COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

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: Recirculated Hawk Minor Land Division (PLN23-00277)

PROJECT DESCRIPTION: The proposed project requests approval of a minor land division to subdivide an existing 10.7 acre parcel into four parcels consisting of 2.79 acres (Parcel 1), 2.63 acres (Parcel 2), 2.63 acres (Parcel 3), and 2.66 acres (Parcel 4). Proposed Parcel 1 is developed with a single-family residence that was constructed in November of 2023. Access for each parcel would be from Golden Spur Drive, a paved 24-foot-wide private road, located off of Eureka Road. Each lot would have individual onsite septic disposal systems for sewer service and would connect to San Juan Water District for water service. All development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

PROJECT LOCATION: 5827 Eureka Road, unincorporated Granite Bay Area, Placer County

APPLICANT: Gerry Hawk

The comment period for this document closes on July 3, 2025. A copy of the Recirculated Mitigated Negative Declaration is available for public review at the County's web site:

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

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 June 3, 2025.

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

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

PROJECT INFORMATION

Title: Recirculated Hawk Minor Land Division	Project # PLN23-00277
Description: Minor land division to subdivide an existing 10.7 acre parcel into four parcels consisting of 2.79 acres (Parcel 1), 2.63 acres (Parcel 2), 2.63 acres (Parcel 3), and 2.66 acres (Parcel 4).	
Location: 5827 Eureka Road, Unincorporated Granite Bay Area, Placer County	
Project Owner: Jenaiva and Salameh Samer	
Project Applicant: Gerry Hawk	
County Contact Person: Meghan Schwartz	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on July 3, 2025. A copy of the Recirculated Mitigated Negative Declaration is available for public review at the County's web site (https://www.placer.ca.gov/2826/Negative-Declarations), It is also available for review during normal business hours, at the same link, via computer kiosks at the Placer County Libraries, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk's Office (2954 Richardson Drive, Auburn). Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Parcel Review Committee**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

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

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Recirculated Hawks Minor Land Division	Project # PLN23-00277
Entitlement(s): Minor Land Division	
Site Area: 10.7 acres	APN: 048-142-046-000
Location: 5827 Eureka Road, unincorporated Granite Bay area, Placer County	

A. BACKGROUND:

A preliminary draft Initial Study was prepared for the project and circulated for public review on October 1, 2024. Comments were received from the public during the 30-day public review period which closed on October 31, 2024. Following the close of the public review period, a decision was made to modify the project to address a driveway connection to Eureka Road for Parcel 1 and a separate pedestrian path that will be constructed along the segment of Eureka Road frontage for that same parcel.

Pursuant to Section 15073.5 of the State CEQA Guidelines, because the changes to the Project could be considered "substantial revisions" and the IS/MND had not been adopted by the County, out of an abundance of caution, a Recirculated IS/MND has been prepared to disclose the revised Project description and analyze the environmental impacts of the revised Project.

In accordance with Section 15074 of the State CEQA Guidelines, the Recirculated IS/MND together with any comments received during the public review periods will be considered by Placer County.

Changes to the preliminary draft language are identified as necessary throughout the following sections of this Recirculated IS/MND in double underline font for added text and ~~double strike-through~~ font for deleted text.

Project Description:
The proposed project requests approval of a minor land division to subdivide an existing 10.7 acre parcel into four parcels consisting of 2.79 acres (Parcel 1), 2.63 acres (Parcel 2), 2.63 acres (Parcel 3), and 2.66 acres (Parcel 4). Proposed Parcel 1 is developed with a single-family residence that was constructed in November of 2023. Primary ~~A~~access for each parcel would be from Golden Spur Drive, a paved private road, located off of Eureka Road, with Parcel 1 having a secondary driveway connecting directly to Eureka Road. A separate pedestrian path would be constructed along the segment of Eureka Road frontage for Parcel 1. Golden Spur Drive would ~~will~~ be widened to 24 feet where the roadway fronts Parcel 1 and widened to 20 feet for the remainder of its alignment where it accesses

Parcels 2, 3, and 4. Each lot would have individual onsite septic disposal systems for sewer service and would connect to San Juan Water District for water service. All development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

Project Site (Background/Existing Setting):
The proposed project site is located at 5827 Eureka Road in the Granite Bay area. The subject 10.7 acre parcel, Assessor's Parcel Number 048-142-046-000, is currently zoned RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet) and is designated Rural Residential, 2.3 to 4.6 acre minimum by the Granite Bay Community Plan. The proposed Parcel 1 is developed with a recently constructed single-family residence and sewer septic system. Proposed Parcels 2, 3, and 4 are currently undeveloped. The subject property is surrounded by rural single-family residences and agricultural uses (mainly located to the south).

The topography of the proposed project site is gently sloping with a high point in the southern portion of the property. Site elevation ranges from approximately 350 to 385 feet. A drainage divide conveys water to the north and south and a non-vernal pool seasonal wetland is located in the northern portion of the property. The southern portion of the site conveys surface runoff towards Eureka Road and continues into offsite drainage into Linda Creek. The natural communities that occur within the proposed project area are grassland, oak woodland, and aquatic/wetland complex.

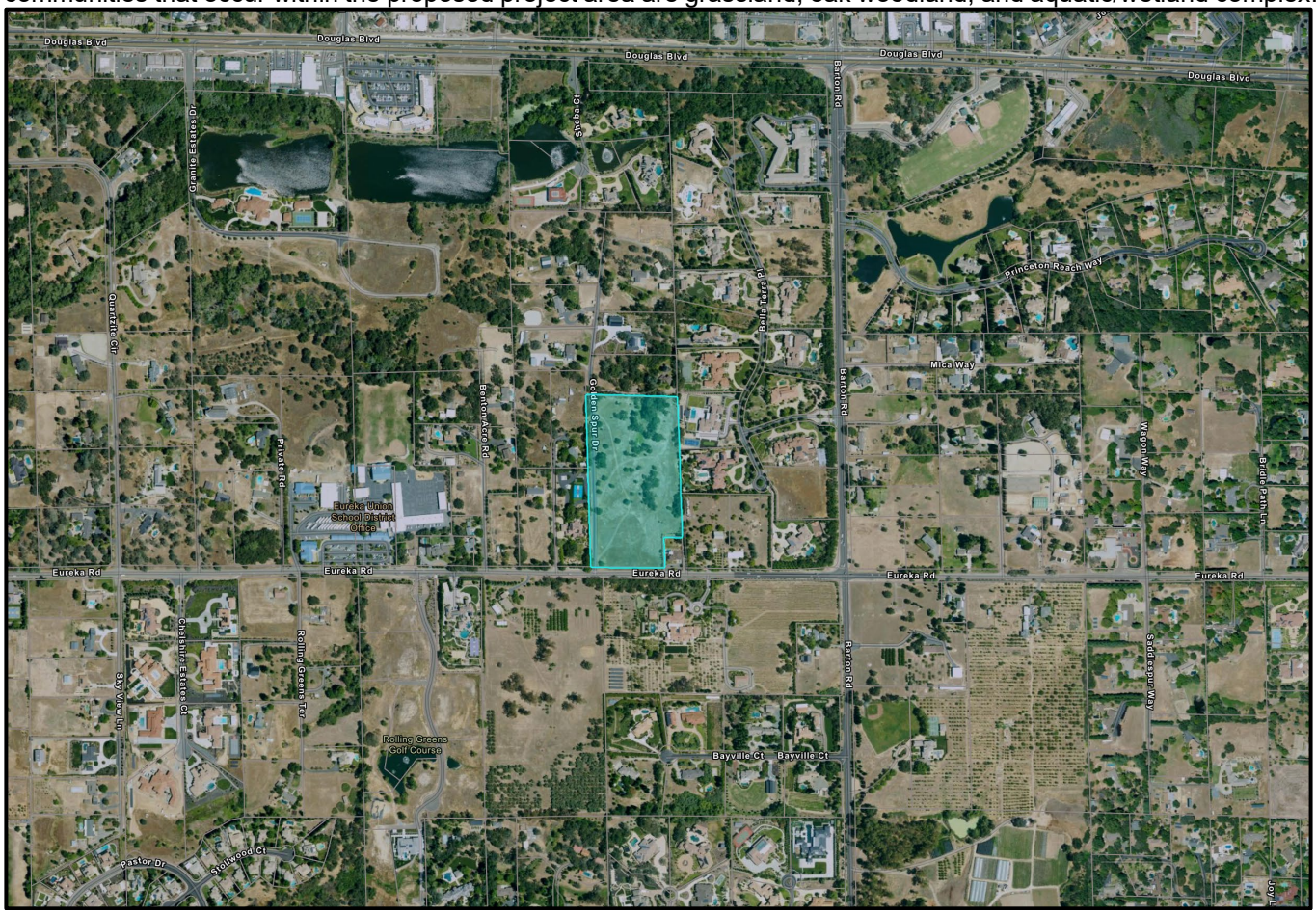

Figure 1. Vicinity Map

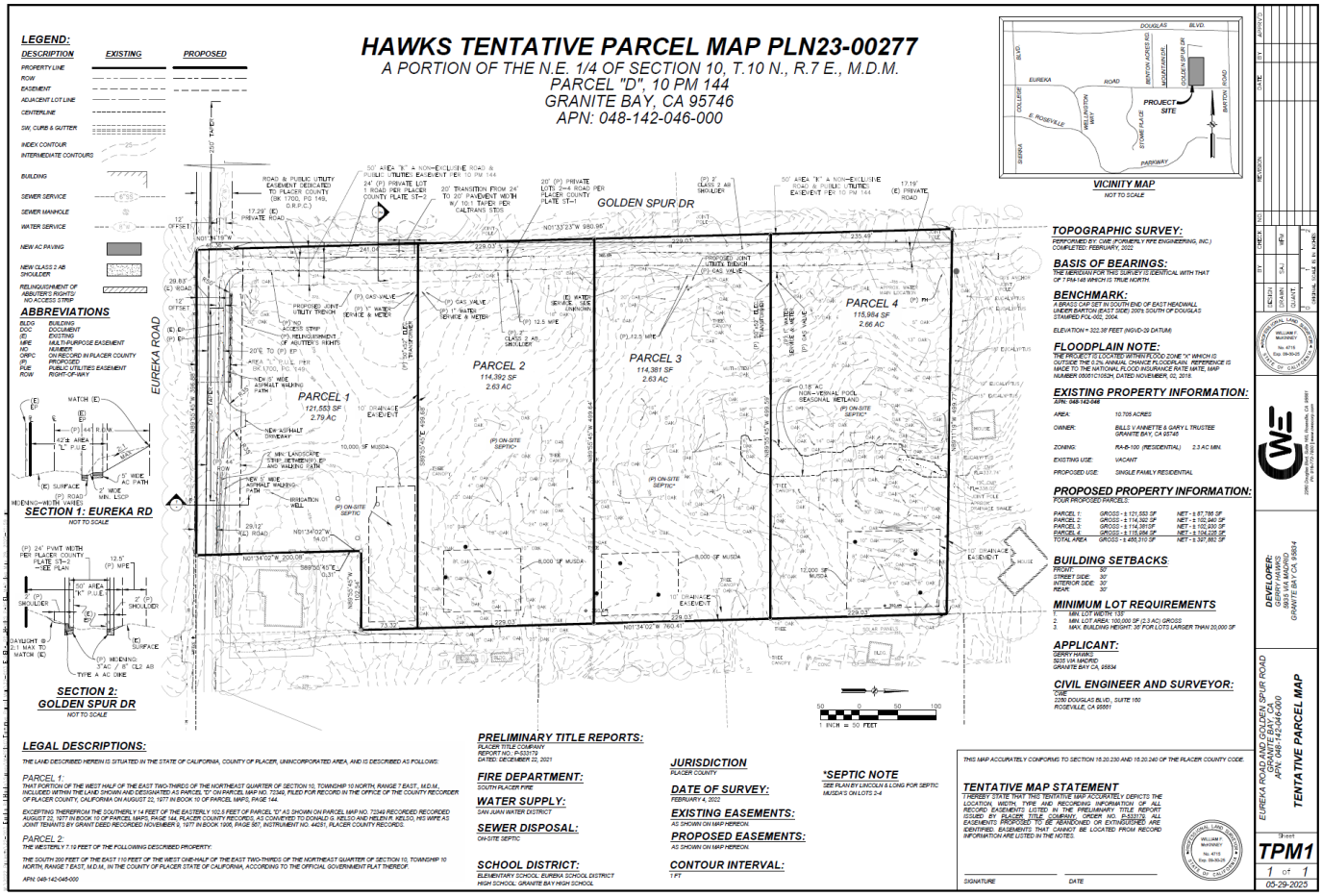

Figure 2. Tentative Parcel Map (UPDATED May 29, 2025)

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet	Rural Residential, 2.3 to 4.6-acre minimum	Single family residence on Parcel 1, undeveloped land on proposed Parcels 2, 3, and 4.
North	RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet	Rural Residential, 2.3 to 4.6-acre minimum	Large-lot Single-Family Residential
South	RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet	Rural Residential, 2.3 to 4.6-acre minimum	Large-lot Single-Family Residential
East	RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet	Rural Residential, 2.3 to 4.6-acre minimum	Large-lot Single-Family Residential
West	RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet	Rural Residential, 2.3 to 4.6-acre minimum	Large-lot Single-Family Residential

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

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), invitations to consult were sent on December

28, 2023, to tribes who requested notification of proposed projects within this geographic area. No responses were received.

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
- ➔ Granite Bay Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

a) A brief explanation is required for all answers including "No Impact" answers.

b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.

c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
   - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.

➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

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

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

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

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

Discussion Item I-1, 2:
The subject property is not located within a scenic vista or a state scenic highway and would not result in damage to scenic resources including trees, rock outcroppings, and historic buildings. The existing residence was constructed on the proposed Parcel 1 in 2023 and was not associated with any significant contribution to California's history and cultural heritage. Therefore, there is no impact.

Discussion Item I-3, 4:
The proposed project would result in the creation of three additional parcels each with the right to develop a single-family residence with one ADU and one JADU, and other accessory structures. Future development on proposed Parcels 2, 3, and 4 with residences, driveways, and supporting infrastructure would be a change from the existing condition. However, this change in visual character is minor, and the proposed project would be developed with rural residential uses consistent with the existing character of the surrounding area. Construction of new residences would have the potential to create a new source of light or glare. However, the subject property is located in a rural residential area that consists of parcels already developed with single-family residences consistent with the anticipated use on the four resultant parcels. Because of this, additional light or glare created by the new residences would be considered negligible. Therefore, these impacts would be 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	Less Than Significant Impact	No Impact

		Measures		
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				**X**
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				**X**
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				**X**
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				**X**
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				**X**
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				**X**

Discussion Item II-1, 2, 3, 4, 5, 6:
The subject property is not considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. The 10.7 acre parcel is zoned RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet), which allow for both residential and agricultural uses to occur, and is located within a rural residential area, with the majority of surrounding properties developed with single-family residences. The proposed Parcel 1 is developed with a single-family residence that was recently constructed. While the RA zoning does allow for some agricultural uses, the nearest agricultural operations are located on a parcel to the south of Eureka Road that includes a large single family residence with row crops and orchard use. However, any future development of new single-family residential units on Parcels 2, 3, and 4 would be outside of the minimum agricultural buffer zones identified in the General Plan for field crops (100 feet) and irrigated orchards (300 feet). In addition, the proposed project would not conflict with the existing zoning for Forest land for an agricultural use, and none of the surrounding properties are enrolled in a Williamson Act contract. Finally, the proposed project would not result in changes to the environment that would result in the loss or conversion of Farm or Forest land. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

Discussion Item III-1, 2:
The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM_{10}). The proposed project requests approval of a minor land division to subdivide an existing 10.7-acre parcel into four parcels consisting of 2.79 acres (Parcel 1), 2.63 acres (Parcel 2), 2.63 acres (Parcel 3), and 2.66 acres (Parcel 4). Proposed Parcel 1 is developed with a single-family residence that was constructed in November of 2023.

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

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

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

The daily maximum emission thresholds represent an emission level below which the proposed project's contribution to criteria pollutant emissions would be deemed less than significant. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square 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. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM_{10}.

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 will 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 will 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 ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed project 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 California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling, is located onsite.

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.

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposure to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma. The proposed project site is not located in an area known or likely to contain NOA. There will be no considerable net increase of any criteria pollutant, nor will this proposed project expose sensitive receptors to any substantial pollutants. This impact would be less than significant impact. 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 Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		X		
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)		X		
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

The following discussions are based on a Biological Resources Report (BRA) prepared by Helix Environmental Planning dated August 2022 for the proposed project which includes a biological field survey conducted on June 15, 2022.

Discussion Item IV-1, 2:
The 10.7 acre property is developed with an existing single-family residence and an onsite sewer septic system on proposed Parcel 1. Proposed Parcels 2, 3, and 4 are currently undeveloped. The topography of the proposed project site is gently sloping with a high point in the southern portion of the property. Site elevation ranges from approximately 350 to 385 feet. Water drainage occurs in southerly direction on the property and a non-vernal pool seasonal wetland is located in the northern portion. The southern portion of the site conveys surface runoff towards Eureka Road and continues into offsite drainage into Linda Creek. The proposed project site includes the Andregg coarse sandy loam and Caperton gravelly coarse sandy loam soil units. Surrounding land uses include rural residences and agriculture such as vineyards, orchards, and livestock grazing.

Terrestrial land cover types include 7.88 acres of Annual Grassland, 1.44 acres of Mixed Oak Woodland, 0.52 acre of Rural Residential, and 0.68 acre of Road. Aquatic habitat includes 0.18 acre of Non-vernal Pool Seasonal Wetland

that is associated with a seep that originates in a broad swale. The aquatic habitat is considered a potential Water of the U.S. and Water of the State subject to USACE and Central Valley Regional Water Quality Control Board (CVRWQCB) jurisdiction under Section 404 and 401 of the Clean Water Act. Aquatic resources are also regulated under the Western Placer County Aquatic Resources Program (CARP) which is a component of the PCCP. The onsite habitats are shown in Figure 3 below.

The proposed project site is located within the Foothill Potential Growth Area of the Placer County Conservation Program (PCCP) and therefore the proposed project is required to mitigate all potential effects under the PCCP. The proposed project is required to submit an application for PCCP Authorization and comply with PCCP and CARP as described in the mitigation measures below.

Special-Status Plant Species

According to the database queries conducted as part of the BRA, twenty-one (21) special-status plant species have the potential to occur within the proposed project area. However, based on field review of the project site and literature review, the potential for these species to occur within the proposed project area is very low and no further measures are recommended.

Special-Status Wildlife Species

Thirty-one (31) special-status wildlife species were identified as having the potential to occur within the proposed project area based on literature review; however, after further analysis and the site visit, it was determined that only six (6) species have the potential to occur within the proposed project area.

Four (4) wildlife species classified as special status or species of special concern have a high potential to occur: Western Spadefoot, Cooper's Hawk, Ferruginous Hawk, and White-tailed Kite. The proposed project would have a substantial adverse effect, either directly or indirectly through habitat modifications on these species.

Two (2) additional wildlife species classified as special status species or species of special concern may have a potential to occur. These species were not observed on the site and breeding habitat is not present but these species have the potential to utilize the site for dispersal: Grasshopper Sparrow and Purple Martin.

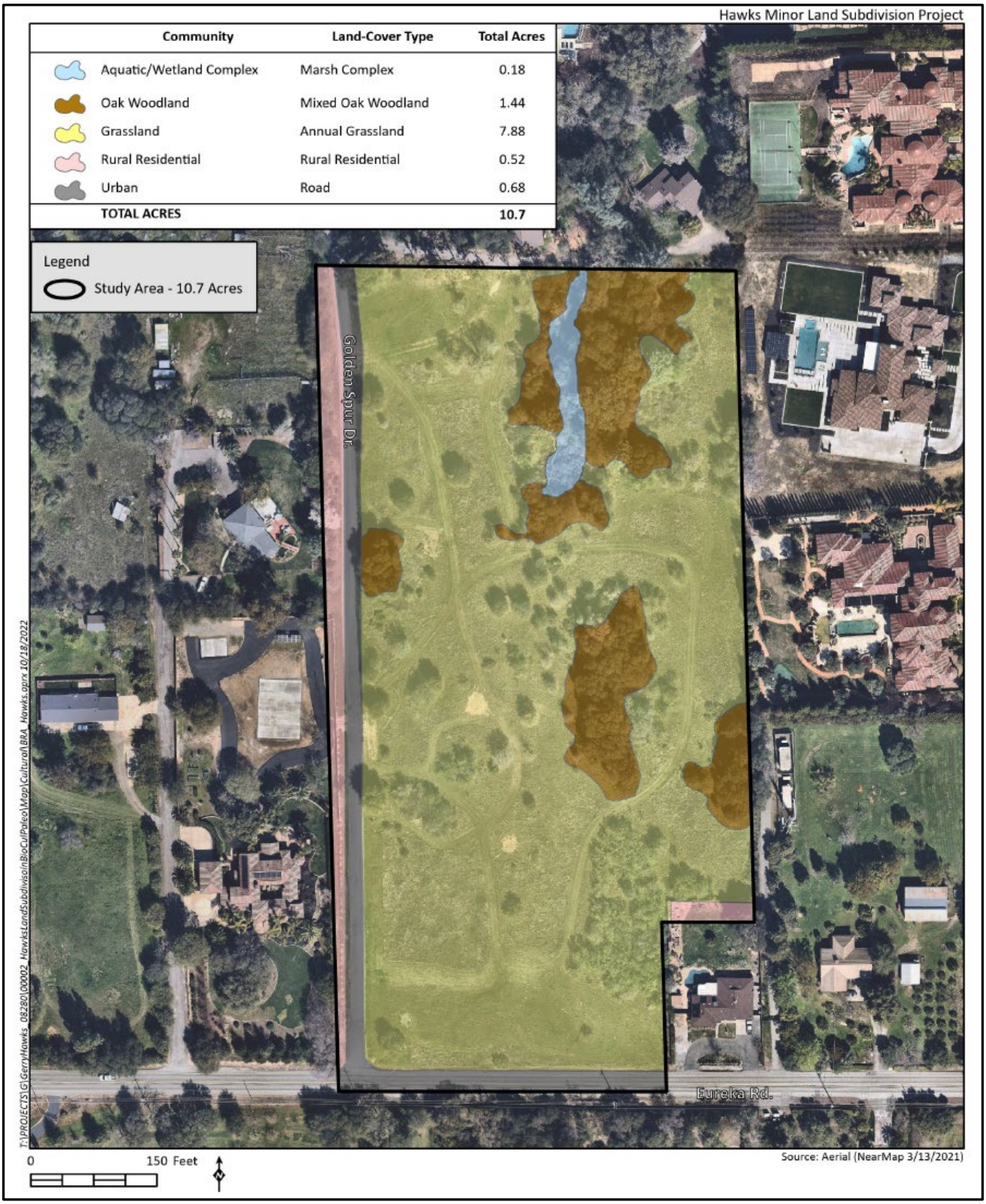

Figure 3. PCCP Landcover Map

Western Spadefoot (*Spea hammondii*).
Western spadefoot is designated as a Species of Special Concern by the CDFW. There are two documented occurrences within five miles of the proposed project site and the closest documented occurrence is approximately 3.8 miles from the proposed project site. Western spadefoot may utilize the non-vernal pool seasonal wetland within

the proposed project site as breeding habitat if it is inundated during the breeding season (generally October to May, peaking in February and March) and remains inundated for at least 30 days to allow larvae development and metamorphosis. This feature was not inundated at the time of the field survey. In addition, small mammal burrows and other crevices within the proposed project site provide suitable refugia habitat. Since the proposed project site contains suitable upland and aquatic habitats and this species is documented in the vicinity of the proposed project site, western spadefoot has a high potential to occur.

Cooper's Hawk *(Accipiter cooperii).*
The Cooper's hawk is included on CDFW's Watch List, but it is not regularly tracked by the CNDDB. The nearest documented occurrence in eBird is approximately 2.3 miles to the northeast of the proposed project site. Large trees suitable for nesting are located in the mixed oak woodland and annual grassland land-cover types, and suitable foraging habitat occurs throughout the proposed project site. Since suitable nesting and foraging habitat is present in the proposed project site and it is known to occur in the area, Cooper's hawk has a high potential to occur.

Ferruginous Hawk (*Buteo regalis).*
Ferruginous hawk is included on CDFW's Watch List. The entire proposed project site provides suitable foraging habitat for this species. Like the Cooper's hawk, this species is not regularly tracked by the CNDDB but there is a documented occurrence in eBird approximately 3.9 miles to the northeast. Since suitable foraging habitat is present on the proposed project site and it is known to occur in the area, ferruginous hawk has a high potential to occur.

White-tailed kite *(Elanus leucurus).*
The white-tailed kite is listed as a CDFW Fully Protected species. The entire proposed project site provides suitable nesting and foraging habitat for this species. The nearest documented occurrence of this species is approximately 2.8 miles to the southwest of the proposed project site. Since suitable nesting and foraging habitat is present in the proposed project site and it is known to occur in the vicinity, white-tailed kite has a high potential to occur.

Grasshopper Sparrow (*Ammodramus savannarum).*
The grasshopper sparrow is designated as a CDFW Species of Special Concern. The annual grassland land-cover type occurs within the proposed project site and provides suitable nesting and foraging habitat for this species. There are no documented occurrences of this species within five miles of the proposed project site. Given that suitable nesting and foraging habitat is present, grasshopper sparrow may occur within the proposed project site.

Purple Martin (*Progne subis).*
The purple martin is designated as a CDFW Species of Special Concern. The proposed project site contains suitable habitat throughout the annual grassland and mixed oak woodland land-cover types. The closest documented occurrence is approximately 3.9 miles from the proposed project site. Purple martin, although uncommon in California, may occur within the proposed project site as they tend to breed in low to mid- elevation wooded habitats including suburban areas.

Nesting Migratory Birds and Raptors.
Cooper's hawk, grasshopper sparrow, white-tailed kite, and purple martin, as well as other migratory birds and raptors protected under federal, State, and/or local laws and policies, have potential to nest and forage within the proposed project site. Although no active nests were observed during the field survey, the proposed project site and adjacent properties contain suitable habitat to support a variety of nesting birds within trees, shrubs, grass, and on bare ground. If proposed project activities take place during the nesting season (February 1 to August 31), nesting birds may be impacted. If proposed project activities take place outside of the nesting season, no mitigation measures for nesting birds are required.

PCCP-Covered Species and Aquatic Habitat
With regards to PCCP-covered aquatic habitat, potential impacts could occur from the development of the site. It should be noted that no PCCP-covered species were identified as having the potential to occur on the property. With implementation of Mitigation Measures MM IV.1 to MM IV.2 below, the potential impact to aquatic habitat would be less than significant. With regards to all other species that may potentially occur on the site, potential impacts could occur, and the proposed project could have a substantial adverse effect on special-status animal species as well as riparian and sensitive communities. However, pre-construction surveys for western spadefoot, Cooper's hawk, grasshopper sparrow, white-tailed kite, and purple martin, as well as other migratory birds and raptors would be required as mitigation measures. Therefore, this impact would be less than significant with implementation of the following Mitigation Measures.

Mitigation Measure Item IV-1, 2:
MM IV.1 (Western Spadefoot)
Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following mitigation measure and PCCP General Condition 1 shall be implemented to avoid and reduce impacts to the western spadefoot:

- If possible, conduct all grading and land disturbing activities outside of the breeding season for western spadefoot (breeding season is generally October to May) to avoid potential impacts to dispersing individuals.

- A qualified biologist should conduct a pre-construction survey for western spadefoot within 24 hours prior to the start of grading or land disturbing activities. If the survey shows that there is no evidence of these species, then a letter report should be prepared to document the survey and be provided to the project proponent and no additional measures are recommended. If development does not commence within 24 hours of the survey, or halts for more than 7 days, then an additional survey is required prior to starting or resuming work.

    - If this species is observed during the survey, no work shall occur until CDFW has been consulted to determine appropriate mitigation and avoidance measures.

- Wildlife exclusion fencing should be installed around the proposed project area prior to construction. General silt fencing or other solid fencing is recommended. Fencing should be trenched into the soil at least six (6) inches and the soil must be carefully compacted against both sides of the fence for its entire length to prevent animals, such as western spadefoot, from entering the construction area.

- If western spadefoot toad is observed within the proposed project area during work, specifically within the construction zone, all work shall immediately halt in the vicinity of the animal and the animal shall be allowed to leave the area on its own will. If the animal is in immediate danger, a CDFW approved biologist will relocate the animal outside of the construction zone, at a safe distance from all construction related activities, and within suitable habitat. No one other than an approved biologist shall handle, take, or otherwise harass the animal. No work shall resume until the animal has moved or been removed from areas of potential disturbance by an approved biologist.

- A qualified biologist should conduct an environmental awareness training to all project-related personnel prior to the initiation of work. The training should include identification of western spadefoot, required practices before the start of construction, general measures that are being implemented to protect the species as they relate to the proposed project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Upon completion of the training, all construction personnel should sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the biologist on-site and the project proponent.

PCCP General Condition 1: Watershed Hydrology and Water Quality
Prior to any ground disturbance resultant from parcel map improvement and/or grading permit approval and issuance of building permits for future development, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual).

The project shall implement the following Best Management Practices (BMPs). This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:

1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within one year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General Condition 4, Temporary Effects, for the process to demonstrate temporary effects).

2. Trash generated by Covered Activities will be promptly and properly removed from the site.

3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.

    a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.
    b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.
    c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.
    d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.

4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.

MM IV.2
Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

Nesting Raptors
A qualified biologist shall conduct a preconstruction survey for active nests within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer ~~will~~ shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. ~~as determined by the biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff, if possible, and~~ The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.

Nesting Birds
A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. ~~The buffer distance shall be established by a qualified biologist in consultation with the CDFW and PCA staff, if possible.~~ If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and PCA staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.

Discussion Item IV-3:
As noted above, the proposed project site supports 0.18 acre of aquatic habitat in the form of Non-vernal Pool Seasonal Wetland that is associated with a seep that originates in a broad swale. Although no disturbance of this wetland is proposed at this time, site disturbance resulting from the development of proposed Parcels 3 and 4 could impact these features, which would be a potentially significant impact. However, impacts would be less than significant with implementation of the following mitigation measures.

Mitigation Measure Item IV-3:
MM IV.3

Disclosure
The Information Sheet of the Final Map shall include a notification to future property owners regarding sensitive habitats located on each parcel, as well as notification that disturbances to those resources and their buffers would require review and authorization pursuant to the PCCP.

MM IV.4
Any new ground disturbance over 5,000 square feet on Parcels 2, 3, and 4 will require a PCCP application for direct and indirect impacts. The applicant shall provide an Aquatic Resource Determination from the U.S. Army Corps of Engineers (USACE) which will be needed for a complete effects analysis in support of the PCCP Certificate of Authorization. Prior to ground disturbance, the applicant shall submit an application to the PCCP, pay PCCP Land Conversion fees, and obtain a PCCP Certificate of Authorization. Submitting a PCCP application to the Placer Conservation Authority (PCA) early to ensure all PCCP Conditions on Covered Activities are satisfied at the appropriate time is strongly recommended.

MM IV.5 (CARP Conditions)
CARP Condition 1a
All work within the Plan Area that impacts Aquatic Resources of Placer County shall be completed according to the plans and documents included in the CARP application, Water Quality Certification, and, if applicable, WDRs. All changes to those plans shall be reported to Placer County. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, and, if applicable, WDRs. Substantial changes may render the authorization, Water Quality Certification, and, if applicable, WDRs, void, and a new application may be required.

CARP Condition 1b
All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately.

CARP Condition 2
Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project.

CARP Condition 3
Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season (generally October 15) and shall remain in place until the end of the season (generally April 15). Site supervisors shall be aware of weather forecasts year-round and shall be prepared to establish erosion control on short notice for unusual rain events. Erosion control features shall be inspected and maintained after each rainfall period. Maintenance includes, but is not limited to, removal of accumulated silt and the replacement of damaged barriers and other features.

CARP Condition 4
All required setbacks shall be implemented according to the HCP/NCCP Condition 4 (HCP/NCCP Section 6.1.2).

CARP Condition 5
All work in aquatic resources within the Stream System shall be restricted to periods of low flow and dry weather between April 15 and October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. Work within aquatic resources in the Stream System outside of the specified periods may be permitted under some circumstances. The Applicant must provide Placer County CDRA with the following information: a) the extent of work already completed; b) specific details about the work yet to be completed; and c) an estimate of the time needed to complete the work in the Stream System.

CARP Condition 6
Weather forecasts should be monitored, and erosion control established before all storm events.

CARP Condition 7
Following work in a stream channel, the low flow channel shall be returned to its natural state to the extent possible. The shape and gradient of the streambed shall be restored to the same gradient that existed before the work to the extent possible.

CARP Condition 8
Except for site preparation for the installation and removal of dewatering structures, no excavation is allowed in flowing streams unless dredging WDRs are issued by the RWQCB. Detailed plans for dewatering must be part of the Application.

CARP Condition 9
Temporary crossings as described in the Application shall be installed no earlier than April 15 and shall be removed no later than October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. This work window could be modified at the discretion of Placer County and the CDFW.

CARP Condition 10
No vehicles shall be allowed within the Stream System. If the project requires in channel work, necessary earth-moving and construction equipment shall be allowed within the Stream System after the section of stream where work is performed is dewatered. The equipment and vehicles used in the Stream System shall be described in the Application.

CARP Condition 11
Staging areas for equipment, materials, fuels, lubricants, and solvents shall be located outside the stream system, channel, and banks and away from all preserved aquatic resources. All stationary equipment operated within the Stream System must be positioned over drip-pans. Equipment entering the Stream System must be inspected daily for leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.

CARP Condition 12
Cement, concrete, washings, asphalt, paint, coating materials, oil, other petroleum products, and other materials that could be hazardous to aquatic life shall be prevented from reaching streams, lakes, or other water bodies. These materials shall be placed a minimum of 50 feet away from aquatic environments. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.

CARP Condition 13
During construction, no litter or construction debris shall be dumped into water bodies or other aquatic resources; nor shall it be placed in a location where it might be moved by wind or water into aquatic resources. All construction debris shall be removed from the site upon completion of the project.

CARP Condition 14
Only herbicides registered with the California Department of Pesticide Regulation shall be used in streams, ponds, and lakes, and shall be applied in accordance with label instructions. A list of all pesticides that may be used in the project area shall be submitted to Placer County CDRA before use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity.

CARP Condition 15
Before beginning construction, the project Applicant must have a valid CARP authorization or waiver notice. In order to obtain a permit, the Applicant must pay all mitigation fees or purchase appropriate credits from an agency-approved mitigation bank.

CARP Condition 16
A copy of the CARP conditions and Water Quality Certification and WDRs shall be given to individuals responsible for activities on the site. Site personnel, (employees, contractors, and subcontractors) shall be adequately informed and trained to implement all permit, Water Quality Certification, and WDR conditions and shall have a copy of all permits available onsite at all times for review by site personnel and agencies.

CARP Condition 17
Work shall not disturb active bird nests until young birds have fledged. To avoid impacts to nesting birds, any disturbance shall occur between September 1 and February 1 prior to the nesting season. Tree removal, earthmoving or other disturbance at other times is at Placer County CDRA's discretion and will require surveys by a qualified biologist to determine the absence of nesting birds prior to the activity.

CARP Condition 18

All trees marked for removal within the Stream System must be shown on maps included with the Application. Native trees over five inches diameter at breast height (DBH) shall not be removed without the consent of Placer County CDRA.

CARP Condition 19

The Local Jurisdiction (Placer County CDRA) shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. The Local Jurisdiction (Placer County CDRA) shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.

CARP Condition 20

Wildlife entering the construction site shall be allowed to leave the area unharmed or shall be flushed or herded humanely in a safe direction away from the site.

CARP Condition 21

All pipe sections shall be capped or inspected for wildlife before being placed in a trench. Pipes within a trench shall be capped at the end of each day to prevent entry by wildlife, except for those pipes that are being used to divert stream flow.

CARP Condition 22

At the end of each workday, all open trenches will be provided with a ramp of dirt or wood to allow trapped animals to escape.

CARP Condition 23

If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area and notify Placer County CDRA immediately. Work shall not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations, including with the culturally affiliated Tribe, are completed.

Discussion Item IV-4, 7:

No designated wildlife corridors exist within or near the study area. While the study area may be used by wildlife for movement or migration, the proposed project would not have a significant impact on this movement because it would not block movement and the majority of the open space in the study area would still be available. Thus, implementation of the proposed project would have no impact upon wildlife movement. Implementation of the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, there is no impact.

Discussion Item IV-5, 8:

Mixed Oak Woodland has been identified to exist in portions of the study area. Plant species observed in this land-cover type include interior live oak (*Quercus wislizeni*), valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), Italian thistle, poison oak (*Toxicodendron diversilobum*), spreading hedgeparsley (*Torilis arvensis*), ripgut brome, and dogtail grass (*Cynosurus echinatus*). There are no oaks proposed for removal at this time; however, impacts to native trees from future site disturbance would conflict with the Placer County Woodland Conservation Ordinance and would have a substantial environmental effect on the conversion of oak woodlands for residential development. Impacts to trees could occur with development of proposed Parcels 2, 3, and 4 including grading for a future driveway and residence. Removal of individual oak trees and impacts to oak woodland would be a potentially significant impact. However, potential impacts would be reduced to less than significant with implementation of the following mitigation measures.

MM IV.6

General Condition 3, Land Conversion:

The proposed project could result in a permanent land cover conversion from a natural condition to a rural residential condition. The proposed project shall pay a land conversion fee for the permanent conversion of natural land cover. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the [improvement or grading] plans would be obligated to submit the per-acre PCCP Fee (1b, 2c, and 2d) based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee (1b, 2c, and 2d). Special Habitat fees may be applicable if the project would result in unavoidable impacts to those resources. Note that the specific impacts and associated fees are not known at the time of preparation of this document.

An application for PCCP Authorization shall accompany the permit application for each project step (i.e., improvement plans → grading permit → building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.

Discussion Item IV-6:
The PCCP, CARP, and related implementing ordinance and programs were adopted by the Placer County Board of Supervisors on September 12, 2020. The proposed project site is located within Plan Area A: Foothills of the PCCP and future activities associated with the proposed project are Covered Activities requiring PCCP Authorization. This proposed project incorporates PCCP mitigation measures to address potentially significant impacts. Therefore, this impact would be less than significant with implementation of the following mitigation measures.

Mitigation Measures Item IV-6:
MM IV.7
Refer to MM IV.6

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1, 2, 3, 4, 5:
A records search through the North Central Information Center (NCIC) was conducted by Helix Environmental Planning on June 6, 2022. The results of the NCIC search indicated that six cultural resources sites have been previously recorded within 0.5 mile of the proposed project area, but none of these resources were found to lie within the proposed project area. The search results also indicated sixteen previous cultural resources studies had been conducted within a 0.5-mile radius of the property, but they did not cover any portion of the proposed project area. A records search through the Native American Heritage Commission (NAHC) of the Sacred Lands File (SLF) was completed on June 3, 2022 as requested by Helix Environmental Planning. The results were negative. Due to the lack of historic or prehistoric resources within the proposed project area, it was not recommended that additional cultural resource work should be conducted.

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

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

Mitigation Measures Item V-1, 2, 3, 4, 5:
MM V.1
If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the

find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

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

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

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

VI. ENERGY – Would the project:

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

Discussion Item VI-1:
The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the family residence. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

Energy use associated with operation of the proposed project would be typical of uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and

security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

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

Discussion Item VI-2:
The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

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

Discussion Item VII-1, 6, 7:
The proposed project site is made up of an approximately 10.71 acre parcel with one single family residence proposed to be divided into 4 parcels consisting of Parcel 1 (2.79 acres), Parcel 2 (2.63 acres), Parcel 3 (2.63 acres) and Parcel 4 (2.66 acres). The parcels are gently to moderately sloped with some steep slopes and are surrounded by rural residential development.

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 62.5 percent Andregg Course Sandy Loam (2 to 9

percent slopes) and approximately 37.5 percent Caperton Gravelly Course Sandy Loam (2 to 30 percent slopes).

The Andregg Course Sandy Loam (2 to 9 percent slopes) is a moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. Typically, the surface layer of this Andregg soil is grayish brown coarse sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown course sandy loam. At a depth of 29 inches is highly weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium, and the erosion hazard is moderate. The major limitation of this material is the depth to rock.

The Caperton Gravelly Course Sandy Loam (2 to 30 percent slopes) is an undulating to hilly, shallow, somewhat excessively drained soil underlain by granitic rock. Typically, the surface layer of this Caperton soil is mixed dark grayish brown, grayish brown, and brown gravelly coarse sandy loam about 12 inches thick. The next 6 inches is pale brown gravelly coarse sandy loam. At a depth of 18 inches is weathered granodiorite. The permeability is moderately rapid, the surface runoff is medium or rapid, and the erosion hazard is moderate or high. The major limitation of this material is the depth to rock and the slope.

The project proposal has the potential to result in the construction of three additional single family residences and four total Accessory Dwelling Units (one on each of the four new parcels) with associated infrastructure including onsite private road improvements, four proposed 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 350,000 square feet (8 acres) which is approximately 75 percent of the approximate 10.71 acre proposed project area. The proposed project site is gently to moderately sloped with some steep slopes so cuts and fills would be relatively minor, with larger cuts and fills to be included on the Improvement Plans. Any erosion potential would occur only during the short time of the construction of the improvements.

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

Mitigation Measures Items VII-1, 6, 7:
MM VII.1
Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, limited Improvement Plans for the required improvements and pay the appropriate plan check and inspection fees. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2). **(ESD)**

Discussion Items VII-2, 3, 8:
The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The Soil Survey does not identify significant expansive soils nor instability as a limitation of the soil types present on the site. The soil is typically considered suitable for support of the anticipated loads. The major limitations to urban use is the depth of rock and slope. However, any proposed buildings would be on grade and the soils would be properly compacted. The development of homes would be in compliance with the California Building Code which would reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

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

Discussion Item VII-4:
Parcel 1 has an existing onsite sewage disposal system which was installed under permit with Placer County Environmental Health. The proposed project would eventually result in the construction of additional onsite sewage disposal systems upon development of proposed Parcels 2, 3 and 4. 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 existing and future onsite sewage disposal systems are considered less than significant. No mitigation measures are required.

Discussion Item VII-5:
A Paleontological Resources Report prepared for the proposed project by Helix Environmental Planning on June 14, 2022 included a paleontological records search conducted on the University of California Museum of Paleontology (UCMP) database. The results of the paleontological records search indicated no recorded fossil sites within the proposed project boundaries. According to the Report, the proposed project site is underlain by quartz diorite and due to the intrusive igneous nature of quartz diorite, this geologic unit would not contain paleontological resources. Therefore, there is no impact.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item IX-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 from 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 from landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of a residential unit, accessory buildings and potential agricultural buildings, along with the construction of associated utilities and roadways.

The California Global Warming Solutions Act signed into law in September 2006 (Assembly Bill 32) 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 32 (SB32) was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

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

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

Buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State's

ability to attain the goals identified in SB 32. Thus, the construction and operation of the 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. Therefore, potential impacts of greenhouse gas emissions would be less than significant. 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:
The Phase 1 Environmental Site Assessment' dated September 2, 2022, by Status Engineering Associates identified that the subject property historically contained an orchard. The Phase II Environmental Site Assessment' dated September 22, 2023, by Stratus Engineering Associates discussed the results of soils testing to evaluate the proposed project site for potential contaminants related to the historical orchard. All results were below published screening levels and therefore no additional actions are necessary. Impacts are less than significant. No mitigation measures are required.

Discussion Item IX-3:
The proposed project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. However, because of the dispersive properties of DPM, and the distance from any sensitive receptors to the proposed project site, the impacts on those receptors would be less than significant. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. Therefore, there is no impact.

Discussion Item IX-4:
The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact. .

Discussion Item IX-5:
The proposed project site is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Discussion Item IX-6:
The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:
The proposed project site is located within an area determined by CalFire to be at moderate risk for wildland fires and is located within a California State Responsibility Area. Standard fire regulations and conditions shall apply to the proposed project, including installation of fire sprinklers in single family residences and standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			**X**	

Discussion Item X-1:
The proposed project would utilize treated water as the domestic water supply from San Juan Water District. There is a drilled well located on Parcel 1 which would be used for irrigation only. The well was constructed under permit from Placer County Environmental Health in accordance with applicable County and State standards. The water well has a sanitary and annular seal to prevent contamination to the well and aquifer. Impacts to groundwater quality are expected to be less than significant. No mitigation measures are required.

Discussion Item X-2:
The drilled well located on Parcel 1 would be used for irrigation only as the domestic water supply would be treated water from San Juan Water District. Therefore, impacts to groundwater supplies and recharge would be less than significant. No mitigation measures are required.

Discussion Item X-3:
The proposed project has the potential to ultimately include the construction of three additional single family residences and four total Accessory Dwelling Units (ADU) and four Junior Accessory Dwelling Units (JADU), one on each of the four new parcels, along with road and driveway improvements. The existing site (onsite and offsite) generally slopes from the southwest to the northeast with a small portion of proposed Parcel 1 sloping south toward Eureka Road. Drainage is conveyed via sheet flow over the naturally occurring drainage path as overland flow.

The proposed project would add approximately 59,500 square feet (1.37 acres) of impervious surface resulting in a 12.8 percent increase as compared to the entire proposed project area, approximately 10.71 acres. The proposed project has a potential to increase stormwater peak flows and volumes with the potential to result in downstream impacts due to the increase in impervious surface. The proposed project site is located in the Dry Creek watershed and local stormwater detention is not recommended.

A final limited drainage report would be prepared and submitted with the site improvement plans for County review and approval which would address any potential downstream impacts, reducing this potentially significant impact to a less than significant level. The proposed project's impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, and exceeding the capacity of drainage systems can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:
MM X.1
See Items VII-1, 6, and 7 for the text of this mitigation measure.

MM X.2
A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD. **(ESD)**

Discussion Item X-4:
Approximately 8 acres of the 10.71 acre site would be disturbed during construction activities. After construction, an estimated 12.8 percent of the 10.71 acre site would be covered with new/replaced impervious surfaces including road improvements, 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.

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.

Additionally, the proposed project is located in an area subject to the Placer County Phase II Municipal Separate Storm Sewer Systems (MS4) National Pollutant Discharge Elimination System (NPDES) Permit.

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. Therefore, the proposed project's impacts associated with soil erosion and surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:
MM X.3
See Item VII-1, 6, and 7 and Item X-3 for the text of these mitigation measures.

MM X.4
This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection. **(ESD)**

MM X.5
A final Storm Water Quality Plan (SWQP) shall be submitted that identifies how this project will meet the Phase II MS4 permit obligations, per the West Placer Storm Water Quality Design Manual. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. **(ESD)**

Discussion Item X-5:
Proposed project improvements are 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 primarily utilize treated water from San Juan Water District. The drilled well on proposed Parcel 1 for irrigation is unlikely to obstruct implementation of 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 purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)				**X**
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				**X**
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				**X**

Discussion Item XI-1, 3, 4:
The proposed project requests approval of a minor land division to subdivide an existing 10.7 acre parcel into four parcels consisting of 2.79 acres (Parcel 1), 2.63 acres (Parcel 2), 2.63 acres (Parcel 3), and 2.66 acres (Parcel 4). Proposed Parcel 1 is developed with a single-family residence that was constructed in November of 2023. The parcel is currently zoned RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet) and is designated Rural Residential, 2.3 to 4.6-acre minimum by the Granite Bay Community Plan. The RA zoning district allows for both residential and agricultural uses to occur. Proposed Parcel 1 includes an existing single-family residence. Proposed Parcels 2, 3, and 4 are currently undeveloped but would have the right for future development of a primary residence and accessory residential structures (i.e., ADUs/JADUs) on each parcel. The property is surrounded by rural single-family residences and agricultural uses (mainly located to the south). The proposed project would not cause economic or social changes that would result in adverse physical changes to the environment. Therefore, the proposed project would have no impacts related to land use and planning. No mitigation measures are required.

Discussion Item XI-2:
The proposed project does not conflict with any land use plans, policies or regulations and does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:
The Mineral Land Classification of Placer County, California Department of Conservation – Division of Mines and Geology 1995, was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of five primary mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

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

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

XIII. NOISE – Would the project result in:

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

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

Discussion Item XIII-1:
The proposed project would result in the creation of four additional parcels with the right to develop a primary residence and accessory residential structures (i.e., ADUs/JADUs). The establishment of residences on the proposed project site 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, such as impacts from roadway noise. Construction of the proposed project improvements would create a temporary increase in ambient noise levels associated with construction activities including the potential for generation of ground borne vibration or ground borne noise levels that could exceed noise ordinance thresholds, which could adversely affect adjacent residents. However, impacts associated with temporary construction noise and ground borne vibration would be reduced to less than significant with the incorporation of the following mitigation measure, which is consistent with the County's Noise Ordinance.

Mitigation Measures Item XIII-1:
MM XIII.1
Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances:

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

This note shall be placed on the Improvement Plans.

Discussion Item XIII-2
The proposed project requests approval of a minor land division to subdivide an existing 10.7 acre parcel into four parcels consisting of 2.79 acres (Parcel 1), 2.63 acres (Parcel 2), 2.63 acres (Parcel 3), and 2.66 acres (Parcel 4). Proposed Parcel 1 is developed with a single-family residence that was constructed in November of 2023. Access for each parcel would be from Golden Spur Drive, a paved private road, located off of Eureka Road (the access road will be widened to 24 feet where the roadway fronts Parcel 1 and widened to 20 feet for the remainder of its alignment where it accesses Parcels 2, 3, and 4). Parcel 1 would have a secondary driveway access connecting directly to Eureka Road. Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the project vicinity. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIII-3:
The proposed project is not 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, 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			**X**	

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

Discussion Item XIV-1:
The proposed project requests approval of a minor land division to subdivide an existing 10.7 acre parcel into four parcels consisting of 2.79 acres (Parcel 1), 2.63 acres (Parcel 2), 2.63 acres (Parcel 3), and 2.66 acres (Parcel 4). Proposed Parcel 1 is developed with a single-family residence that was constructed in November of 2023. The proposed project would result in the creation of four additional parcels with the right to develop a primary residence and accessory residential structures (i.e., ADUs/JADUs). The development of new single-family residential units on Parcels 2, 3, and 4 would result in a slight increase to population growth in the area. This increase is consistent with the anticipated growth in the Granite Bay Community Plan and has been analyzed as part of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XIV-2:
The proposed project would not displace any existing housing. Therefore, there is no impact.

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

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

Discussion Item XV-1:
The Placer County Fire Protection District provides fire protection service to the proposed project area. This servicing fire district has reviewed the proposed project and determined that the proposed project does not generate the need for new, significant fire protection facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-2, 3:
The Placer County Sheriff's Department provides law enforcement services to the area, and the proposed project is served by two school districts: the Eureka Union School District (Grades K-8) and the Roseville Joint Union High School District (Grades 9-12). The proposed project would result in the creation of four single-family residential lots where one currently exists and would result in a slight increase to the number of residents in the area. However, this increase would not result in an adverse effect to Sheriff protection facilities or schools because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Granite Bay Community Plan. Therefore, this impact would be less than significant. No mitigation measures are

required.

Discussion Item XV-4:
The proposed project would create four new parcels where proposed Parcel 1 is developed with an existing single-family residence and proposed Parcel 2, 3, and 4 are not developed. Parcels 2, 3, and 4 may be developed with a single-family residential use in the future that would negligibly increase the population in the area. The new residents may use existing parks in the area, however, the small increase in the number of residents is considered negligible and would not result in the need for new park facilities. Furthermore, the owner of proposed parcels would be required to pay park mitigation fees (COA) to be used for maintenance of existing park facilities and development of future park facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion XV-5:
The proposed project is not expected to significantly impact any other public facilities. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-6:
The proposed project would include widening of the existing private road (Golden Spur Drive), located off of Eureka Road, that provides access to the four parcels to meet County standards. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Granite Bay Community Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

XVI. RECREATION:

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

Discussion Item XVI-1:
Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100(D), new development projects are required to pay a fee (Currently $885 per parcel and $4,906 per dwelling unit due at Building Permit issuance. Note that fees are subject to change) to Placer County for the development of parks and recreation facilities. There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed project. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XVI-2:
The proposed project does not include recreational facilities nor require the construction of recreational facilities that might have an adverse impact on the environment. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)		~~**X**~~	**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 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 8,982 dollars per single family residential unit in the Granite Bay Fee Area) to the Placer County Department of Public Works prior to Certificate of Occupancy. The traffic fees represent the proposed project's fair share towards cumulative roadway improvement projects.

~~The Granite Bay Community Plan identifies Eureka Road as a "minor arterial" and has a minimum 50 mile per hour design speed based on the current Highway Deficiency Report. The Placer County General Plan includes a Policy (3.A.4) stating that "driveway encroachments along collector and arterial roadways shall be minimized." To comply with this policy, the proposed project is required to provide access to all four parcels from Golden Spur Drive and remove and revegetate the existing access to proposed Parcel 1 directly from Eureka Road.~~

Therefore, this impact is less than significant. No mitigation measures are required. ~~this proposed project has the potential to conflict with a General Plan Policy addressing the circulation system. This potentially significant impact can be reduced to a less than significant level with the following mitigation measure.~~

~~**Mitigation Measures Item XVII-1:**~~
~~MM VII.1~~
~~See Item VII-1, 6, and 7 for the text of this mitigation measure.~~

~~MM XVII.1~~
~~With the Improvement Plans, obtain an Encroachment Permit to remove and revegetate the existing private driveway encroachment onto Eureka Road that directly accesses the existing house on proposed Parcel 1 of the approved Tentative Parcel Map. The removal of this encroachment shall be shown on the Improvement Plans and the work completed and inspected to the satisfaction of the Engineering and Surveying Division and Department of Public Works prior to Final Parcel Map recordation. **(ESD)**~~

Discussion Item XVII-2:
The proposed project would include improvements to the existing private access road (Golden Spur Drive) from the throat of the existing encroachment onto Eureka Road to the northern property line of proposed Parcel 4. The widening would increase the existing road section to 24-feet with 2-foot AB shoulders to the northern property line of proposed Parcel 1, and 20-feet with 2-foot AB shoulders from the northern property line of proposed Parcel 1 to the northern property line of proposed Parcel 4. The total length of improvement is approximately 980-feet. The resultant road section would meet Placer County's minimum road and improve vehicle safety.

The proposed project's existing onsite encroachment of Golden Spur Drive onto Eureka Road as well as the existing private driveway encroachment for Parcel 1 onto Eureka Road would include improvements to meet the County standard, and would be required to obtain an Encroachment Permit to construct the improvements. The resultant encroachments ~~encroachment~~ decrease~~s~~ hazards to vehicle safety.

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 spots per dwelling unit. The existing dwelling unit on proposed Parcel 1 currently meets this parking space requirement. At the time that when the other parcels are developed, a review for conformance with the parking standards outlined by the Placer County Zoning Ordinance would be performed to verify that minimum onsite parking requirements would be met. Therefore, this impact would be less than significant impact. No mitigation measures are required.

Discussion Item XVII-5:
The proposed project, if fully developed, could ultimately result in the creation of three new single-family residences, four ADUs and four JADUs, on four separate parcels. The proposed project would generate approximately 18.77 Vehicle Miles Traveled (VMT).

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. On December 1, 2020, the Placer County Board of Supervisors adopted thresholds, screening criteria, and associated Transportation Study Guidelines for VMT. Pursuant to this action, the proposed Minor Land Division is a screenable project because it generates less than 110 daily trips; therefore, no VMT analysis is warranted. Therefore, the proposed project's impacts associated with VMT increases would be less than significant. No mitigation measures are required.

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

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

The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians and are traditionally and culturally affiliated with the proposed 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:
Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent on December 27, 2023 to tribes traditionally and culturally affiliated with the proposed project area. No responses were received. A records search through the Native American Heritage Commission (NAHC) of the Sacred Lands File (SLF) was completed on June 3, 2022 as requested by Helix Environmental Planning. The results were negative.

The identification of Tribal Cultural Resources (TCR) for this proposed 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 compose 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.

The possibility for discovery of previously unknown/unidentified TCRs could occur from ground disturbance including grading associated with future development of the proposed project site. The proposed project could have the potential to impact a TCR. However, potential impacts to TCRs would be reduced to less than significant with implementation of the following mitigation measures.

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Mitigation Measures Item XVIII-1, 2:
MM XVIII.1
If potential Tribal Cultural Resources (TCRs), historic, archaeological, or 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.

Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall be retained to evaluate 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 TCR may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

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

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

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact

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

Discussion Item XIX-1:

Each lot for the proposed project would have individual onsite septic disposal systems for sewer service and would connect to San Juan Water District (SJWD) for water service. SJWD has provided a Letter of Water Availability dated May 10, 2022. They have provided comments and have no significant concerns with the proposed project. The proposed project would not result in the construction of new treatment facilities or create an expansion of an existing facility.

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

The proposed project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. Therefore, this impact would be less than significant. 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 and therefore the impacts are considered to be less than significant. No mitigation measures are required.

Discussion Item XIX-3:

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

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. The impacts are less than significant. No mitigation measures are required.

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

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

Discussion Item XX-1:
Placer County adopted a Community Wildfire Protection Plan (CWPP) in 2013 in order to provide guidance to reduce the threat of wildfire-related damages to people, property, ecological elements, and other important values identified by residents. The proposed project would be required to adhere to California Public Resources Code (PRC) 4290 and 4291 regulations which are aligned with the Goals and Objectives of the Placer County CWPP. The proposed project would not impair any existing emergency response plan or evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 3:
The proposed project is within the State Responsibility Area (SRA), is designed Local Responsibility Area Moderate, and is surrounded by properties with the same designation. PRC 4290 and 4291 create minimum fire safety standards for structures and buildings in the State Responsibility Area (SRA) and in Hazardous Fire Areas. These standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards.

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

Discussion Item XX-4:
The property is surrounded by rural single-family residences and agricultural uses (mainly located to the south). The topography of the proposed project site is gently sloping, and therefore does not present unique or unusual challenges to preventing or suppressing wildland fires. A drainage divide conveys water to the north and south and a non-vernal pool seasonal wetland is located in the northern portion of the property. The topography would not expose people or structures to significant risks such as flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, this impact would be less than significant. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒
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.)		
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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

☒California Department of Fish and Wildlife	☐Local Agency Formation Commission (LAFCO)
☒California Department of Forestry	☐National Marine Fisheries Service
☐California Department of Health Services	☐Tahoe Regional Planning Agency
☐California Department of Toxic Substances	☒U.S. Army Corps of Engineers
☐California Department of Transportation	☒U.S. Fish and Wildlife Service
☐California Integrated Waste Management Board	☐ _____
☒California Regional Water Quality Control Board	☐ _____

H. DETERMINATION – The Environmental Review Committee finds that:

☐	The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒	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.
☐	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared.
☐	The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
☐	The proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
☐	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
☐	Other _____

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

Planning Services Division, Nick Trifiro, Chairperson
Planning Services Division-Air Quality, Nick Trifiro
Engineering and Surveying Division, Michael Wilson, P.E.
Department of Public Works-Transportation, Katie Jackson
DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
Flood Control and Water Conservation District, Brad Brewer
DPW- Parks Division, Shaun Johnson
HHS-Environmental Health Services, Danielle Pohlman
Placer County Fire Planning/CDF, Derek Schepens and/or Dave Bookout

Signature  Date 6/3/25

Leigh Chavez, Environmental Coordinator

J. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	☒Air Pollution Control District Rules & Regulations	
	☒Community Plan	
	☒Environmental Review Ordinance	
	☒General Plan	
	☒Grading Ordinance	
	☒Land Development Manual	
	☒Land Division Ordinance	
	☒Stormwater Management Manual	
	☒Tree Ordinance	
	☐	
Trustee Agency Documents	☐Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	☒Biological Study
		☐Cultural Resources Pedestrian Survey
		☒Cultural Resources Records Search
		☐Lighting & Photometric Plan
		☒Paleontological Survey
		☐Tree Survey & Arborist Report
		☐Visual Impact Analysis
		☐Wetland Delineation
		☐Acoustical Analysis
		☐
	Engineering & Surveying Division, Flood Control District	☐Phasing Plan
		☒Preliminary Grading Plan
		☐Preliminary Geotechnical Report
		☐Preliminary Drainage Report
		☐Stormwater & Surface Water Quality BMP Plan
		☐West or East Placer Storm Water Quality Design Manual
		☐Traffic Study
		☐Sewer Pipeline Capacity Analysis
		☐Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐Sewer Master Plan
		☐Utility Plan
		☒Tentative Map
		☐
	Environmental Health Services	☐Groundwater Contamination Report
		☐Hydro-Geological Study
		☒Phase I Environmental Site Assessment

		☐Soils Screening
		☐Preliminary Endangerment Assessment
		☒Phase II Environmental Site Assessment
	Planning Services Division, Air Quality	☐CALINE4 Carbon Monoxide Analysis
		☐Construction Emission & Dust Control Plan
		☐Geotechnical Report (for naturally occurring asbestos)
		☐Health Risk Assessment
		☐CalEEMod Model Output
		☐
	Fire Department	☐Emergency Response and/or Evacuation Plan
		☐Traffic & Circulation Plan
		☐

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN23-00277
Hawks 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 Mitigated 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:

Impact Number	Impact	MM Number	Mitigation Measure	COA Number	Monitoring Agency	Implementation Schedule
			I. AESTHETICS			
No Mitigation Measures						
			II. AGRICULTURAL & FOREST RESOURCES			
No Mitigation Measures						
			III. AIR QUALITY			
No Mitigation Measures						
			IV. BIOLOGICAL RESOURCES			
IV-1 IV-2	IV-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN) IV-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)	MM IV.1	MM IV.1 (Western Spadefoot) Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following mitigation measure and PCCP General Condition 1 shall be implemented to avoid and reduce impacts to the western spadefoot: • If possible, conduct all grading and land disturbing activities outside of the breeding season for western spadefoot (breeding season is generally October to May) to avoid potential impacts to dispersing individuals. • A qualified biologist should conduct a pre-construction survey for western spadefoot within 24 hours prior to the start of grading or land disturbing activities. If the survey shows that there is no evidence of these species, then a letter report should be prepared to document the survey and be provided to the project proponent and no additional measures are recommended. If development does not commence within 24 hours of the survey, or halts for more than 7 days, then an additional survey is required prior to starting or resuming work. o If this species is observed during the survey, no work shall occur until CDFW has been consulted to determine appropriate mitigation and avoidance measures. • Wildlife exclusion fencing should be installed around the proposed project area prior to construction. General silt fencing or other solid fencing is recommended. Fencing should be trenched into the soil at least six (6) inches and the soil must be carefully compacted against both sides of the fence for its entire length to prevent animals, such as western spadefoot, from entering the construction area. • If western spadefoot toad is observed within the proposed project area during work, specifically within the construction zone, all work shall immediately halt in the vicinity of the animal and the animal shall be allowed to leave the area on its own will. If the animal is in immediate danger, a CDFW approved biologist will relocate the animal outside of the construction zone, at a safe distance from all construction related activities, and within suitable habitat. No one other than an approved biologist shall handle, take, or otherwise harass the animal. No work shall resume until the animal has moved or been removed from areas of potential disturbance by an approved biologist. • A qualified biologist should conduct an environmental awareness training to all project-related personnel prior to the initiation of work. The training should include identification of western spadefoot, required practices before the start of construction, general measures that are being implemented to protect the species as they relate to the proposed project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Upon completion of the training, all construction personnel should sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the biologist on-site and the project proponent. PCCP General Condition 1: Watershed Hydrology and Water Quality Prior to any ground disturbance resultant from parcel map improvement and/or grading permit approval and issuance of building permits for future development, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual). The project shall implement the following Best Management Practices (BMPs). This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans: 1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within one year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General Condition 4, Temporary Effects, for the process to demonstrate temporary effects). 2. Trash generated by Covered Activities will be promptly and properly removed from the site. 3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation. a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and		Placer County Planning Services	Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development

IV-1 IV-2	IV-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN) IV-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. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)	MM IV.2	Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors: Nesting Raptors A qualified biologist shall conduct a preconstruction survey for active nests within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no-disturbance buffer ~~will~~ shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff. ~~as determined by the biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff, if possible, and~~ The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary. Nesting Birds A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no-disturbance buffer around the nest shall be established. ~~The buffer distance shall be established bya qualified biologist in consultation with the CDFW and PCA staff, if possible.~~ If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and PCA staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.		Placer County Planning Services	Prior to any ground disturbance resultant from parcel map improvement and/or prior to grading permit approval and issuance of building permits for future development
IV-3	IV-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)	MM IV.3	Disclosure The Information Sheet of the Final Map shall include a notification to future property owners regarding sensitive habitats located on each parcel, as well as notification that disturbances to those resources and their buffers would require review and authorization pursuant to the PCCP.		Placer County Planning Services	Prior to Final Map Approval
IV-3	IV-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)	MM IV.4	Any new ground disturbance over 5,000 square feet on Parcels 2, 3, and 4 will require a PCCP application for direct and indirect impacts. The applicant shall provide an Aquatic Resource Determination from the U.S. Army Corps of Engineers (USACE) which will be needed for a complete effects analysis in support of the PCCP Certificate of Authorization. Prior to ground disturbance, the applicant shall submit an application to the PCCP, pay PCCP Land Conversion fees, and obtain a PCCP Certificate of Authorization. Submitting a PCCP application to the Placer Conservation Authority (PCA) early to ensure all PCCP Conditions on Covered Activities are satisfied at the appropriate time is strongly recommended.		Placer County Planning Services	Prior to Improvement Plan Approval

IV-3	IV-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)	MM IV.5	CARP Condition 1a All work within the Plan Area that impacts Aquatic Resources of Placer County shall be completed according to the plans and documents included in the CARP application, Water Quality Certification, and, if applicable, WDRs. All changes to those plans shall be reported to Placer County. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, and, if applicable, WDRs. Substantial changes may render the authorization, Water Quality Certification, and, if applicable, WDRs, void, and a new application may be required. CARP Condition 1b All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately. CARP Condition 2 Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project. CARP Condition 3 Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season (generally October 15) and shall remain in place until the end of the season (generally April 15). Site supervisors shall be aware of weather forecasts year-round and shall be prepared to establish erosion control on short notice for unusual rain events. Erosion control features shall be inspected and maintained after each rainfall period. Maintenance includes, but is not limited to, removal of accumulated silt and the replacement of damaged barriers and other features. CARP Condition 4 All required setbacks shall be implemented according to the HCP/NCCP Condition 4 (HCP/NCCP Section 6.1.2). CARP Condition 5 All work in aquatic resources within the Stream System shall be restricted to periods of low flow and dry weather between April 15 and October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. Work within aquatic resources in the Stream System outside of the specified periods may be permitted under some circumstances. The Applicant must provide Placer County CDRA with the following information: a) the extent of work already completed; b) specific details about the work yet to be completed; and c) an estimate of the time needed to complete the work in the Stream System. CARP Condition 6 Weather forecasts should be monitored, and erosion control established before all storm events. CARP Condition 7 Following work in a stream channel, the low flow channel shall be returned to its natural state to the extent possible. The shape and gradient of the streambed shall be restored to the same gradient that existed before the work to the extent possible. CARP Condition 8 Except for site preparation for the installation and removal of dewatering structures, no excavation is allowed in flowing streams unless dredging WDRs are issued by the RWQCB. Detailed plans for dewatering must be part of the Application.		Placer County Planning Services	Prior to Improvement Plan Approval
IV-5 IV-8	IV-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) IV-8: Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	MM IV.6	General Condition 3, Land Conversion: The proposed project could result in a permanent land cover conversion from a natural condition to a rural residential condition. The proposed project shall pay a land conversion fee for the permanent conversion of natural land cover. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the [improvement or grading] plans would be obligated to submit the per-acre PCCP Fee (1b, 2c, and 2d) based on the area of disturbance and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee (1b, 2c, and 2d). Special Habitat fees may be applicable if the project would result in unavoidable impacts to those resources. Note that the specific impacts and associated fees are not known at the time of preparation of this document. An application for PCCP Authorization shall accompany the permit application for each project step (i.e., improvement plans --> grading permit --> building permit). If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots.		Placer County Planning Services	Prior to Improvement Plan Approval
IV-6	IV-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)	MM IV.7	Refer to MM IV.6		Placer County Planning Services	See MM IV.6
V. CULTURAL RESOURCES						

V-1 V-2 V-3 V-4 V-5	V-1: Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) V-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) V-3: Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN) V-4: Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN) V-5: Restrict existing religious or sacred uses within the potential impact area? (PLN)	MM V.1	If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone. A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the proposed 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.		Placer County Planning Services	During Construction
VI. ENERGY							
No Mitigation Measures							
VII. GEOLOGY & SOILS							
VII-1 VII-6 VII-7	VII-1: Result in substantial soil erosion or the loss of topsoil? (ESD) VII-6: Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) VII-7: Result in substantial change in topography or ground surface relief features? (ESD)	MM VII.1	Submit to the Placer County Engineering and Surveying Division (ESD) for review and approval, limited Improvement Plans for the required improvements and pay the appropriate plan check and inspection fees. The Environmental Health Division may be required to review and approve the plans for compliance to their regulations if deemed appropriate by the ESD (See Section 16.20.200 C, 2). (ESD)		Placer County Engineering and Surveying	Prior to Improvement Plan Approval
VIII. GREENHOUSE GAS EMISSIONS							
No Mitigation Measures							
IX. HAZARDS & HAZARDOUS MATERIALS							
No Mitigation Measures							
X. HYDROLOGY & WATER QUALITY							

X-3	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)	MM X.1	See Items VII-1, 6, and 7 for the text of this mitigation measure.		Placer County Engineering and Surveying	Prior to Improvement Plan Approval
X-3	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)	MM X.2	A limited drainage report meeting the requirements of the Storm Water Management Manual (SWMM) shall be prepared and submitted for the required improvements. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, unless otherwise approved by the ESD. (ESD)		Placer County Engineering and Surveying	Prior to Improvement Plan Approval
X-4	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)	MM X.3	See Item VII-1, 6, and 7 and Item X-3 for the text of these mitigation measures.		Placer County Engineering and Surveying	Prior to Improvement Plan Approval
X-4	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)	MM X.4	This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be installed and maintained to provide temporary and permanent water quality protection. (ESD)		Placer County Engineering and Surveying	Prior to Improvement Plan Approval
X-4	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)	MM X.5	A final Storm Water Quality Plan (SWQP) shall be submitted that identifies how this project will meet the Phase II MS4 permit obligations, per the West Placer Storm Water Quality Design Manual. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. (ESD)		Placer County Engineering and Surveying	Prior to Improvement Plan Approval
XI. LAND USE & PLANNING						
No Mitigation Measures						

			XII. MINERAL RESOURCES			
No Mitigation Measures						
			XIII. NOISE			
XIII-1	XIII-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)	MM XIII.1	Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances: a. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) b. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) c. Saturdays, 8:00 a.m. to 6:00 p.m. This note shall be placed on the Improvement Plans.		Placer County Planning Services	During Construction
			XIV. POPULATION & HOUSING			
No Mitigation Measures						
			XV. PUBLIC SERVICES			
No Mitigation Measures						
			XVI. RECREATION			
No Mitigation Measures						
			XVII. TRANSPORTATION			
No Mitigation Measures						
			XVIII. TRIBAL CULTURAL RESOURCES			
XVIII-1 XVIII-2	XVIII-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) XVIII-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)	MM XVIII.1	If potential Tribal Cultural Resources (TCRs), historic, archaeological, or 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. Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall be retained to evaluate 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 TCR may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.		Placer County Planning Services	During Construction
			XIX. UTILITIES & SERVICE SYSTEMS			
No Mitigation Measures						
			XX. WILDFIRE			
No Mitigation Measures						