephalus*), mourning dove (*Zenaidura macroura*), turkey vulture (*Cathartes aura*), great horned owl (*Bubo virginianus*), acorn woodpecker (*Melanerpes formicivorus*), western scrub jay (*Aphelocoma californica*). Mammal species typical of this habitat include black-tailed deer (*Odocoileus hemionus columbianus*), western gray squirrel (*Sciurus griseus*), raccoon (*Procyon lotor*), and coyote (*Canis latrans*).

Amphibians and reptiles such as the arboreal salamander (*Aneides lugubris*), California newt (*Taricha torosa*), alligator lizard (*Gerrhonotus multicarinatus*), and Gilbert's skink (*Eumecis gilberti*) can also occur here.

Special Species

The database queries identified special-status plant and animal species with the potential to be found onsite, included federally-listed species California red-legged frog (*Rana draytonii*), three state species of special concern, western pond turtle (*Actinemys marmorata*), yellow-legged frog (*Rana boylei*), grasshopper sparrow (*Ammodramus*

savannarum)), and one state-fully protected species, white-tailed kite (*Elanus leucurus*), that have the potential to occur onsite.

The California red-legged frog is federally listed as threatened under the endangered species act and as a species of special concern in California. It is the largest native frog in the western United States, ranging from 1.75 to 5.25 inches in length. From above, this frog can appear brown, grey, olive, red, or orange, often with a pattern of dark specks or spots. The hind legs are developed with large, webbed feet. The undersides of adult California red-legged frogs are white, usually with patches of bright red or orange on the abdomen and hind legs. This species inhabits aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, springs, sag ponds, dunes, and lagoons. The drainage within the oak woodland portion of the parcel may provide potential (very low quality) habitat. However, there are no reported California Natural Diversity Database (CNDDDB) occurrences within five miles of the Study Area, and there was no sign of California red-legged frogs during Barnett Environmental's April 2022 field survey.

The western pond turtle is a candidate for federal status U. S. Fish and Wildlife Service, and it is listed as a species of special concern in California. It is a small to medium sized turtle in the Emydidae family, reaching between seven and nine inches in length. Its dorsal color is usually dark brown or dull olive with or without streaking. Adult turtles have a yellowish belly, with dark blotches and black spots or lines on top of their heads. The western pond turtle is found in permanent and intermittent waters of rivers, creeks, small lakes and ponds, marshes, irrigation ditches and reservoirs. They bask on land or near water on logs, branches or boulders. The Carson Creek tributary provides potential habitat for this species. The drainage area in the southwest part of the Study Area may provide potential (very low quality) habitat for this species. There are two reported CNDDDB occurrences within five miles of the Study Area. The closest and the most recent was 1.54 miles to the north of the Study Area in 2010. There was no sign of the western pond turtle during the Barnett Environmental April 2022 field survey.

The Foothill yellow legged frog is a species of special concern in California, this frog can be gray, brown or reddish on its back. It is commonly spotted or mottled. The foothill yellow-legged frog is a stream-dwelling amphibian with a distinctive lemon-yellow color under its legs. The foothill yellow-legged frog is found in or near rocky streams in a variety of habitats, including valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, ponderosa pine, mixed conifer, coastal scrub, mixed chaparral, and wet meadow types. The rocky substrate of the drainage may provide potential habitat for this species. However, there are no reported CNDDDB occurrences within five miles of the Study Area, and Barnett Environmental made no observation of the yellow-legged frog during the Barnett Environmental April 2022 site visit.

The grasshopper sparrow is listed as a species of special concern in California, the grasshopper sparrow is a small, flat-headed sparrow with a deep bill and a short tail. The back is mottled tan, black, and chestnut, while the face is relatively plain with a conspicuous white eye ring. They often show a yellow spot between the eye and bill (the lore), and on the bend of the wing. This species breeds in open grasslands, prairies, hayfields, and pastures, typically with some bare ground. Grasshopper Sparrows usually avoid breeding in grasslands with extensive shrub cover but are a bit more tolerant of shrubs in migration and during the winter. The grasslands in the Study Area can provide potential habitat for this species. However, there is only one reported CNDDDB occurrence within five miles of the Study Area, 3.411 miles to the west in 1998. There was no sign of this species during the Barnett Environmental April 2022 site survey.

The White-tailed kite is a fully protected species in California. It is a small to medium-sized raptor with narrow, pointed wings and a long tail. When perched, it looks rather big-headed with a long and skinny body. This species is easily identified by its entirely white tail, red eyes, and black shoulder patches. It occurs in open grasslands, fields, and meadows. Isolated trees in close proximity to foraging habitat are used for perching and nesting. The study area could provide potential foraging habitat for this species. There is only one reported CNDDDB occurrence within five miles of the Study Area, 0.756 mile to the east of the study area in 2003, and Barnett Environmental saw no sign of the white-tailed kite during its field visit in April 2022.

Impacts to the onsite biological communities including oak woodland as well as impacts to special-status wildlife could occur from the development of the proposed project. However, with the implementation of the following mitigation measures, potential impacts would be reduced to less-than-significant.

Mitigation Measure Item IV-1, 7:

MM IV.1

Prior to site disturbance due to driveway construction and for issuance of a Building Permit for a future single-family residence, 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 surrounding areas within 500 feet of the project site, where accessible, 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, 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 or Placer County if site-specific conditions or circumstances support a reduction. If an active nest is identified, and typical buffers cannot be achieved, appropriate avoidance measures shall be developed and implemented in consultation with CDFW and the County. These measures may include delaying construction until the young have fledged, nest monitoring by a qualified biologist, construction of barriers to minimize disruption, or other industry accepted measures to minimize the risk of nest abandonment. 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, or if construction commences while nests are active, that avoidance measures are acceptable to the County and CDFW. A follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between February 1st and July 1st. Additional follow up surveys may be required based on the recommendations in the nesting bird survey study and/or as recommended by the CDFW and the County. Reasonable attempts must be made to involve CDFW staff in decisions related to active nests and buffer sizes, measures to minimize disruption, monitoring, etc. If CDFW staff is unable to provide input, all decisions regarding construction during the nesting season must be approved by Placer County.

If all project construction occurs between September 1st and February 1st no nesting bird surveys would be required.

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

Building envelopes on parcels 1 and 2, as depicted on Figure 2, shall be recorded on the Final Parcel Map. No disturbance is allowed to occur outside the envelope unless approved by Planning staff and is subject to a Cultural Resources Field Survey and Biological Resources Field Survey.

Discussion Item IV-2, 3:

The BRA determined that no aquatic resources are present within the development area. Proposed project implementation is not expected to impact any riparian or wetland special-status habitats. Therefore, there is no impact.

Discussion Item IV-4:

The proposed project would not interfere with the movement of any native or migratory fish or wildlife species, would not interfere with established native or migratory wildlife corridors, nor impede the use of native wildlife nursery sites because the site does not include streams, lakes, wetlands, wildlife movement corridors, or other habitat features. Therefore, there is no impact.

Discussion Item IV-5, 8:

The majority of the proposed project site is classified as oak woodland/oak savannah. Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Preservation Ordinance (Chapter 12, Article 12.16 of the County Code) provides protections for landmark trees and heritage trees. Placer County also has Oak Woodland Impact Guidelines. The guidelines apply to any discretionary entitlement subject to CEQA review on a property occupied by oak woodland where the woodland comprises an area larger than two acres.

Future construction on the site has the potential to impact oak woodlands. The proposed project's development footprint would result in impacts to approximately 12 trees. With the implementation of the mitigation identified below, impacts to protected trees would be reduced to a less than significant level.

Mitigation Measures Item IV-5, 8:

MM IV.3

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

mitigation shall consist of payment of a mitigation fee into the Placer County Tree Preservation Fund at \$125 per DBH (diameter at breast height) removed or impacted.

MM IV.4

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

- A. At the 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.

Discussion Item IV-6:

The PCCP (HCP/NCCP), County Aquatic Resources Program, Cultural Resources Management Plan, and related implementing ordinances and programs (PCCP) were adopted by the Placer County Board of Supervisors on September 1, 2020; the South Placer Regional Transportation Authority on September 23, 2020; the City of Lincoln on October 13, 2020; and the Placer County Water Agency on October 15, 2020. The proposed project does not fall under the jurisdiction of the *Placer County Conservation Program* (PCCP) due to its location in a non-participating city. No mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1, 2:

A Cultural Resources Inventory report was prepared by Peak and Associates, dated April 2022. The California Historical Resources Information System (CHRIS) records search indicates that no prior cultural resource studies have been completed within the proposed project site. The CHRIS records search also indicates that no cultural resources have been previously recorded within the site. The Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was negative for the presence of known Native American resources in the proposed project vicinity. The University of California Museum of Paleontology (UCMP) records search was negative for unique geological features or paleontological resources within the proposed project site. No cultural or paleontological resources of any kind were identified within the site during the field survey.

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

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

Mitigation Measures Item V-1, 2:

MM V.1

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

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

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

Discussion Item V-3, 4, 5:

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

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the residential use of the site. 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 the operation of the proposed project would be typical of residential uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)			X	
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)			X	
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)			X	

6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
7. Result in substantial change in topography or ground surface relief features? (ESD)			X	
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Items VII-1, 3, 6, 7:

The proposed project site is made up of an approximately 21.66-acre parcel proposed to be divided into two parcels consisting of Parcel 1 (6.53 Acres) and Parcel 2 (15.13 Acres). The parcels are rolling to steeply sloped and are surrounded by large lot residential development and open space wetlands.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as approximately 29.6 percent Inks-Exchequer complex (2 to 25 percent slopes), 7.7 percent Caperton Rock Outcrop (30 to 50 percent slopes), 35.5 percent Exchequer Rock Outcrop (2 to 30 percent slopes), and 27.2 percent Inks Very Cobbly Sandy Clay Loam (5 to 30 percent).

The Inks-Exchequer complex (2 to 25 percent slopes) is on long, broad volcanic ridges and side slopes. It is about 40 percent Inks soil and 30 percent Exchequer soil. About 10 percent of this unit includes areas of a soil that is similar to the Inks soil but lacks cobbles in the subsoil and is 12 to 26 percent inches deep to bedrock, 10 percent is a soil that is similar to the Exchequer soil but has a loam subsoil, and five percent is a shallow soil with a brown clay subsoil. Along the contact with the volcanic flows and the terraces, five percent is scattered areas of terrace remnants, moderately deep cobbly alluvium, and Alamo variant clay.

The Inks-very cobbly sandy clay loam (5 to 30 percent slopes) is a shallow well drained cobbly soil underlain by andesitic conglomerate. Typically, the surface layer of the Inks soil is yellowish brown cobbly loam about 5 inches thick. The subsoil is brown very cobbly clay loam. At a depth of 18 inches is andesitic conglomerate. In a few instances the surface layer is reddish brown gravelly loam. Permeability is moderate, surface runoff is rapid, and the hazard of erosion is high. The major limitation is the slope.

The Exchequer is a shallow, somewhat excessively drained, very stony soil. Typically, the soil is brown and very stony loam and cobbly loam. At a depth of 11 inches is a hard andesitic breccia. Permeability is moderate, the surface runoff is medium, and the erosion hazard is slight or moderate.

The major limitations of this material are the slope and depth to rock.

The Caperton Rock Outcrop (30 to 50 percent slopes) is comprised of granitic side slopes of volcanic ridges in the Loomis Basin with steep topography.

The Caperton is a shallow, somewhat excessively drained soil. Typically, the surface layer is grayish brown to brown gravelly coarse sandy loam about 12 inches thick. The subsoil is pale brown gravelly coarse sandy loam. At a depth of 18 inches is weathered granodiorite.

Permeability is moderately rapid. The available water capacity is 0.5 to 2.0 inches with a high hazard of erosion. The major limitation to urban use is the slope.

The Exchequer rock outcrop (2 to 20 percent) is on long volcanic ridges and is about 60 percent exchequer soil and 15 percent andesitic breccia (lava cap).

The Rock outcrop consists of hard andesitic breccia with a very rapid surface runoff and no hazard of erosion.

The project proposal has the potential to result in the construction of two additional single family residences and two total Accessory Dwelling Units (one on each of the two new parcels) with associated infrastructure including road improvements, driveways and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 30,000 square feet (0.69 acre) which is approximately 3.19 percent of the approximate 21.66-acre proposed project

area. Cuts or fills outside of the building footprint may require a grading permit if triggered by the Grading Ordinance. Any erosion potential would only occur during the short time of the construction of the improvements.

The soil survey does not identify significant expansive soils as a limitation of the soil types present on the site. The development of homes would be in compliance with the California Building Code which would also reduce impacts related to expansive (shrink-swell) soils.

The proposed project's site-specific impacts associated with expansive soils, soil disruptions, soil erosion and topography changes are less than significant. No mitigation measures are required.

Discussion Item VII-2:

This proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site indicate that they are capable of supporting residential structures and circulation improvements. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. The soil survey does not identify significant limitation of the soil types present on the site.

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

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

Discussion Item VII-4:

The proposed project would eventually result in the construction of an additional onsite sewage disposal systems on each proposed parcel. Soils testing was conducted by a qualified consultant and reports submitted showing the types of sewage disposal systems needed on each parcel to adequately treat the proposed sewage effluent generated by the proposed project. The impacts from the future onsite sewage disposal systems are considered less than significant. No mitigation measures are required.

Discussion Item VII-5:

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

Discussion Item VII-8:

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

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

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

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

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine 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:

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

Discussion Item IX-2:

An overlay of the subject property on the 1938 aerial photo indicated that there were no former orchards. No other historical land uses on or near the subject property are known which could cause the presence of hazardous materials. Therefore, impacts are considered less than significant. No mitigation measures are required.

Discussion Item IX-3:

There are no existing or proposed school sites within one-quarter mile of the proposed project site. Further, the 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 California Department of Toxic Substances EnviroStor Website was accessed to determine if the proposed project site is located on a list of hazardous materials sites. 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 hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5:

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

Discussion Item IX-6:

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

Discussion Item IX-7:

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

X. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion Item X-1:

The proposed project would utilize treated water as the domestic water supply from the local public water district. There is a drilled well located on Parcel 2 however it would be properly abandoned as it is located within the 100-foot setback of the minimum useable sewage disposal area. 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 has the potential to ultimately include the construction of two single-family residences and two Accessory Dwelling Units (one on each of the two new parcels) along with driveway improvements. The existing site generally slopes from east to west, and drainage is conveyed via sheet flow with some natural meandering drainageways over the naturally occurring drainage paths.

The proposed project would add approximately 15,000 square feet (0.34 acre) of impervious surfaces resulting in a 1.56 percent increase as compared to the entire proposed project area, approximately 21.66 acres. No downstream

drainage facility or property owner would be significantly impacted by any minimal increase in surface runoff.

This proposed project is subject to payment of both one-time and annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, Placer County Code). The purpose of this program is to equitably distribute the burden of providing drainage infrastructure or facilities within the Dry Creek watershed among those who would create the need for them. Payment of these fees and annual assessments would be included as a condition of approval of new development within the watershed area to fund the installation and maintenance of roadway drainage and stormwater drainage improvements.

Therefore, the impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of drainage systems are less than significant. No mitigation measures are required.

Discussion Item X-4:

Approximately 0.69 acre of the 21.66-acre site would be disturbed during construction activities. After construction, an estimated 1.56 percent of the 21.66-acre site would be covered with impervious surfaces including driveways, structures, and associated utilities. Potential water quality impacts are present both during proposed project construction and after proposed project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, outdoor storage, landscape fertilizing and maintenance. Proposed project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The disruption of soils on the site is minimal and would be less than significant. The proposed project would be required to include a BMP plan with the submittal of the grading permit. Therefore, the proposed project's impacts associated with soil erosion and surface water quality are less than significant. No mitigation measures are required.

Discussion Item X-5:

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

Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk are less than significant. No mitigation measures are required.

Discussion Item X-6:

This proposed project would utilize treated water from the local public water district which relies mostly on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. Therefore, the impacts are considered 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				X

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

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

The project proposes to subdivide an undeveloped 21.66-acre property into two parcels located on North Clover Valley Road in the unincorporated Loomis area. Proposed Parcel 1 would be 6.53 acres and proposed Parcel 2 would be 15.13 acres. Upon recordation of the proposed map, the parcels would retain rights for the development of primary residences, secondary residences, and associated infrastructure, including driveways and water and sewer systems. Such development is consistent with the Farm Zone District and the Placer County General Plan designation of Rural Residential 1 - 10 Ac. Min. The proposed project is consistent with and similar in scale to the surrounding residential uses and would not divide an established community. The proposed project would not conflict with County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The proposed project design does not conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. For these reasons, the proposed project would not result in impacts related to land use and planning. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

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

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

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

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

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2:

The proposed project would not result in an exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, or the Placer County Noise Ordinance. The construction of Project improvements would create a temporary increase in ambient noise levels associated with Project construction including the potential for generation of ground borne vibration or ground borne noise levels associated with project construction that could be above Noise Ordinance thresholds at a receiving property boundary. However, construction noise is considered a short-term impact as it would discontinue when the Project is completed. With the incorporation of the following mitigation measure, which is consistent with the County’s Noise Ordinance, impacts associated with temporary construction noise and groundborne vibration 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, 6:00 am to 8:00 pm (during daylight savings)
- b. Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c. Saturdays, 8:00 am to 6:00 pm

Discussion Item XIII-3:

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

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:

The project proposes to subdivide an undeveloped 21.66-acre property into two parcels located on North Clover Valley Road in the unincorporated Loomis area. Proposed Parcel 1 would be 6.53 acres and proposed Parcel 2 would be 15.13 acres. If the parcels are developed to their full residential density potential, both parcels can have accessory dwelling units (ADUs) which would allow for additional population on the properties. This would cause a negligible increase in population growth. Therefore, this is considered a less than significant impact. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project would not displace any people or housing that would require the construction or replacement of housing elsewhere. 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, 2, 3, 4, 5, 6:

The Placer County Fire Protection District / CAL FIRE has reviewed the proposed project. The proposed project does not generate the need for new fire protection facilities. The Placer County Sheriff’s Department provides police protection services to the proposed project site. The Placer County Department of Public Works is responsible for maintaining County roads, and the proposed project is located within the Western Placer Unified School District. The project proposes to divide a 21.66-acre parcel into two parcels located on North Clover Valley Road in the unincorporated Loomis area. Proposed Parcel 1 would be 6.53 acres and proposed Parcel 2 would be 15.13 acres. Impacts would not occur to Sheriff, School, Parks, or Other Public Facilities. The Project would not result in any physical impacts associated with the provision of new or physically altered governmental facilities as the Project results in a negligible increase demand for governmental services. Therefore, there is no impact.

XVI. RECREATION:

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

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

Discussion Item XVI-1, 2:

The proposed project would not create an increase in residents such that there would be a substantial physical deterioration of park facilities. The project does not propose to include recreational facilities, nor does it require the construction or expansion of recreational facilities. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (PLN)			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 \$5,108.88 per single family residential unit in the Placer Central Fee Area) 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.

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

Discussion Item XVII-2:

The proposed project would include improving the North Clover Valley Road to a Placer County standard plate 100 of 20 feet of pavement with two foot aggregate base shoulders for a length of 200 feet, constructing driveways to Parcel 1 and Parcel 2 to Placer County standard, and constructing a Placer County Plate 101 standard fire safe turnaround before the gated entrance to Creekside Drive.

Therefore, the impacts of 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 a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The Placer County Zoning Ordinance Section 17.54.060 requires two parking spaces 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, there is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:

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.

The project proposes to subdivide an undeveloped 21.66-acre property into two parcels located on North Clover Valley Road in the unincorporated Loomis area. Proposed Parcel 1 would be 6.53 acres and proposed Parcel 2 would be 15.13 acres. The existing North Clover Valley Road is located on the north side of the parcel. Future development of Parcels 1 and 2 includes the construction of private driveways and residences. This would cause a negligible increase in population growth, and ultimately, VMT; further, the proposed project is screenable as a small project under the County’s VMT screening criteria because it is a “small project” that creates less than 110 trips per day and proposes 17 or fewer single family dwelling units (Placer County Transportation Study Guidelines, 2021). Therefore there is a less-than significant impact. 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		

The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians traditionally and culturally affiliated with the project area. The Tribe possess the expertise concerning tribal cultural resources in the area and are contemporary stewards of their culture and the landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe’s goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

Discussion Item XVIII-1, 2:

The identification of Tribal Cultural Resources (TCR) for this project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC’s Tribal Historic Information System (THRIS). UAIC’s THRIS database is composed of UAIC’s areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data.

On December 17, 2021, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area pursuant to Assembly Bill 52. A letter from the United Auburn Indian Community (UAIC) requesting a consultation and a site visit was received on January 6, 2022. A site visit took place on March 7, 2023. UAIC requested copies of any records and/or searches prepared for the proposed project which were provided, and consultation was closed on June 2, 2023, with the inclusion of mitigation measures for Inadvertent Discoveries.

The County will require that a building envelope be placed on the site plan along with a note that indicates that all structures must be located within the building envelope, and no disturbance is allowed to occur outside the envelope unless approved by Planning staff. With this understanding and with the following mitigation measure, impacts to tribal cultural resources will be reduced to a less than significant level.

Mitigation Measures Item XVIII-1, 2:

MM.XVIII.1

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

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

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

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

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication			X	

facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)				
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1:

Stormwater will be collected and conveyed in new culverts constructed under proposed driveways and roadside vegetated swales. No downstream drainage facility or property owner would be significantly impacted by any minimal increase in surface water runoff. No new significant stormwater drainage facilities or expansion of existing facilities is required. The proposed parcels would utilize private septic systems for the method of sewage disposal and private wells for water. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems. No mitigation measures are required.

Discussion Item XIX-2:

The water agency has indicated their availability to provide treated water service to the proposed project. The proposed project would not result in the construction of any new or expanded water treatment plants. Therefore, the impacts are considered less than significant. No mitigation measures are required.

Discussion Item XIX-3:

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

The proposed project would connect to existing water lines in Creekside Lane for the water supply. Therefore, there would be no significant increase in new or expanded water systems.

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

The proposed project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) in which solid waste is brought to a landfill with sufficient permitted capacity. Residential uses are not expected to generate excess solid waste. Therefore, the impacts are considered less than significant. No mitigation measures are required.

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

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

Discussion Item XX-1:

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

Discussion Item XX-2, 3, 4:

The proposed project is within the State Responsibility Area with Moderate Fire Severity Zone and is surrounded by properties with the same designation. PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code create minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance with these regulations, the impact would be less than significant. The proposed project site and surrounding area is rural in character. The topography of the proposed project site is moderately sloping with mixed oak woodlands and annual grasslands, and therefore does not present unique or unusual challenges to preventing or suppressing wildfires. The topography would not expose people or structures to significant risk of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

effects on human beings, either directly or indirectly?		
---	--	--

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


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

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
-------------------------------------	---

I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

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

Signature  Date **09/13/23**
 Leigh Chavez, Environmental Coordinator

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

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

Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/>
		Environmental Health Services
	<input type="checkbox"/> Hydro-Geological Study	
	<input type="checkbox"/> Phase I Environmental Site Assessment	
	<input type="checkbox"/> Soils Screening	
	<input type="checkbox"/> Preliminary Endangerment Assessment	
	<input type="checkbox"/> Onsite Sewage Disposal Feasibility Report	
	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 – PLN21-00452 SINGH-CREEKSIDE 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 Singh-Creekside 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 #	Text	Date Satisfied
MM IV.1	Prior to site disturbance due to driveway construction and for issuance of a Building Permit for a future single-family residence, 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 surrounding areas within 500 feet of the project site, where accessible, 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, 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 or Placer County if site-specific conditions or circumstances support a reduction. If an active nest is identified, and typical buffers cannot be achieved, appropriate avoidance measures shall be developed and implemented in consultation with CDFW and the County. These measures may include delaying construction until the young have fledged, nest	

	<p>monitoring by a qualified biologist, construction of barriers to minimize disruption, or other industry accepted measures to minimize the risk of nest abandonment . 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, or if construction commences while nests are active, that avoidance measures are acceptable to the County and CDFW. A follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between February 1st and July 1st. Additional follow up surveys may be required based on the recommendations in the nesting bird survey study and/or as recommended by the CDFW and the County. Reasonable attempts must be made to involve CDFW staff in decisions related to active nests and buffer sizes, measures to minimize disruption, monitoring, etc. If CDFW staff is unable to provide input, all decisions regarding construction during the nesting season must be approved by Placer County.</p> <p>If all project construction occurs between September 1st and February 1st no nesting bird surveys would be required.</p> <p>This note shall be placed on the Improvement Plans and Information Sheet of the Final Map. The applicant shall notify future property owners of this requirement.</p>	
MM IV.2	<p>Building envelopes on parcels 1 and 2, as depicted on Figure 2, shall be recorded on the Final Parcel Map. No disturbance is allowed to occur outside the envelope unless approved by Planning staff and is subject to a Cultural Resources Field Survey and Biological Resources Field Survey.</p>	
MM IV.3	<p>To mitigate for the loss of Protected Trees, the project applicant(s) shall obtain a Tree Permit from Placer County's Planning Services Division prior to construction activities that could impact native trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation shall consist of payment of a mitigation fee into the Placer County Tree Preservation Fund at \$125 per DBH (diameter at breast height) removed or impacted.</p>	
MM IV.4	<p>The Improvement Plans and Building Permits shall include a note and show placement of Temporary Construction Fencing: The applicant or property owner shall install a four-foot-tall, brightly colored (usually yellow or orange), synthetic mesh material construction fence (or an equivalent approved by the Development Review Committee) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:</p> <ul style="list-style-type: none"> 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); 	

	<p>No development/ground disturbance of this site, including grading and vegetation clearing, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements.</p>	
<p>MM V.1</p>	<p>If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American Representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.</p> <p>In the event that the find is found to be ineligible for inclusion in the California Historic Register of Historical Resources are identified within the project area, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.</p>	
<p>MM XIII.1</p>	<p>Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:</p> <ul style="list-style-type: none"> a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings) 	

	<p>b. Monday through Friday, 7:00 am to 8:00 pm (during standard time)</p> <p>c. Saturdays, 8:00 am to 6:00 pm</p>	
MM.XVIII.1	<p>If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</p>	

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

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall

contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – “Contents of Project-Specific Reporting Plan.”