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: Ivy at Granite Bay Minor Use Permit and Design Review (PLN23-00389)

PROJECT DESCRIPTION: The proposed project includes a request for a Minor Use Permit (MUP) and Design Review to construct and operate a two-story 93-unit senior living community facility comprised of 65 assisted living and 28 memory care units (109 beds total). The proposed project also includes a request for an administrative approval to reduce the stream setback (Strap Ravine) to 50 feet from centerline of stream, where 100 feet is normally required. The facility, which would have a gross building area of approximately 99,109 square feet, would include a kitchen, two dining rooms with outdoor patios, and a central courtyard area, The proposed project also includes parking, landscaping, and street frontage improvements (Figure 2. Site Plan). The facility would be staffed with approximately 45-60 employees (part-time and full-time) and 24-hour support services would be provided. The employees would operate in three shifts with the heaviest shift having 15-20 associates would be fully licensed by the State of California's Department of Social Services.

PROJECT LOCATION: 5620 Douglas Boulevard, unincorporated Granite Bay area, Placer County

APPLICANT: Carissa Savant, Park IV Group, LLC

The comment period for this document closes on November 15, 2024. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

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

Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. 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 October 16, 2024

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: Ivy at Granite Bay Minor Use Permit and Design Review	Project # PLN23-00389
Description: Construct and operate a two-story, 93-unit senior living community facility, comprised of 65 assisted living and 28 memory care units (109 beds total).	
Location: 5620 Douglas Boulevard, unincorporated Granite Bay area, Placer County	
Project Owner: Walt Gebauer	
Project Applicant: Carrissa Savant, Park IV Group, LLC	
County Contact Person: Meghan Schwartz	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **November 15, 2024**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (https://www.placer.ca.gov/2826/Negative-Declarations), 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 **Zoning Administrator**. 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.

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

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Environmental Coordination Services
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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: The Ivy at Granite Bay	Project # PLN23-00389
Entitlement(s): Minor Use Permit and Design Review	
Site Area: 4.65 acres	APN: 048-142-089-000 and 048-142-092-000
Location: 5620 Douglas Boulevard, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:
The proposed project includes a request for a Minor Use Permit (MUP) and Design Review to construct and operate a two-story 93-unit senior living community facility comprised of 65 assisted living and 28 memory care units (109 beds total). In addition, the proposed project also includes a request for an administrative approval to reduce the stream setback (Strap Ravine) to 50 feet from centerline of stream, where 100 feet is normally required. The facility, which would have a gross building area of approximately 99,109 square feet, would include a kitchen, two dining rooms with outdoor patios, and a central courtyard area, The proposed project also includes parking, landscaping, and street frontage improvements (Figure 2. Site Plan). The facility would be staffed with approximately 45-60 employees (part-time and full-time) and 24-hour support services would be provided. The employees would operate in three shifts with the heaviest shift having 15-20 associates would be fully licensed by the State of California's Department of Social Services.

Access to the proposed project site would primarily be from Douglas Boulevard with connectivity to the adjacent retail center (Quarry Ponds Shopping Center) to the west. The proposed project would include street frontage improvements consisting of landscaping and a meandering sidewalk providing connectivity to the Quarry Ponds Shopping Center property. Additionally, a pathway with a portion constructed as an elevated boardwalk is proposed for the rear of the property facing Strap Ravine. A total of 56 parking spaces are proposed onsite, inclusive of two accessible spaces, two van accessible spaces, and three electric vehicle spaces. There is an existing parking easement with the adjacent Quarry Ponds property providing flexibility for parking for their tenants. A paved parking

lot, located in the northern portion of the proposed project site, that was constructed as part of a parking easement and a past temporary use permit for Quarry Ponds that has since expired, would be demolished as part of the proposed project.

As part of the stream setback (Strap Ravine) reduction request, the proposed project includes the clearing of approximately 4,075 square-feet of vegetation, mainly consisting of sandbar willow, just south of the proposed facility and near Strap Ravine. After clearing is completed, the habitat is proposed to be restored to increase the biodiversity of vegetation along the bank of Strap Ravine. The elevated boardwalk referred to earlier is proposed to be constructed in this area to minimize impacts to vegetation while still allowing for trail connectivity on the property.

The senior living community facility design is proposed to be a modern Craftsman-style architecture consistent with the design principles found in the Granite Bay Community Plan. The senior living community facility would use natural materials, including wood siding, and a combination of timber and stone for trim work. All construction is required to comply with the California Building Code and the California Fire Code as adopted in Placer County Code Sections 15.04.210, 15.04.220, and 15.04.230 which includes fully sprinklered structures. Onsite landscaping includes perimeter screening with trees and large screening shrubs.

Project Site (Background/Existing Setting):
The proposed project site is located at 5620 Douglas Boulevard in the unincorporated Granite Bay area (Figure 1. Vicinity Map). The subject 4.65-acre property, which consists of Assessor's Parcel Numbers 048-142-089-000 and 048-142-092-000, is currently zoned OP-Dc (Office Professional, combining Design Scenic Corridor) and is designated Professional Office by the Granite Bay Community Plan. A paved parking lot is located in the northern portion of the proposed project site that is no longer used. Surrounding land uses include professional office uses (Quarry Ridge Professional Office Park) and a church (Light to the World Church) to the north, commercial uses to the west (Quarry Ponds Shopping Center) and residential uses to the east, and residential uses to the south of Quarry Pond.

The majority of the proposed project site consists of ruderal non-native grassland. However, the southern portion of the property, adjacent to Quarry Pond, includes native vegetation such as Sandbar Willow and non-native Himalayan Blackberry. A mixed growth of Live Oak and Valley Oak, Fremont Cottonwood, and Pacific Willow occur along the eastern boundary, and to a lesser extent at the southern portion of the property. The Quarry Pond is a remnant of historic placer mining in Strap Ravine, which is an intermittent stream created from historical dredge/mining operations. Mining has significantly affected the stream channel configuration and reaches of this intermittent stream border the eastern and western portion of the proposed project site. The proposed project site also includes linear wetlands along the eastern and western edges that drain into Quarry Ponds and a seasonal wetland in the southern central portion of the proposed project site. The natural communities identified in the Placer County Conservation Program (PCCP) that occur within the proposed project area are Pond, Riparian, Seasonal Wetland, and Grassland.

The topography of the proposed project site is relatively flat, ranging in elevation from 303 feet above mean sea level to 312 feet above sea level. The southern portion of the proposed project site is a few feet higher (317 feet) with uneven topography, possibly due to past land use activities at the Quarry Pond which resulted in soil being deposited onsite. The proposed project site's southeastern corner slopes down to 297 feet above sea level and juts out into the Quarry Pond.



Figure 1. Vicinity Map

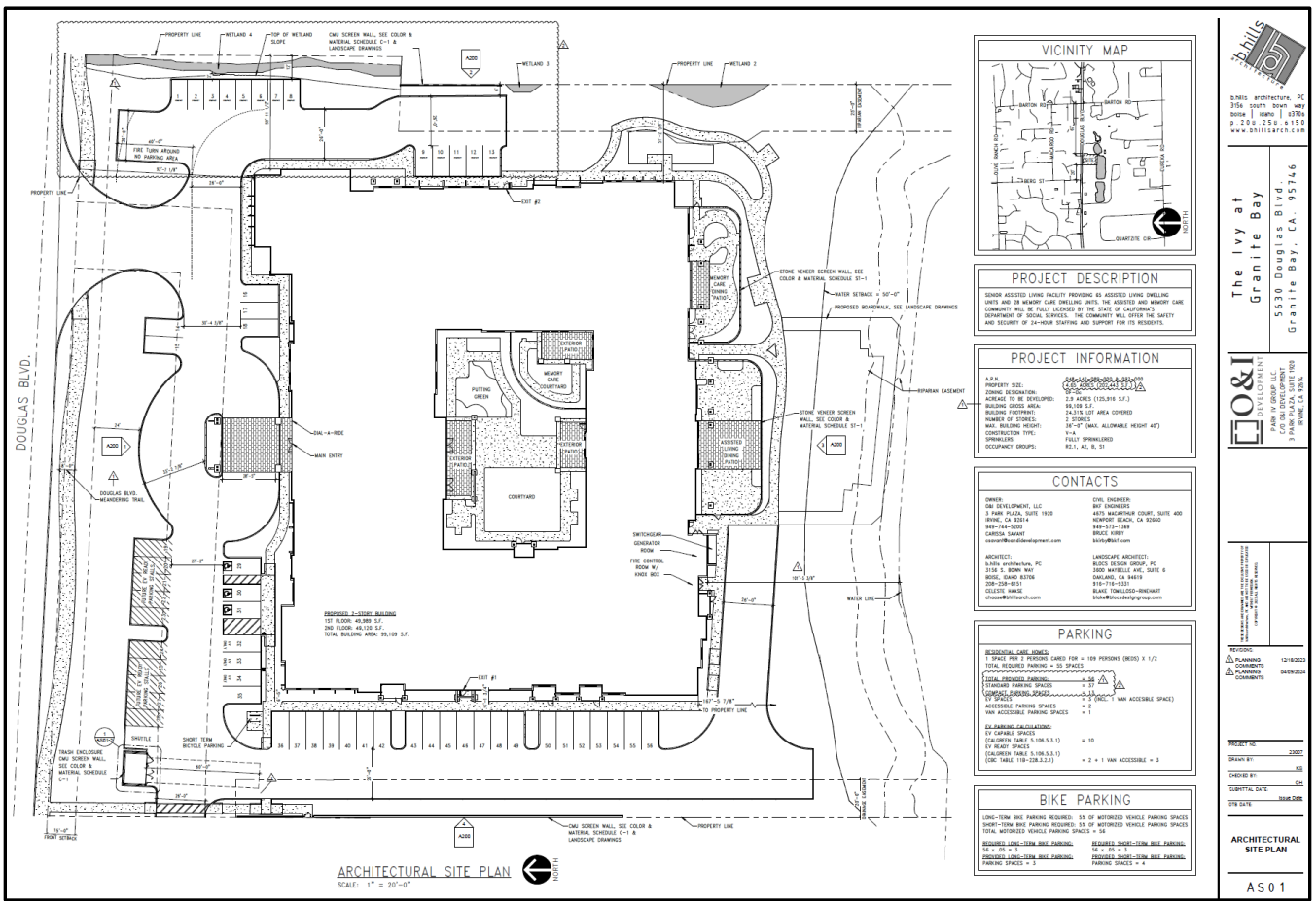

Figure 2. Site Plan

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	OP-Dc (Office Professional, combining Design Scenic Corridor)	Professional Office	Undeveloped land/paved parking lot
North	OP-Dc (Office Professional, combining Design Scenic Corridor) and RS-B-20 (Residential Single-Family, combining minimum lot area of 20,000 square feet	Professional Office and Low Density Residential, 0.4-0.9 acre minimum	Professional office and church (Light to the World Church)
South	RA-B-100 PD=0.44 (Residential-Agriculture, combining minimum lot area of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre	Rural Residential, 2.3- to 4.6-acre minimum	Quarry Pond and Large-lot Single-Family Residential
East	RA-B-100 PD=0.44 (Residential-Agriculture, combining minimum lot area of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre	Rural Residential, 2.3- to 4.6-acre minimum	Large-lot Single-Family Residential
West	C2-Dc (General Commercial, combining Design Scenic Corridor)	Commercial	Commercial (Quarry Ponds Shopping Center)

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

Pursuant to Assembly Bill 52, invitations to consult were sent 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:
Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. In general, a project's impact to a scenic vista would occur if development of the proposed project would substantially change or remove a scenic vista. The proposed project would not significantly damage scenic resources within a state scenic highway as it is not located on or near a designated state scenic highway. However, the proposed project site is located along Douglas Boulevard, a major travel corridor that is designated as a Scenic Roadway per the Granite Bay Community Plan. Goal 4.1.4 in the Community Plan establishes the goal of maintaining a scenic corridor along Douglas Boulevard to enhance and maintain existing landscaping and scenic qualities. Policy 4.2.10 in the Community Plan encourages the use of large setbacks along designated scenic roadways, where appropriate. The Community Design element of the Community Plan, Section 4.2.3: Parking requires minimizing the visibility of parking areas as much as possible through landscaping and site configuration.

The proposed project site includes an existing paved parking lot located in its northern portion that is no longer used. The majority of the proposed project site consists of non-native grassland. The southern portion of the property facing Quarry Pond includes native vegetation such as Sandbar Willow and non-native Himalayan Blackberry. A mixed growth of Live Oak and Valley Oak, Fremont Cottonwood, and Pacific Willow occur along the eastern boundary, and to a lesser extent at the southern portion of the property. The Quarry Pond is a remnant of historic placer mining in Strap Ravine, which is an intermittent stream created from historical dredge/mining operations. The development of the proposed senior living community facility and associated parking area on the proposed 4.65-acre project site would change the visual condition of the site and its surroundings. However, this change in the visual condition was analyzed and previously planned for in the Granite Bay Community Plan. In addition, the surrounding areas also within the Douglas Boulevard corridor are currently developed with professional office uses (Quarry Ridge Professional Office Park) and a church (Light to the World Church) to the north, commercial uses to the west (Quarry Ponds Shopping Center), residential uses to the east, and residential uses to the south of Quarry Pond. Therefore, this impact would be less than significant. No mitigation measures are required

Discussion Item I-3
The proposed project site is located in an urbanized area with public view from Douglas Boulevard. However, the overall effect of the proposed project would not result in a substantial alteration to the visual condition of the present or planned uses. The change in the visual condition of the site is consistent with the surrounding existing development and the future development anticipated by the community plan. Furthermore, the proposed project would incorporate a variety of design elements to ensure the project is consistent with the Community Plan design elements. Specifically, the site plan design includes extensive landscaping along the Douglas Boulevard frontage, featuring earthen mounds and native vegetation such as blue oak, live oak, and bay laurel. The proposed project would include a 65-feet of landscaping along Douglas Boulevard, which exceeds the 29-foot dedicated landscape area requirement

identified in the Community Plan.

The project would not conflict with Community Plan policies addressing maintaining scenic quality. Consistent with the Design Principles of the Granite Bay Community Plan, the building architecture would be Craftsman-style. The proposed project design includes the use of natural materials including stone and timber and architectural details including stone/timber columns are elements of this style. Figures 3 and 4 below depict the proposed building design and the landscape treatment at the proposed project's Douglas Boulevard frontage.



Figure 3. Rendering of Proposed Project Site viewed from Douglas Boulevard

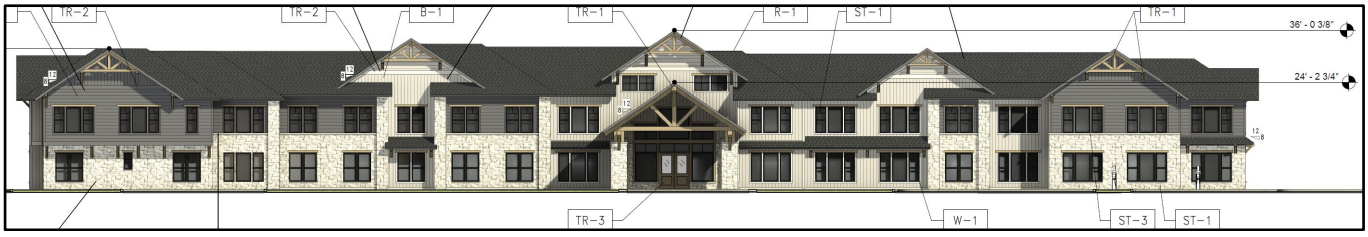

Figure 4. North Elevation of Proposed Building

Since the proposed project is located in the Design Scenic Corridor (Dc) zone district, the proposed project is required to undergo a Design Review and execute a Design/Site Review Agreement (DSA) with Placer County to ensure the proposed project design complies with applicable regulations, goals, and policies for site design. The proposed project has undergone such a review and the proposed building, landscaping, lighting, parking lot, and trail improvements would be designed in accordance with the DSA, which is currently in preparation. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item I-4:
The development of the proposed project would introduce new sources of light to the site in the form of wall-mounted light fixtures on the building exterior and light poles in the parking lot (17 light poles), pedestrian pathway lighting, entryway and outdoor covered hallways, and motor vehicle traffic within the proposed parking lot. However, such sources of light would not substantially affect day or nighttime views in the area given the similarity of the existing lighting in the surrounding urbanized environment. Consistent with the County's practices, the lighting shall be sited and designed to avoid light spillage and glare on adjacent properties, through directing lighting downward and appropriate shielding. According to the lighting and photometric plan prepared for the proposed project, there would be no substantial light spillover along the project site boundary. Therefore, this impact 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 Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				**X**
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				**X**
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				**X**
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				**X**
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				**X**
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				**X**

Discussion Item II-1, 2, 3, 4, 5, 6:
The subject property is not considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. According to the California Farmland Mapping and Monitoring Program, the project is designated as Urban and Built-Up Land. The 4.65-acre parcel is currently zoned OP-Dc (Office Professional, combining Design Scenic Corridor) and is located in a commercial corridor along Douglas Boulevard with commercial uses to the north and west. The parcels to the south and east are developed with large-lot single-family residences and are zoned RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet). While the RA zoning does allow for some agricultural uses, there are no agricultural operations located on or immediately adjacent to the subject property that would be subject to the agricultural land use buffers identified in the General Plan. In addition, neither the project site or adjacent properties are enrolled in a Williamson Act contract or designated as Forestry lands or land for timber production. Thus, 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 would include a 93-unit senior living facility that would provide assisting living and memory care service and would include a kitchen, two dining rooms with outdoor patios, and a central courtyard area.

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 PM10.

Table 1. Maximum Unmitigated Project Emissions

	PCAPCD Thresholds[1] (lbs/day)	Project Emissions[2] (lbs/day)
Construction:		
ROG	82	4.5
NOx	82	36.3
PM_{10}	82	5.2
Operational/Cumulative:		
ROG	55	4.4
NOx	55	2.1
PM_{10}	82	2.8
Source 1: PCAPCD CEQA Thresholds (adopted October 13, 2016) Source 2: CalEEMod 2022.1.1., Project Analysis (April 17, 2024)		

Project related emissions were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1. CalEEMod is a planning tool for estimating emissions related to land use projects. As shown in the table, the project will result in an increase in regional and local emissions from construction of the project but would be below the PCAPCD's thresholds. To reduce construction-related emissions, the project's conditions of approval will

list the PCAPCD's Rules and Regulations on grading/improvement plans. A Dust Control Plan must also be submitted to the PCACPD prior to the start of earth-disturbing activities.

- 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.

- Rule 501 — Obtain Authority to Construct (ATC) permit

With compliance with PCAPCD 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. The project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. The applicant is required to comply with all PCAPCD Rules applicable to the project, including Rule 225, Wood Burning Appliances, which establishes emission limits of PM entering the atmosphere from the operation of a wood-burning appliance. The analysis indicates the project will result in an increase in regional and local emissions from the operation of the project, but would not exceed the PCAPCD's Project-level and Cumulative Thresholds of 55 pounds per day for ROG, NOx, and 82 pounds per day for PM10.

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 and idling vehicles. 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 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. Due to the short-term nature of the construction and with compliance with State and Local regulations, impacts would be less than significant. No mitigation measures are required.

The nearest sensitive receptor is a church located north of the project site approximately 350 feet. 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. 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 is located in an area that has been identified by published geologic mapping (California Division of Mines and Geology, Special Report 190 (2006) as an area not known or likely to contain NOA**.** Therefore, there is no impact.

Discussion Item III-4:
The proposed project would include a 93-unit senior living facility that would provide assisting living and memory care service and would include a kitchen, two dining rooms with outdoor patios, and a central courtyard area. This type of land use is not typically associated with the creation of objectionable odors. However, the proposed project would result in 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 prepared by Monk & Associates, dated October 2023 for the proposed project and include biological field surveys conducted on March 17, 2023, and April 18, 2023.

Discussion Item IV-1:
The proposed 4.65-acre project site includes an existing paved parking lot located in its northern portion that is no longer used. The proposed project site supports mostly a ruderal herbaceous/grassland community, with a few seasonal wetlands, riparian canopy, and an abandoned Quarry Pond. Quarry Pond, which has water year-round, is a remnant of historic placer mining in Strap Ravine, which is an intermittent stream created from historical dredge/mining operations. Mining has significantly affected the stream channel configuration and reaches of this intermittent stream border the eastern and western portion of the proposed project site.

The topography of the proposed project site is relatively flat, ranging in elevation from 303 feet above sea level to 312 feet above sea level. The southern portion of the proposed project site is a few feet higher (317 feet) with uneven topography, possibly due to past land use activities at Quarry Pond which resulted in soil being deposited onsite. The proposed project site includes Andregg coarse sandy loam (2 to 9 percent slopes), Cometa-Fiddyment complex (1 to 5 percent slopes), Cobbly and stony mine debris and tailings from dredge or hydraulic mining, and Xerorthents, placer areas. Surrounding land uses include commercial to the north and west (Quarry Ponds Shopping Center) and residential uses to the south and east.

Terrestrial land cover types include 2.64 acres of Grassland and 0.50 acre of Urban. Aquatic habitat includes 0.71 acre of Riparian, 0.51 acre of Pond, and 0.28 acre of Seasonal Wetland. There are five seasonal wetlands on the proposed project site. A linear wetland located on the western edge enters a plastic pipe at the southern end before flowing out south into the Quarry Pond, three wetlands are located along the eastern edge of the project site and straddle the property line, one seasonal wetland is in the south-central portion of the proposed project site. The aquatic habitat is considered a potential water of the U.S. and water of the State subject to US Army Corps of Engineers (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 Placer County Conservation Program (PCCP).

To obtain coverage under the County's USACE Programmatic General Permit #18, the project applicant has applied to the County Aquatic Resource Program (CARP) in addition to the PCCP. As part of the application for the PCCP/CARP, the applicant has prepared a Notice of Intent for Certification of Water Quality/Issuance of Waste Discharge Requirements for impacts to waters of the State. To permit impacts to waters of the U.S. through the PCCP, the applicant has submitted an aquatic resources delineation report, the Corps verification of aquatic resources delineation, a cultural resources inventory report, and aquatic resources impact figures.

The project site is comprised of 0.71 acre of Riparian habitat located along its eastern and western edges. This habitat is primarily comprised of Goodding's black willow (*Salix gooddingii*) and Fremont's cottonwood (*Populus fremontii* subsp. *fremontii*), along with a dense, shrubby understory of riparian species. Riparian canopy is also present north of the abandoned Quarry Pond and south of the central seasonal wetland. This area is densely vegetated with poison oak, Himalayan blackberry, coyote brush (*Baccharis pilularis* subsp. *pilularis*) and sandbar willow (*Salix exigua*). Wildlife observed using the riparian canopy on the proposed project site include Red-shouldered Hawk (*Buteo lineatus*), Red-tailed Hawk (*Buteo jamaicensis*), California Scrub Jay, Oak Titmouse (*Baeolophus inornatus*), Spotted Towhee (*Pipilo maculatus*), Dark-eyed Junco (*Junco hyemalis*), Lesser Goldfinch and western fence lizard (*Sceloporus occidentalis*). Since a majority of the riparian area (0.32 acre) is located within PCCP's 50-foote buffer, the riparian habitat would be largely impacted either directly, or indirectly on the proposed project site.

The proposed project includes a request for an administrative approval to reduce the stream setback (Strap Ravine) to 50 feet from centerline of stream, where 100 feet is normally required to construct the proposed facility. As part of the stream setback reduction request, the proposed project would include the clearing of approximately 4,075 square

feet of vegetation, mainly consisting of sandbar willow, just south of the proposed facility and near Strap Ravine to provide an unobstructed view of Quarry Ponds from the proposed patio and elevated boardwalk referred to earlier in this document. After clearing is completed, the habitat is proposed to be restored with plant species such as hardstem bulrush (*Scirpus acutus*), California wild rose (*Rosa californica*), California sagebrush (*Artemisia californica*), flat-bladed rush (*Juncus xiphioides*) and creeping wild rye (*Elymus triticoides*) to increase the biodiversity of vegetation along the bank of Strap Ravine. The elevated boardwalk is proposed to be constructed in this area to minimize impacts to vegetation while still allowing for trail connectivity on the property.

The abandoned Quarry Pond, located on the southern portion of the proposed project site, includes water year-round with the dominant emergent vegetation along its northern edge including broad-leaf cattail and sandbar willow (*Salix exigua*). The pond provides habitat in the form of a year-round permanent drinking and foraging source for a range of wildlife species including common waterfowl such as Mallards (*Anas platyrhynchos*), Wood Ducks (*Aix sponsa*), Common Mergansers (*Mergus merganser*) and Pied-billed Grebes (*Podilymbus podiceps*). In addition, reptiles such as the non-native and invasive red-eared sliders (*Trachemys scripta elegans*) (turtle) and amphibians such as bullfrogs (*Lithobates catesbeianus*) are present.

The proposed project site is located within the Foothills Potential Future Growth Area of the Placer County Conservation Program (PCCP) and therefore the proposed project would be required to mitigate all potential effects under the PCCP. The proposed project is required to obtain PCCP Authorization and comply with PCCP and Western Placer County Aquatic Resources Program (CARP) as described in the mitigation measures below.

Special-Status Plant Species

According to the CDFW's Natural Diversity (CNDDB) database queries as part of the biological study, two (2) special-status plant species have the potential to occur within the proposed project area.

Bogg's lake hedge-hyssop (*Gratiola heterosepala*). This California endangered species is protected pursuant to the California Endangered Species Act (CESA) and is a California Native Plant Society (CNPS) Rank 1B.2 (fairly endangered in California) species. This plant does not have a special federal status. This plant flowers between the months of April and August. Bogg's lake hedge-hyssop occurs in the Modoc Plateau, the Sacramento Valley, the North Coast range, and in the Central Sierra Nevada foothills. There are four accounts of Bogg's Lake hedge-hyssop in Placer County. Three of these occurrences were last seen in the 1980s (CNDDB Occurrence Nos. 15, 16 and 31) and the fourth was last seen in 2008 (CNDDB Occurrence No. 96). CNDDB Occurrence No. 15 is the nearest occurrence, located approximately 2.8 miles northwest of the proposed project site, and was last seen in 1987. While there are seasonal wetlands and margins along the Quarry Pond that could provide suitable habitat for this plant, these areas are highly disturbed and are dominated by non-native plants that tend to dominate the landscape, such as Himalayan blackberry and coyote brush. However, there is some suitable habitat in the seasonal wetland on the proposed project site. While this plant is not expected to occur onsite, it will be considered during completion of special-status plant surveys (see MM IV-6 below).

Sacramento Orcutt grass *(Orcuttia viscida).* This species is a federally and state endangered plant and is a CNPS Rank 1B species. This plant occurs in the vernal pools of Sacramento County and blooms from May to June. It is not known to occur within Placer County, but it is found within the same CNPS quad (Folsom quad #3812162) as the proposed project site. The nearest known CNDDB occurrence of this species is located approximately 4.4 miles south of the proposed project site (Occurrence No. 4). This 1958 occurrence was observed in the middle of a large vernal pool on open rolling plains. This area has since been fully developed. There are no vernal pools or natural seasonal wetlands on the proposed project site. The non-linear seasonal wetland in the south section of the proposed project site is the result of land manipulation and does not provide the vernal pool habitat that typically supports this plant. Thus, it is unlikely it would occur onsite. While this plant is not expected to occur onsite, it will be considered during the completion of other special-status plant surveys (see MM IV-6 below).

Special-Status Wildlife Species

Seven (7) special-status wildlife species were identified as having the potential to occur because they have been identified within three miles of the proposed project site. An additional four (4) special-status wildlife species have been identified within 10 miles of the proposed project site based on literature review. Following further analysis and habitat review during the site visit, it was determined that only five (5) species could occur within the proposed project area, and with a low potential. The species-specific mitigation measures identified below are consistent with the PCCP's Conditions to Minimize Effects on Covered Species.

Western Pond Turtle *(Actinemys marmorata).* The western pond turtle is designated as a Species of Special Concern by the CDFW and is a PCCP Covered Species. The abandoned Quarry Pond on the southern end of the

proposed project site provides suitable basking and foraging habitat for western pond turtles, and the proposed project site provides upland nesting opportunities. The western pond turtle's competitor for basking and nesting spots is the red-eared slider (turtle). Red-eared sliders were observed basking and swimming in the Quarry Pond.

White-tailed Kite *(Elanus caeruleus).* The White-tailed Kite is designated as a Fully Protected Species under the California Fish and Game Code (§3511). The nearest CNDDB occurrence for this species is a nest from 1992 located approximately 3 miles south of the proposed project site in Sacramento County. The proposed project site has ruderal herbaceous habitat that provides suitable hunting grounds for White-tailed Kites, and some of the larger trees in the riparian habitat may provide potentially suitable nesting habitat.

Swainson's Hawk *(Buteo swainsonii).* The Swainson's Hawk is a state listed threatened species afforded protection pursuant to the California Endangered Species Act, Title 14, California Code of Regulations, and is a PCCP Covered Species. The nearest known CNDDB record is from 1962 and it is located approximately 4.9 miles south of the proposed project site. No recent records of nesting Swainson's Hawk were documented near the proposed project site. Regardless, the Swainson's Hawk population is expanding, and this raptor may nest or forage in the vicinity of the proposed project site.

California Black Rail *(Laterallus jamaicensis coturniculus).* The California Black Rail is a state-listed threatened species and a PCCP Covered Species. The nearest CNDDB occurrence of this species is located approximately 6.4 miles north-northwest of the proposed project site. The abandoned Quarry Pond on the southern end of the proposed project site provides potentially suitable nesting habitat for the California Black Rail.

Tricolored Blackbird *(Agelaius tricolor).* The Tricolored Blackbird is a State listed threatened species pursuant to the CESA and is a PCCP Covered Species. The nearest CNDDB record for this species is located approximately 1.2 miles southwest of the proposed project site. This occurrence is from 1999 when Tricolored Blackbirds were observed at Granite Bay High School in freshwater marsh habitat. The abandoned Quarry Pond in the southern portion of the proposed project site provides suitable nesting habitat for Tricolored Blackbirds.

Nesting Migratory Birds and Raptors. Common raptors such as the White-tailed Kite (*Elanus leucurus*), Northern Harrier (*Circus hudsonius*), Red-tailed Hawk (*Buteo jamaicensis*) and Red-Shouldered Hawk (*Buteo lineatus*) all are known to occur and nest within the county. These raptors as well as special-status passerine birds (songbirds) and other common passerine birds and waterfowl that could nest on or within a zone of influence of the proposed project site could be impacted by the proposed project. These birds are protected under the Migratory Bird Treaty Act (50 CFR 10.13) and their eggs and young are protected under California Fish and Game Code Sections 3503, 3503.5. Any project-related impacts to these species would be considered a significant adverse impact. The proposed project site grounds, the trees around the proposed project site and the Quarry Pond may all provide suitable nesting habitat for birds. Potential impacts to nesting birds from the proposed project include disturbance to nesting birds, nest abandonment by the adults, and possibly death of adults and/or young.

With regards to PCCP-covered species and aquatic habitat, potential impacts could occur from the development of the site. However, with implementation of Mitigation Measures MM IV.1 to MM IV.6 below, the potential impact 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 and plant species as well as riparian and sensitive communities. However, pre-construction surveys for Special-Status plants, Western Pond Turtle, Tricolored Blackbird, California Black Rail, Swainson's Hawk, 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:
MM IV.1 (Western Pond Turtle)

PCCP Species Condition 6, Western Pond Turtle

There are no species-specific avoidance and minimization measures required by the PCCP for western pond turtle. Instead, PCCP General Conditions 1 and 3, Community Conditions 1.2, 2.2 and 2.3, and Stream System Condition 1 are applicable to the project. In particular, implementation of General Condition 3, Land Conversion, provides a process for accounting for loss of natural and semi-natural habitat that is more encompassing than standard practice. The Land Conversion approach better addresses the piecemeal loss of high-quality, contiguous habitat that would occur without the HCP/NCCP that are a part of the Conservation Program. If individual western pond turtle or their

nests are identified on-site during construction, the project proponent shall consult with the Placer Conservation Authority (PCA) before relocating or otherwise impacting the species.

MM IV.2 (Tricolored Blackbird)
Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to the Tricolored Blackbird:

PCCP Species Condition 4, Tricolored Blackbird

General Survey Requirements:
Prior to initiation of Covered Activities, the qualified biologist(s) shall conduct pre-construction surveys to evaluate the presence of tricolored blackbird nesting colonies. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all potential nest colony site(s) from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird nesting activity.

Surveys shall be conducted at least twice, with at least one month between surveys, during the nesting season one year prior to initial ground disturbance for the Covered Activity (if feasible), and the year of ground disturbance for the Covered Activity (required). If Covered Activities will occur in the project work area during the nesting season, three surveys shall be conducted within 15 days prior to the Covered Activity, with one of the surveys occurring within five days prior to the start of the Covered Activity. The survey methods will be based on Kelsey (2008) or a similar protocol approved by the PCA and the Wildlife Agencies based on site-specific conditions.

If the first survey indicates that suitable nesting habitat is not present on the project site or within 1,300 feet of the project work area, additional surveys for nest colonies are not required.

Survey Requirements when an active tricolored blackbird colony occurs within 3 miles of the project site:
If an active colony site is known to occur within 3 miles of the project site, a qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate foraging habitat that will be surveyed. The surveys shall be conducted approximately one week apart, with the second survey occurring no more than 5 calendar days prior to ground-disturbing activities. Each survey shall last four hours, and begin no later than 8:00 a.m. The qualified biologist shall survey the entire project site and a 1,300-foot radius around the project site by observing and listening from accessible vantage points that provide views of the entire survey area. If such vantage points are not available, the qualified biologist shall survey from multiple vantage points to ensure that the entire survey area is surveyed. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all foraging habitat from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird foraging activity. The qualified biologist shall map the locations on the site and within a 1,300-foot radius around the project site where tricolored blackbirds are observed and record an estimate of the numbers of tricolored blackbirds observed (estimated by 10s, 100s, or 1,000s), the frequency of visits (e.g., if individuals or a flock makes repeated foraging visits to the site during the survey period), whether tricolored blackbirds are leaving the site with food in their bills, and the direction they fly to/from.

If an active tricolored blackbird nesting colony is found:
Construction activity or other covered activities that may disturb an occupied nest colony site, as determined by a qualified biologist, is prohibited during the nesting season (March 15 through July 31) or until the chicks have fledged or the colony has been abandoned on its own) within a 1,300-foot buffer zone around the nest colony, to the extent practicable. The intent of this condition is to prevent disturbance to occupied nest colony sites on or near project sites so they can complete their nesting cycle. This condition is not intended to preserve suitable breeding habitat on project sites but to ensure impacts to active colony sites only take place once the site is no longer occupied by the nesting colony. The buffer will be applied to extend beyond the nest colony site as follows: 1) if the colony is nesting in a wetland, the buffer must be established from the outer edge of all hydric vegetation associated with the colony, or 2) if the colony is nesting in non-wetland vegetation (e.g., Himalayan blackberry), the buffer must be established from the edge of the colony substrate. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the occupied active nest colony; where there is sufficient topographic relief to protect the colony from excessive noise or visual disturbance; where sound curtains have been installed; or other methods developed in consultation

with the Wildlife Agencies where conditions warrant reduction of the buffer distance. If tricolored blackbirds colonize habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone.

If tricolored blackbird are found to be actively using foraging habitat on-site:
Construction activity or other covered activities that may disturb foraging tricolored blackbirds, as determined by a qualified biologist, will be prohibited within 1,300-feet of the foraging site to the extent feasible during the nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) if the foraging habitat was found to be actively used by foraging tricolored blackbirds during at least one of the two foraging habitat surveys conducted above. If survey results indicate that the area provides marginal foraging habitat (e.g., tricolored blackbirds were observed foraging, but only briefly, and most were not successfully capturing prey), or site-specific conditions may warrant a reduced buffer, the PCA technical staff will consult with the Wildlife Agencies to evaluate whether the project needs to avoid the foraging habitat or whether a reduced buffer may be appropriate. In such cases, additional surveys may be needed to assess site conditions and the value of the foraging habitat. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the actively used foraging habitat; where there is sufficient topographic relief to protect foraging birds from excessive noise or visual disturbance; or in consultation with the Wildlife Agencies if other conditions warrant reduction of the buffer distance. If tricolored blackbird begins using foraging habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA. The intent of this measure is to allow actively nesting colonies on or near project sites to complete their nesting cycle prior to the loss of the foraging habitat on site. Protecting actively used-foraging habitat during the nesting season will help to enable the tricolored blackbird nesting colony to complete its nesting cycle, as loss of valuable foraging habitat could cause the nesting colony to fail. This condition is not intended to preserve suitable foraging habitat on project sites in the long term.

If active nesting colonies occur within the no-disturbance buffer for tricolored blackbirds:
Active nesting colonies that occur within the no-disturbance buffer shall be monitored by the qualified biologist(s) to verify the Covered Activity is not disrupting the nesting behavior of the colony. The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones.

If the qualified biologist(s) determines that the Covered Activity is disrupting nesting and/or foraging behavior, the qualified biologist(s) shall notify the project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and nesting behavior of tricolored blackbird returns to normal.

Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), delaying Covered Activities (or the portion of Covered Activities causing the disruption) until the colony is finished breeding and chicks have left the nest site, temporarily relocating staging areas, or temporarily rerouting access to the project work area. The project proponent shall notify the PCA and Wildlife Agencies within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work with the Wildlife Agencies to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and Wildlife Agencies shall be via telephone or email, followed by a written incident report. Notification shall include the date, time, location, and circumstances of the incident.

If actively used foraging habitat occurs within the no-disturbance buffer for tricolored blackbirds:
Foraging habitat within the buffer shall be monitored by the qualified biologist(s) to verify that the Covered Activity is not disrupting tricolored blackbird foraging behavior. The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of foraging tricolored blackbirds. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be

appropriate to ensure that effects on tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones.

If the qualified biologist(s) determines that the Covered Activity is disrupting foraging behavior, the qualified biologist(s) shall notify project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and foraging behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), temporarily relocating staging areas, or temporarily rerouting access to the project work area.

MM IV.3 (California Black Rail)
Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to the California Black Rail:

PCCP Species Condition 2: California Black Rail

General Survey Requirements:
If a Covered Activity is located within 500 feet of the perimeter of a fresh emergent wetland greater than 0.2 acre in size, presence/absence surveys for California black rail shall be conducted. Surveys shall be initiated between March 15 and May 31, and preferably before May 15. A minimum of four surveys shall be conducted. The survey dates shall be spaced at least 10 days apart and shall cover the time period from the date of the first survey through the end of June to early July. Projects must conduct surveys during this time period, regardless of when the project is scheduled to begin, and shall be conducted the year in which ground disturbance activities commence.

This survey requirement also applies to Covered Activities that will alter the supply of water feeding potential breeding habitat for California black rails (e.g., fixing a leak in an irrigation canal). Some wetlands supported by leaks from water conveyance structures such as irrigation canals may also be supported hydrologically by other sources of water. Fixing a leak in an irrigation canal may therefore not substantially alter the extent and/or quality of the wetland habitat for California black rail. In such cases, the project proponent may provide the results of a hydrological study of the affected wetland to the PCA and Wildlife Agencies to determine whether altering the source of water would result in take of a wetland occupied by California black rail.

Surveys shall be conducted using survey protocols based on the methods used in Richmond et al. (2008) or guidance agreed upon by the Permittees and Wildlife Agencies. Surveys shall also be conducted if a fresh emergent wetland greater than 0.2 acre in size occurs on an adjacent parcel that is within 500 feet of the project site (as determined by aerial photographs), using survey methods that rely on call playback to elicit response from California black rails (e.g., those used by Richmond et al. 2008). Calls will be played from edge of the adjacent parcel, or where most appropriate to elicit a response, without trespassing.

If a California black rail is determined to be present, no project activities are permitted within 500 feet of the outside perimeter of the occupied wetland. Project proponents may conduct activities within 500 feet of an occupied wetland based on site-specific conditions (e.g., noise barriers) and if approved by the PCA and the Wildlife Agencies and if a qualified biologist monitors construction activities within 500 feet to ensure that California black rail nests are not disturbed.

If project activities occur within or near a wetland occupied by California black rail and the PCA does not grant take coverage:
If a project occurs within or near a wetland and the PCA does not grant take coverage, a buffer around the avoided wetland shall be demarcated 500 feet from the outside perimeter of the occupied wetland with an exclusion fence to prevent construction activities from encroaching into the buffer zone and to identify the occupied wetland and buffer zone as a no-work area within the covered project. If the work would dewater occupied habitat and the PCA does not grant coverage, the activity cannot take place under the Plan.

If project activities occur within a wetland occupied by California black rail and the PCA grants take coverage:
Clearing of the habitat (or dewatering) shall occur between September 15 and February 1 (i.e., outside the breeding season). For ground disturbing activities, if the project will not convert all the wetland habitat present, a buffer around

the avoided wetland shall be demarcated with exclusion fencing to prevent construction activities from encroaching into California black rail habitat and to identify the occupied wetland and buffer zone as a no-work area.

If California black rail are identified on the project site or within 500 feet of the project site, a qualified biologist shall monitor on-site during construction to ensure that adverse effects are minimized and/or no work occurs within the buffer zone established around the occupied wetland. The frequency of monitoring shall be approved by the PCA based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases daily monitoring may be appropriate to ensure that direct effects on California black rail are minimized. The qualified biologist may increase the buffer size if s/he determines that activities are particularly disruptive (e.g., use of dynamite, or other explosives). Prior to the start of construction, the qualified biologist shall train construction personnel on the avoidance procedures and buffer zones.

MM IV.4 (Swainson's Hawk)
Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to Swainson's Hawk:

PCCP Species Condition 1, Swainson's Hawk

General Survey Requirements:
Surveys for Swainson's hawk nests are required within 0.25 mile (1,320 feet) of the project site. In addition, a CNDDB record search is required to determine whether any active nests are present within 1,320 feet of the project site. A nest is assumed active if it has been used within the previous 5 years.

Swainson's hawk surveys and CNDDB record searches are required well in advance of project construction to determine whether Swainson's hawk is nesting on or within 1,320 feet of the project site. If the project cannot be designed to avoid active Swainson's hawk nest trees and the construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey must be conducted no more than 15 days prior to ground disturbance. Surveys will be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000), with the following exceptions:

Surveys will be required within a 1,320-foot radius around the project site. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist will scan all potential nest tree(s) from the adjacent property, road sides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for Swainson's hawk nesting activity;

Surveys will be required from February 1 to September 15 (or sooner if it is found that birds are nesting earlier in the year); and

If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required (to avoid disturbance of the nest due to repeated visits).

If the project cannot avoid an active nest tree:
If the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest and construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, the qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.

If there is an occupied or under-construction nest within 1,320 feet of the project:
During the nesting season (approximately February 1 to September 15 or sooner if it is determined that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nests under construction shall be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided they do not stress the breeding pair. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the PCA for a reduction in the buffer distance or waiver. A qualified biologist shall be required to monitor the nest and

determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally. Construction monitoring shall be conducted by a qualified biologist and shall focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by a qualified biologist). The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The qualified biologist shall train construction personnel on the avoidance procedures and buffer zones.

Active (within the last 5 years) nest trees on a project site shall not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.

MM IV.5 (Nesting Passerines and Raptors)
Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors:

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 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 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. 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.

Nesting Raptors
A qualified biologist shall conduct a preconstruction survey for nesting season 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 no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff, if possible, and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.

MM IV.6 (Special Status Plants)
Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to Special Status Plants (Bogg's lake hedge-hyssop and Orcutt Grass):

Project applicants under the PCCP must comply with applicable laws and regulations related to species protection including California Fish and Game Code Section 1900 et seq. regarding rare plants, which are not covered by the PCCP. As such, it may be necessary to set aside and protect areas that contain rare plants.

Monk & Associates conducted surveys on the project site during March and April in 2023. Neither of the species of concern were observed on the project site, however, since the blooming periods for these species occur through June or August, an additional two surveys shall be conducted in appropriate habitats. Once survey shall be conducted in May and one survey shall be conducted in June. Project grading/construction shall not be initiated until special-status plant surveys are completed and subsequent mitigation, if necessary, is implemented.

If special-status plant species are found during surveys, those individuals or populations shall be avoided to the maximum degree possible. If avoidance is not possible while otherwise obtaining the project's objectives, then other suitable measures and mitigation shall be developed in consultation with the agencies that are responsible for protection of that plant species based on its protection status [i.e., Placer County (protected by CEQA), CDFW (protected by California law/regulation), or USFWS (protected by federal law/regulation)]. Appropriate mitigation prescriptions for impacts on special-status plants shall be included as conditions of project approval as detailed below.

Special-status plant surveys shall be completed as described above prior to breaking ground on the project site. A special-status plant survey report that includes the methods used, survey participants, and findings shall then be prepared and submitted to Placer County demonstrating absence of special-status plants at least 10 days prior to breaking ground. If the report documents that there are no special-status plants on the project site, then there would be no further mitigation required and the project may proceed, provided all other applicable permits and authorizations are obtained for the project. However, if a special-status plant is found on the project site, the following mitigation measures shall also be implemented as a condition of project approval.

If special-status plant species are found during surveys, project development plans shall consider avoidance to the extent practicable. If avoidance is not practicable while otherwise obtaining the project's objectives, then other suitable measures and mitigation shall be implemented as detailed below.

If the plant is federally listed (i.e., protected pursuant to the FESA), the project sponsor shall formally notify the USFWS within five days of the finding and this agency's permitting instructions shall be incorporated into the project conditions of approval. As required in-practice by the USFWS, an "incidental take" permit may be necessary from the USFWS for any proposed impacts on any federally listed plants found within the project site. A copy of this permit or a letter from the USFWS that otherwise states this agency is satisfied with the avoidance and/or mitigation measures shall also be provided to Placer County prior to the time the project site can be graded.

If a State-listed plant species (that is, a plant protected pursuant to the CESA) is identified, the mitigation must be developed in consultation with CDFW personnel. If the plant is State listed, an ITP (i.e., a 2081 Agreement) shall be acquired for the project from the CDFW prior to any work within the project area. Any conditions for the project established by the CDFW in the SBAA shall become conditions of the project also enforceable by the County.

If a plant is found on the project site that is a CNPS Rank 1B or 2 species, and the species is not otherwise protected pursuant to State or federal regulations, prior to construction within the project area, a qualified botanist shall collect the seeds, propagules, and topsoils, or other part of the plant that would ensure successful replanting of the population elsewhere. The seeds, propagules, or other plantable portion of all plants shall be collected at the appropriate time of the year. Half of the seeds and topsoils collected shall be appropriately stored in long-term storage at a botanic garden or museum_(for example, Rancho Santa Ana Botanic Garden). The other half of the seeds, propagules, or other plantable portion of all plants shall be planted at the appropriate time of year (late-fall months) in an area of the subject property or off-site, protected property that will not be impacted by the project (if the project has a designated off-site mitigation site for impacts on other special-status species, the plants can be seeded on the mitigation site). This area shall be fenced with permanent fencing (for example, chain link fencing) to ensure protection of the species. The applicant shall hire a qualified biologist to conduct annual monitoring surveys of the transplanted plant population for a five-year period and shall prepare annual monitoring reports reporting the success or failure of the transplanting effort. These reports shall be submitted to Placer County and appropriate resource agency (CDFW and/or USFWS) no later than December 1st each monitoring year.

These steps shall be implemented prior to site disturbance. If the seeding/transplanting effort fails, the stored seeds and topsoils can be taken out of long-term storage and sown in another location (either onsite or offsite) deemed suitable by the CDFW. This seeding effort shall then be monitored for an additional three-year period to ensure survivorship of the new population. Annual monitoring reports shall be submitted to Placer County for the three-year period.

A CNDDB form shall be filled out and submitted to the CDFW for any special-status plant species identified within the project site. Any mitigation plan developed in consultation with the CDFW shall be implemented prior to the initiation of grading or issuance of a development permit.

In lieu of the above prescribed mitigation, mitigation requirements may be satisfied via the purchase of qualified mitigation credits or the preservation of offsite habitat. If the species in question is federally listed, then the USFWS would also have to agree in writing typically through issuance of a Biological Opinion that the purchase of qualified mitigation credits or the preservation of offsite habitat would constitute satisfactory mitigation compensation.

Discussion Item IV-2,3:
As noted above, the proposed project site supports 1.5 acres of aquatic habitat consisting of 0.71 acre of Riparian, 0.51 acre of Pond, and 0.28 acre of Seasonal Wetland. As shown in Figure 5 below, the proposed project would directly impact 0.24 acre of wetlands and 0.37 acre of riparian habitat on the proposed project site 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.7

Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the project applicant shall obtain a Section 404 Clean Water Act Permit and a Section 401 Water Quality Certification for any project-related fill of waters of the U.S./State. To complete the PCCP/CARP application and obtain 404/401 authorization, the project applicant shall provide a copy of the Notice of Authorization from the RWQCB and proof of SHPO/Section 106 determination from the USACE.

The project applicant shall mitigate for any impacts to waters of the U.S. or State and riparian vegetation that would be lost or impacted through participation in the PCCP/CARP's in-lieu fee program on a no-net-loss basis. This shall be accomplished through payment of applicable PCCP habitat mitigation fees for aquatic resources in accordance with the CARP or as otherwise required by the Corps and/or the RWQCB. Documentation of completion of any mitigation requirements shall be provided to the County and the Corps and the RWQCB prior to fill of jurisdictional aquatic features.

MM IV.8

Impacts to the eastern and western linear wetlands that are functioning as drainages and impacts to riparian vegetation will require a CDFW Section 1602 Lake and Streambed Alteration Agreement (LSAA). Projects approved under the PCCP and the CARP must contact CDFW. The CDFW can, in most circumstances, use the CARP in issuing LSAAs to entities using the CARP by agreeing to the same avoidance, minimization, and mitigation measures as required under the CARP. The PCCP and the CARP can serve as the framework for determining the avoidance and minimization measures and compensatory mitigation requirements to offset impacts from activities approved under the PCCP.

The applicant shall participate in the PCCP's in-lieu fee program to mitigate for impacts to aquatic features. The CARP's In Lieu Fee (ILF) Program is available for use as compensatory mitigation for LSAAs, subject to CDFW approval.

The project proponent shall implement appropriate BMPs to prevent construction-related impacts that could introduce de minimis fill or other pollutants into the preserved wetlands on the proposed project site. These measures include the installation of wildlife-friendly hay wattles and/or silt fence that will prevent unintended de minimis fill impacts to the wetlands while the proposed project is being constructed. In addition, orange silt fencing should be installed at the top-of-bank of the wetlands to prevent unintended human and equipment traffic adjacent to the preserved wetlands. Finally, the dripline of all protected trees within the drainages on the proposed project site, if near work areas, shall be protected via the installation of orange construction fencing. The project proponent may satisfy this mitigation by providing the PCCP with a fully executed copy of an LSAA with the CDFW that includes these, or other functionally equivalent, measures.

MM IV.9

Prior to issuance of a PCCP Certificate of Authorization, 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 final PCCP Application and fee payment.

MM IV.10 (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 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 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 will 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.



Figure 5. Wetland and Riparian Impacts Map

Discussion Item IV-4, 7:
No designated wildlife corridors exist within or near the proposed project area. The proposed project site does not include any streams, critical deer winter ranges, large areas of non-fragmented natural habitat, identifiable wildlife movement zones or spawning and rearing areas for anadromous fish. The Quarry Pond is full of invasive aquatic species such as red eared sliders, crayfish, and non-native fish and does not provide habitat for native fisheries. The proposed project site is located just south of Douglas Boulevard, a road that experiences heavy traffic, and east of the Quarry Ponds shopping center, which is a fully developed property. These surrounding constraints reduce the likelihood that wildlife would use the proposed project site as a corridor for migration or movement. A vacant lot is located to the east of the project site, thus, there is only a very small and localized wildlife corridor present that would not support a significant abundance of wildlife. 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. The riparian canopy provides the highest quality of habitat for a range of wildlife species on the project site. The proposed project will have a setback from the eastern and western riparian canopy habitats, as well as the abandoned Quarry Pond. Based on the high level of surrounding development, the on-site habitat is isolated with limited access to contiguous habitat. Therefore, there is a less than significant impact.

Discussion Item IV-5, 8:
A certified arborist conducted a site visit to assess the number of protected trees on the proposed project site. A total of 32 trees that would be considered protected under the Placer County Tree Preservation Ordinance were evaluated and mapped on or adjacent to the proposed project site. These trees included 14 Fremont cottonwoods, 9 Pacific willows, 6 interior live oaks and 3 valley oaks. Four of these trees, 1 Fremont cottonwood, 2 Pacific willows and 1 interior live oak, are 24 inches or greater in diameter. Six of the 32 evaluated trees are located outside of the proposed project site; however, they were included in the analysis due to their proximity to the proposed development. A total of approximately 23 trees are proposed to be removed, 16 of which are considered to be in poor health or dead and the remaining due to design incompatibility including 3 oaks. Removal of individual oak trees would be a potentially significant impact. However, potential impacts would be reduced to less than significant with implementation of the following mitigation measures.

Mitigation Measures Item IV-5, 8:
MM IV.11
General Condition 3, Land Conversion:
The project shall pay fees according to the PCCP Land Conversion Fee Schedule. An application for PCCP Authorization shall accompany the permit application for each project step. The fees to be paid shall be those in effect at the time of ground disturbance authorization and shall be the per acre fee based on the amount of land disturbance resulting from the activity. In addition to land conversion, the project would result in permanent and/or temporary direct effects to Special Habitats, therefore, the special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization by the PCA that allows ground disturbance to special habitats.

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.12
Refer to Mitigation Measure IV.10

MM IV.13
General Condition 5, Conduct Worker Training
Prior to initiation of construction activities, all project construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work.

MM IV.14

Community Condition 1.2 Avoidance of Aquatic/Wetland Complex Habitat

Community Condition 1.2 requires projects to first evaluate whether avoidance of effects on aquatic/wetland complex constituent habitat (also termed non-vernal pool wetlands) is advisable and feasible, as described below, and then mitigate for unavoidable effects to non-vernal pool wetlands, generally through payment of fees. Non-vernal pool wetlands include fresh emergent marsh, lacustrine, and non-vernal pool seasonal wetlands. This category includes flowing springs and long-duration seeps (associated with groundwater seepage) not located inside the Stream System. Applicant must identify AMMs specific to the project.

MM IV.15

Community Condition 1.3 Aquatic/Wetland Complex Impact Minimization Measures

Community Condition 1.3 requires projects with temporary effects on non-vernal pool wetlands or their buffers to implement Community Condition 1.3. If the project results in impacts on non-vernal pool wetlands or their buffers and the applicant cannot comply with Community Condition 1.3, then the impacts will be treated as permanent and addressed under Community Conditions 1.1 or 1.2. Applicant must identify Wetland Impact Minimization Criteria to qualify for temporary effects.

MM IV.16

Community Condition 2.1 Riverine and Riparian Avoidance and Minimization

Community Condition 2.1, focusing specifically on riverine and riparian constituent habitat components and the 50-foot buffer off the edge of riparian vegetation associated with the Riverine/Riparian Complex community, is supplemental to Stream System Condition 1, Stream System Avoidance and Minimization.

MM IV.17

Community Condition 2.2 Minimize Riverine and Riparian Effects

Community Condition 2.2 requires projects that cannot avoid riverine/riparian effects to minimize these effects. Projects with unavoidable impacts to riverine/riparian habitat will be required to adhere to minimization measures described in PCCP Table 6-1. In-stream and Stream System BMPs. Applicant must identify BMPs/AMMs specific to the project.

MM IV.18

Community Condition 2.3 Riverine and Riparian Restoration

Community Condition 2.3 requires projects to contribute to restoration as mitigation to compensate for loss of riverine or riparian constituent habitat either by onsite replacement and restoration and/or payment of additional fees to the PCA so that the restoration actions are undertaken by PCA offsite.

MM IV.19

PCCP General Condition 1: Watershed Hydrology and Water Quality

Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, 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.

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**

The following discussions are based on the Historic Resources Study (HRS) that was prepared for the project in March 2024 by BFSA Environmental Services.

Discussion Item V-1:
As part of the HRS, a pedestrian survey was conducted on June 29, 2023 for the project site; no historic resources were identified. A records search for the project site and surrounding area was also conducted through the North Central Information Center (NCIC) which identified 25 resources within one mile of the project site; however, no resources have been recorded within the boundaries of the project site. In addition, the HRS included a review of maps and aerial photographs showing that the property has never contained any structures and has been previously impacted by dredge mining, clearing, and grading. Due to the previous ground-disturbing activities and the absence of identified historic resources within the project boundaries, impacts would be less than significant.

Discussion Item V-2, 3, 4:
A records search through the North Central Information Center (NCIC) was conducted by BFSA Environmental Services on August 23, 2023. The results of the NCIC search indicated that 25 archaeological resources sites have been previously recorded within one 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 48 previous studies have been conducted within a 1-mile radius of the property, three of which included the proposed project area. The three studies did not identify any cultural resources in the proposed project area. On June 29, 2023, a pedestrian survey was conducted by BFSA Environmental Services and also did not identify any cultural resources within the proposed project area. A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on August 4, 2024. The NAHC responded on August 29, 2023, stating the SLF search was negative for previously known tribal cultural resources or sacred lands in proximity to the proposed project site.

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 yield undiscovered artifacts or human remains.

Therefore, MM V.1 has been incorporated to reduce potential impacts to a less than significant level.

Mitigation Measures Item V-1, 2, 3, 4:
MM V.1
If potential tribal cultural resources (TCRs), historic, 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.

Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe (the United Auburn Indian Community (UAIC)) 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 UAIC, and/or returning objects to a location within the project area where they will not be subject to future impacts. The UAIC does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the UAIC.

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.

Discussion Item V-5:
There are no known existing or historic religious or sacred uses of the project site. Therefore, there would be no impact.

VI. ENERGY – Would the project:

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

2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				**X**

Discussion Item VI-1:
The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the senior living community facility. According to the Air Quality, Energy, and Greenhouse Gas Impact Analysis prepared by EPD Solutions, Inc., the proposed Project has no unusual characteristics that would make the construction fuel and energy consumption associated with construction of the Project less efficient compared with other similar construction sites throughout the state. 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), and as adopted in the Placer County Code (15.04.660).

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. Therefore, impacts related to construction and operational energy would be 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**	

The following discussions are based on a Geotechnical Report Addendum prepared by Blackburn Consulting, dated June 30, 2023 for the proposed project and include onsite soil investigations conducted in March and November of 2005 and on July 21, 2015. The Addendum provides updated recommendations to those presented in the Geotechnical Report dated August 11, 2015, the Geotechnical Report Addendum dated September 23, 2015, and the Drilled Displacemenet Columns (DDC) Design Comments dated February 8, 2015 all prepared by Blackburn Consulting.

Discussion Item VII-1, 6, 7:
The proposed project site is comprised of two parcels totaling 4.65 acres. The parcels are undeveloped except for a paved parking lot located at the north end of the site and a paved driveway stub connection to Douglas Boulevard at the northeast corner of the site. Both parcels are gently to moderately sloped and are bordered by commercial development to the west, Douglas Boulevard to the north, Quarry Ponds to the south, and undeveloped land to the east.

A Geotechnical Report Addendum prepared by Blackburn Consulting dated June 30, 2023 utilized site boring logs and classified the soil to contain dioritic rock that is overlain by 8.5 to 20 feet of loose to medium dense silty to clayey sands. The boring logs indicate that historic dredging took place in the southern portion of the site that includes the pond areas. Blackburn Consulting drilled and sampled nine exploratory borings in March and November of 2005 and drilled and sampled an additional six borings on July 21, 2015.

Groundwater was encountered at depths of 3.5 to 9.5 feet below ground surface in the 2005 borings and at depths of 8.0 to 14.5 feet below ground surface in the 2015 borings. Groundwater and perched water levels can fluctuate due to changes in precipitation, pond levels, and other factors.

Figure 7 below taken from the Geotechnical Report dated August 11, 2015 prepared by Blackburn Consulting illustrates the locations of the exploratory borings, underlain by an old site plan for a different previously proposed project.

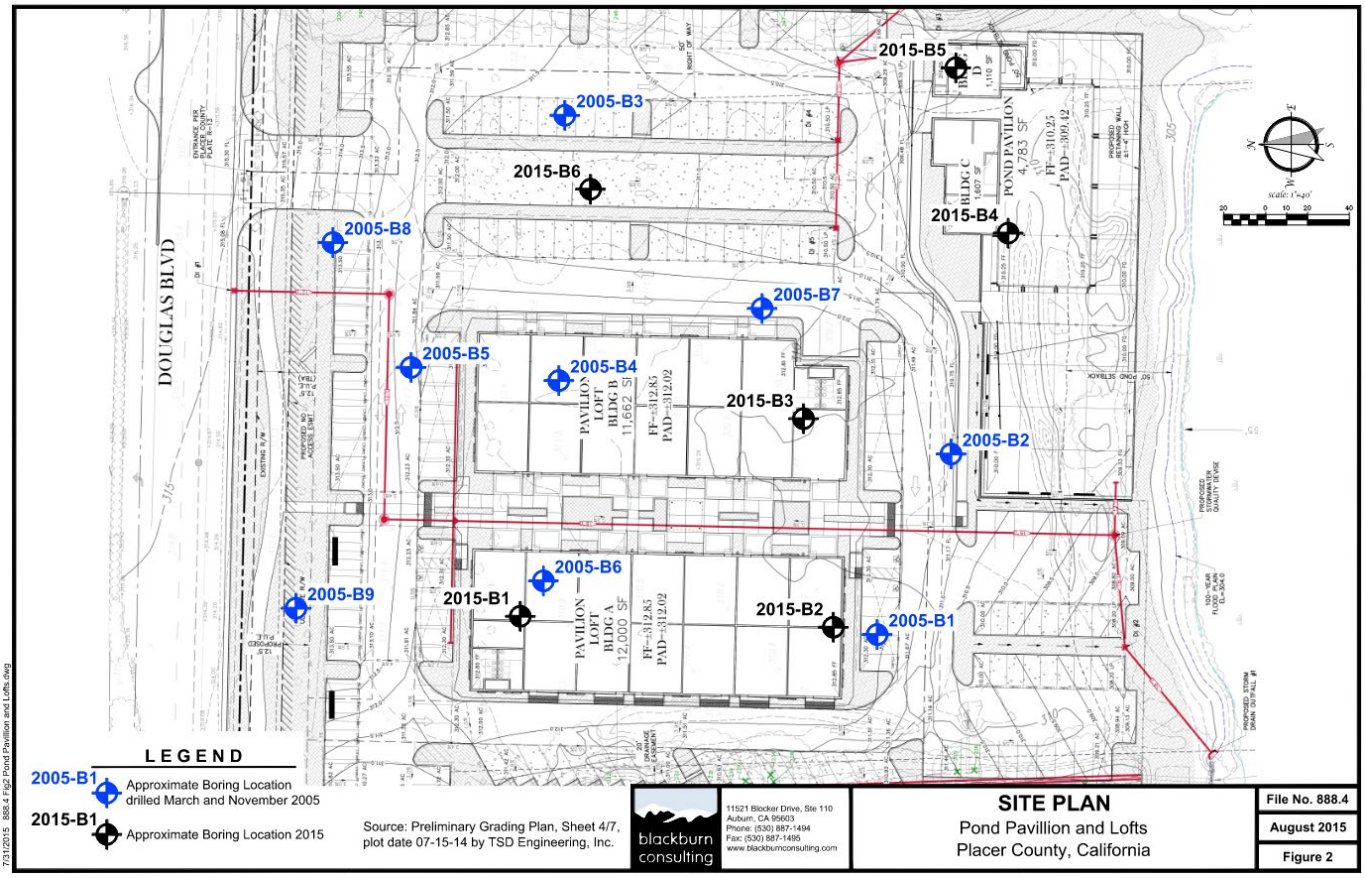

Figure 7. Locations of Exploratory Borings on the Site

The project proposal would result in the construction of a 99,109 square foot, two-story building (49,989 square feet for the first floor and 49,120 square feet for the second floor) with associated infrastructure including public transportation improvements, encroachment improvements, frontage improvements, paved parking and circulation improvements and various utilities. Construction of the proposed project would result in the disruption of soils. The area of disturbance for these improvements per the Preliminary Grading Plan included as Figure 8 is approximated at 151,470 square feet (3.48 acres) which is approximately 74.8 percent of the approximate 4.65 acre proposed project area. The submitted grading plan approximates 5,448 cubic yards of cut and 1,026 cubic yards of fill. The net export would be off-hauled to a previously environmentally approved site. The disruption and movement of the soil would increase the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. The proposed project could therefore result in impacts related to soil disruption, soil erosion and topography changes. However, with the implementation of the following mitigation measures, impacts would be less than significant. Figure 8 below is the Preliminary Grading Plan dated July 25, 2024 prepared by BKF Engineers.

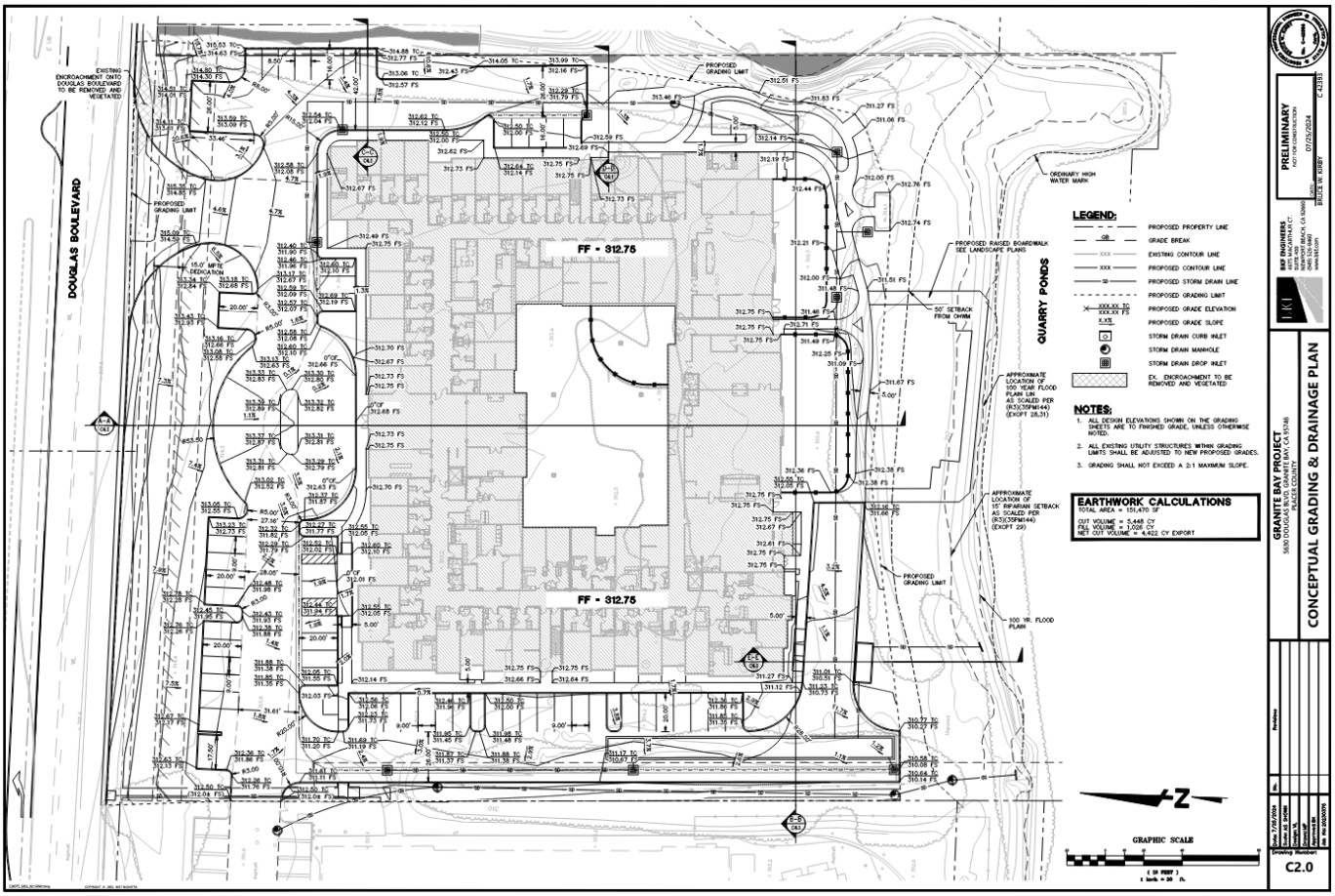

Figure 8. Preliminary Grading Plan

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

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the proposed project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the proposed project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the proposed project, said review process shall be completed prior to submittal of Improvement Plans.

Conceptual landscape plans submitted prior to proposed project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Any Building Permits associated with this proposed project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the proposed project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow

integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(ESD)**

MM VII.2
The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds $100,000, a minimum of $100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(ESD)**

MM VII.3
Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. **(ESD)**

Discussion Item VII-2, 3:
The Geotechnical Report Addendum prepared by Blackburn Consulting, dated June 30, 2023 identifies potentially expansive soils located at the southwest corner of the site, as well as a high risk of differential settlement within the main structure footprint due to a difference in soil stiffness between the north and south portions of the site. This differential settlement potential would cause structural damage. The proposed project would be required to obtain a Final Geotechnical Report, as described in MM VII.4 for recommendations for construction due to these limitations. The development of the building would be in compliance with the California Building Code and the proposed project would comply with the Placer County construction and improvement standards which would also reduce impacts related to expansive (shrink-swell) and unstable soils.

Therefore, the impacts of unstable and expansive soils would be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Items VII-2, 3:
MM VII.1, MM VII.2
See Items VII-1, 6, and 7 for the text of these mitigation measures.

MM VII.4
Geotechnical Report: The Improvement Plan submittal shall include a final geotechnical engineering report produced

by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:

A) Road, pavement, and parking area design;
B) Structural foundations, including retaining wall design (if applicable);
C) Grading practices;
D) Erosion/winterization;
E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.);
F) Slope stability

Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans. **(ESD)**

MM VII.5
The geotechnical engineering report addendum performed by Blackburn Consulting, dated June 30, 2023, indicated the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects.

Prior to Building Permit Issuance, the applicant shall submit to the Engineering and Surveying Division (ESD) for review and approval, a soil investigation produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). Once approved by the ESD, two copies of the final soil investigation and certification shall be provided to the ESD and one copy to the Building Services Division for its use.

The soil investigation shall include recommended corrective action that is likely to prevent structural damage. A note shall be included on the Improvement Plans which indicates the requirements of this condition. **(ESD)**

Discussion Item VII-4:
The proposed project would be served by public sewer and would not require or result in the construction of new on-site sewage disposal systems, therefore there would be no impact.

Discussion Item VII-5:
A Paleontological Resources Report was prepared for the proposed project by BFSA Environmental Services on September 12, 2023. The Paleontological Resources Report references a records search previously conducted for the nearby Whitehawk I and II Projects located approximately two-thirds of a mile west of the proposed project site. According to the Paleontological Resources Report, the nearest significant fossil localities lie approximately 1.5 miles west-southwest of the current project (at Gladstone Park subdivision). The report indicates that the proposed project site primarily consists of Holocene alluvium, which is generally considered to be geologically too young to contain significant nonrenewable paleontological resources and is typically assigned a low paleontological sensitivity. In addition, the project site lies within the granitic rocks of the Cretaceous Rocklin Pluton where fossils do not occur and, and disturbed or artificial fill deposits such as dredge tailings, have a low paleontological sensitivity. Therefore, there would be no impact.

Discussion Item VII-8:
The proposed project is located within Placer County. The California Department of Mines and Geology classifies the proposed project site as a low severity earthquake zone. The proposed project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the proposed project would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, this impact would be less than significant. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

		Measures		
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, paving, and the construction of a senior living facility, along with 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.

Maximum Unmitigated Project
Short-term Construction & Long-term GHG Emissions

	Short-Term Construction		Long-term Operational		
Pollutant	Project Construction Emissions[1] (MT/year)	PCAPCD Thresholds[2] (MT/year)	Project Operational Emissions[1] (MT/year)	PCAPCD Brightline Threshold[2] (MT/year)	PCAPCD De Minimis Level[2] (MT/year)
CO2e	2025 – 363 MT 2026 – 109 MT	10,000	707 MT	10,000	1,100

Source 1: CalEEMod 2022.1.1, Project Analysis (April 17, 2024)
Source 2: PCAPCD CEQA Thresholds (adopted October 13, 2016)

GHG emissions from the Project's onsite and offsite activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1. CalEEMod is a planning tool for estimating emissions related to land use projects. The CalEEMod analysis prepared for this project estimated GHG emissions resulting from the project are approximately 363 MT CO2e/yr during the first year of construction where construction emissions would be the highest, and 707 MT CO2e/yr during the operational phase. These levels do 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 operation of the proposed use is expected to be limited in nature and would be subject to standard handling, use, disposal, and storage requirements such as the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Recovery Program. 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 May 23, 2023, by Terracon noted that a prior Phase I ESA prepared for the property in April 2005 identified approximately 12,000 cubic yards of imported fill on-site as a Recognized Environmental Condition (REC). The previous Phase I ESA did not recommend further action based on a conclusion that the import fill was likely not contaminated. Nevertheless, due to the potential for the imported soil to contain contaminants, Terracon recommended further investigation as per the 'Limited Site Investigation' report dated July 24, 2024, which was prepared to evaluate the imported fill. The Phase II determined that soil samples for Total Petroleum Hydrocarbons, Volatile and Semi-Volatile Organic Compounds and Title 22 CAM 17 metals were

below published screening levels with the exception of arsenic. While arsenic concentrations were reported ranging from 1.5 to 1.7 mg/kg, which exceeds RWQCB Environmental Screening Levels, the reported arsenic concentrations are within USGS regional averages and are likely representative of naturally occurring background concentrations. Based on these results the Phase II concluded that soil would not require further testing or special handling. Impacts would be 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. No mitigation measures are required.

Discussion Item IX-4:
The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 according to the Phase I Environmental Site Assessment. Therefore, there would be 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 proposed project area. The closest airports are Lincoln Municipal Airport and Sacramento Mather Airport, both of which are located approximately 13 miles from the proposed project site. Therefore, there would be no impact.

Discussion Item IX-6: The Placer County 2021 Local Hazard Mitigation Plan Update provides goals for multiple jurisdictions in the County to address evacuation planning. In addition, the 2010 Emergency Operations Plan (EOP), which outlines responses to emergencies, would cover the evacuation of Project area of unincorporated Placer County. While the EOP does not officially designate any evacuation routes in the County, Douglas Blvd is a significant east-west roadway and thus should be considered a likely evacuation route for a mass evacuation of the area per the South County Placer Fire District (personal communication, October 10, 2024). However, the proposed project would not physically block any existing roadways during construction or operation of the proposed project and therefore and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. However, the Plan does not officially designate any evacuation routes in the County. Therefore, there would be 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 (CDF Fire Hazard Severity Classification System). Pursuant to the Placer County Code and California Building Code, standard fire regulations and conditions shall apply to the proposed project, including installation of fire sprinklers and standard fire safe setbacks. With the implementation of said regulations and fire safe practices pursuant to the Place County Code and California Building Code, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)				**X**
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)				**X**

3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		**X**		
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)		**X**		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)		**X**		
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			**X**	

Discussion Item X-1:
This proposed project would not rely on groundwater wells as a potable water source. Potable water for this proposed project would be treated water from the local public water district. The project will not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:
This proposed project would not utilize groundwater and is not located in an area where soils are conducive to groundwater recharge. The proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:
A Preliminary Drainage Report was prepared by BKF Engineers dated July 2024. The parcels are undeveloped except for a paved parking lot located at the north of the site and a paved driveway stub connection to Douglas Boulevard at the northeast corner of the site. The majority of the approximately 4.65-acre site flows to an existing earthen ditch on the west side of the site which discharges into an existing CMP pipe outfalling into Quarry Pond. Other portions of the site overland flow directly into the pond. The site's existing ditch also routes offsite runoff piped from the existing adjacent commercial project to the west (Quarry Ponds Town Center). A pre-project hydrology map from the Preliminary Drainage Report prepared by BKF is depicted in Figure 9 below.



Figure 9. Pre-Project Hydrology Map

The proposed project includes the construction of a 99,109 square foot, two-story building with associated parking and circulation areas. The proposed improvements would be at or near the existing grade and would not significantly modify the existing runoff patterns of the site.

The existing proposed project site has approximately 22,416 square feet (0.52 acre) of impervious area. The proposed project would create approximately 90,114 square feet (2.07 acres) of impervious surface resulting in a total of 112,530 square feet (2.58 acres) of impervious surface in the developed condition, 59.6 percent of the entire analyzed proposed project area (4.33 acres), potentially increasing the stormwater runoff peak flows and volume. The potential for increases in stormwater peak flows and volume has the potential to result in downstream impacts. A Preliminary Drainage Report was prepared for the proposed project which analyzed a drainage system that would convey runoff from the proposed project site by way of storm drains, a proposed underground detention facility, and an underground water quality facility before discharging into Quarry Pond. The drainage analysis concluded that the proposed detention system would reduce the 2-year, 10-year, and 100-year post-project peak flows and volumes to less than the pre-project peak flows and volumes. A post-project hydrology map from the Preliminary Drainage Report prepared by BKF is depicted in Figure 10 below.

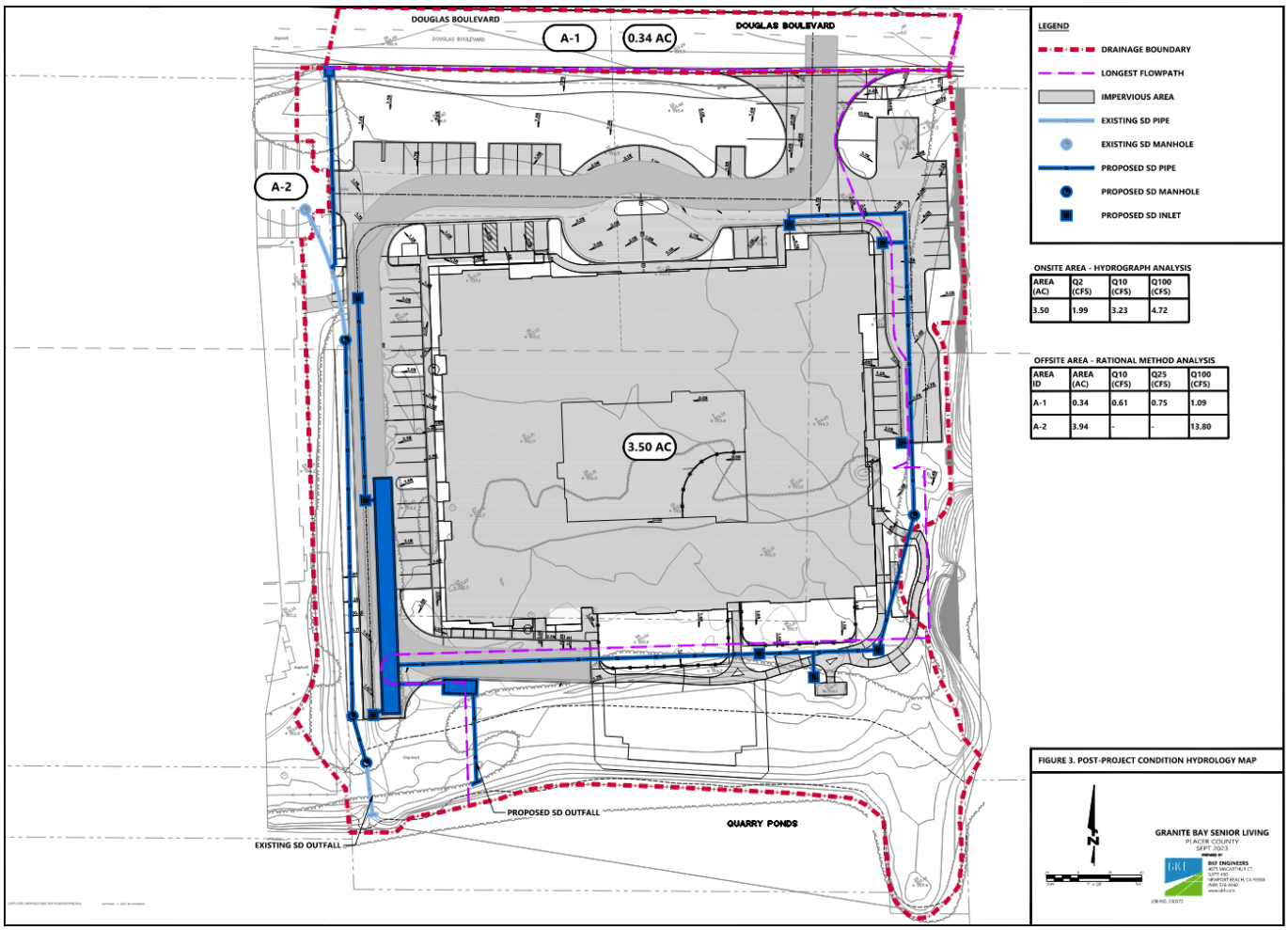

Figure 10. Post-Project Hydrology Map

A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the Preliminary Drainage Report calculations and results. The proposed project's impacts associated with altering the existing drainage pattern of the site and increases in stormwater peak flows and volume can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:
MM VII.1, MM VII.2
See Items VII-1, 6, and 7 for the text of these mitigation measures.

MM X.1
As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. **(ESD)**

MM X.2
The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and

volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose Easement, except as authorized by project approvals. **(ESD)**

Discussion Item X-4:
Approximately 3.48 acres of the 4.65-acre site will be disturbed during construction activities. After construction, an estimated 59.6 percent of the 4.33-acre area analyzed by the drainage report will be covered with new/replaced impervious surfaces including road improvements, driveways, structures, and associated utilities. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. 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. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants.

A Preliminary Stormwater Quality Plan dated September 15, 2023, was prepared by BKF Engineers for the proposed project which analyzed the proposed project's site design measures, source control measures, and compliance with Placer County's Low Impact Development (LID) and hydromodification requirements. The drainage analysis concluded that the proposed project's design would meet all of the County's storm water quality standards.

The proposed project's impacts associated with storm water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

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

MM X.3
The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(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)). Project-related storm water discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. **(ESD)**

MM X.5

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. 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. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the two year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. **(ESD)**

MM X.6

The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

MM X.7

The Improvement Plans shall show that all storm water runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. **(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. The proposed project site does include local 100-year flood hazards that have been analyzed in a Floodplain Study prepared by BKF Engineers dated July 29, 2024. This study analyzed a local 100-year floodplain located at the northeast corner of the proposed project. No improvements are proposed within the analyzed floodplain. A second local 100-year floodplain is shown on the Preliminary Plans and was analyzed in the Quarry Pond Storm Drain Report prepared by MSA Engineering, Inc. dated July 2005 and recorded in Book 35 of Parcel Maps, Page 144. No improvements are proposed within this local 100-year floodplain. Figure 11 below are exhibits from the Floodplain Study prepared by BKF Engineers and the Informational Sheet from Book 35 of Parcel Maps, Page 144 showing the local floodplain hazards.

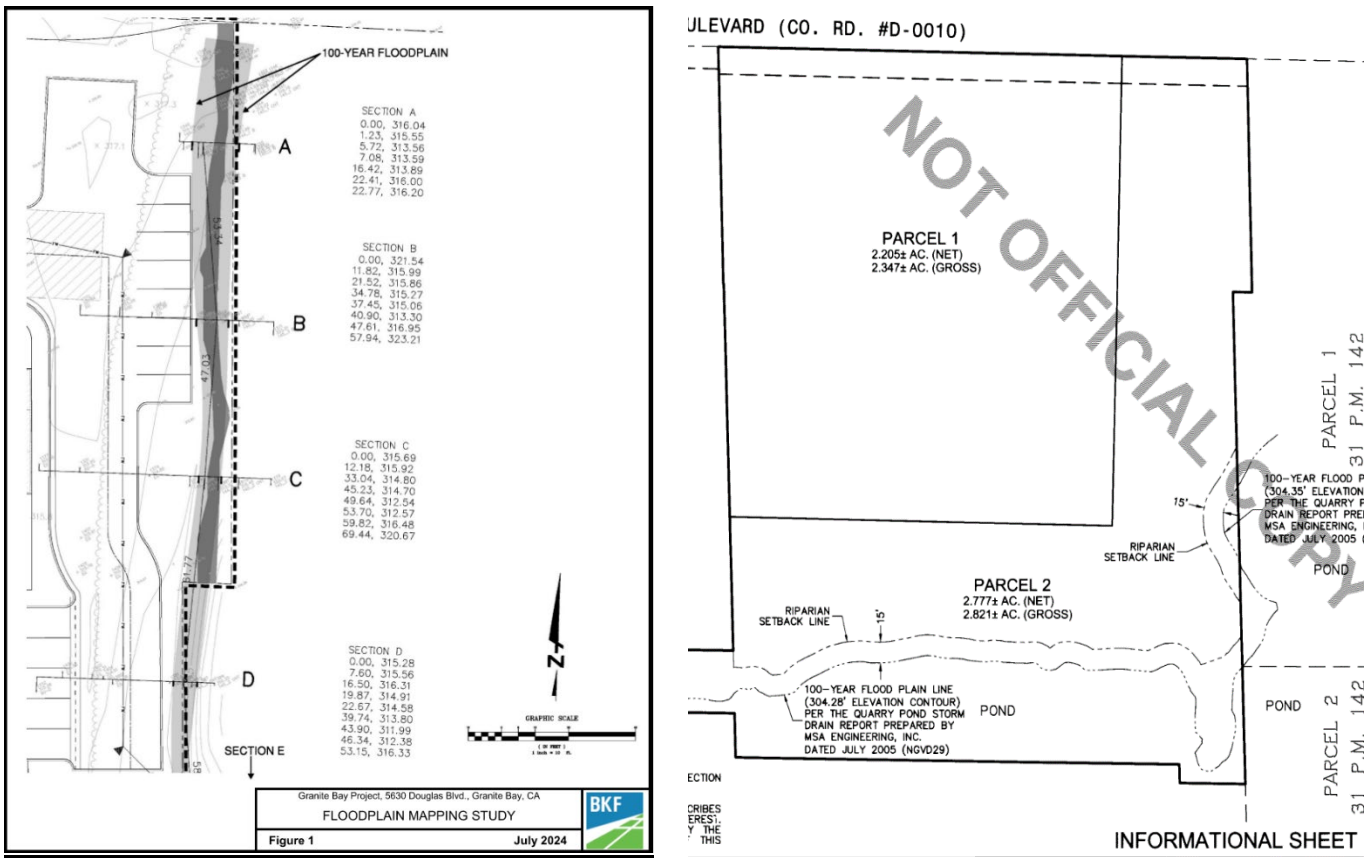

Figure 11: Local Flood Plain Hazards

The proposed project's impacts of/to flood flows and exposing people or structures to flooding risk would be reduced to a less than significant level by implementing the following mitigation measures.

Mitigation Measures Item X-5:
MM VII.1, MM X.1
See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures.

MM X.8
On the Improvement Plans show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(ESD)**

MM X.9
On the Improvement Plans show that finished building pad elevations shall be a minimum of two feet above the 100-year floodplain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California Registered Civil Engineer or Licensed Land Surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans to the satisfaction of the County. **(ESD)**

Discussion Item X-6:
This proposed project would utilize treated water from the local public water district which relies mostly on surface water sources, therefore, there would be no conflicts with existing groundwater quality control or management plans. Therefore, this impact would be less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

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

Discussion Item XI-1, 3, 4:
The proposed project includes a request for a MUP and Design Review to construct and operate a two-story 93-unit senior living community facility comprised of 65 assisted living and 28 memory care units. In addition, the proposed project also includes a request to reduce the stream setback (Strap Ravine) to 50 feet from centerline of stream, where 100 feet is normally required, which would be accomplished through an administrative approval.

The proposed project would not divide an established community because the proposed project and surrounding areas have already been developed with commercial and residential uses. The proposed project would include a 93-unit senior living facility which would provide assisting living and memory care service and include a kitchen, two dining rooms with outdoor patios, and a central courtyard area. The parcel is zoned OP-Dc (Office Professional, combining Design Scenic Corridor) and is designated Professional Office by the Granite Bay Community Plan which allows for this type of land use. The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment. The proposed project design does not significantly conflict with General Plan and Community Plan policies related to grading, drainage, and transportation, and complies with the Granite Bay Community Plan design standards for Craftsman-style architecture and thoughtful site design. The proposal does not conflict with any land use plans, policies, or regulations. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XI-2:
The parcel is zoned OP-Dc (Office Professional, combining Design Scenic Corridor) and is designated Professional Office by the Granite Bay Community Plan which allows for this type of land use. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The proposed project is located within the Granite Bay Community Plan area. The Granite Bay Community Plan does not allow new construction to be within the 100-year floodplain (Natural Resources Policies Section 5.3). The proposed project is adjacent to and outside of a local 100-year floodplain analyzed at the northeast corner of the project site and no grading would occur within the floodplain.

The proposed project's impacts related to land use policy can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures Item XI-2:
MM XI.1
Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way, unless otherwise approved as part of this project. All work shall conform to the provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans. **(ESD/PLN)**

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:
Quarry Pond, which lies south of the proposed project site, is a remnant of historic placer mining in Strap Ravine which is an intermittent stream created from historical dredge/mining operations. As a result, the proposed project site was historically impacted by dredging activities. According to the Historic Resources Study prepared by BFSA Environmental Services, dredge mining of Strap Ravine is believed to have begun during the 1930s and continued at least into the early 1940s. Gold output declined as a result of World War II which was accelerated throughout the 1950s due to rising costs and by declining access to ground suitable for dredge mining.

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).

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the proposed project site. Development of the proposed project would not result in impacts to mineral resources. Therefore, there would be no impact.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2:
The proposed project would include a 93-unit senior living facility that would provide assisting living and memory care service**.** According to the Noise and Vibration Impact Analysis prepared by LSA on August 2024, the establishment of a residential care facility on the proposed project site located on Douglas Boulevard 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. During the grading phase of construction,

an additional 583 vehicles consisting of worker and hauling trips, would be added to the roadway adjacent to the project site. However, since the existing traffic volume on Douglas Boulevard is already considerably more than the 583 vehicles construction activity would generate the increase in project-related traffic noise related to construction would be no greater than 0.1 dBA. Noise levels less than 3 dBA are not perceptible to the human ear in an outdoor environment. As a result, the proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity.

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. 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 measures, which are consistent with the County's Noise Ordinance.

Mitigation Measures Item XIII-1, 2:
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.

MM XIII.2
The following best construction practices shall be applied to minimize construction noise impacts:

a. The project construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained noise mufflers consistent with manufacturers' standards.
b. The project construction contractor shall locate staging areas away from off-site sensitive uses during the later phases of project development.
c. The project construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site whenever feasible.

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 would be no impact.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1:
The proposed project would include a 93-unit senior living community facility that could accommodate 109 residents and include a total of approximately 45-60 employees. The employees would operate in three shifts with the heaviest shift having 15-20 associates. Although it is anticipated that some of these residents and employees would be local residents, the proposed project would result in an increase in population in the area. However, the increase would be negligible and 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 would be 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 has reviewed the proposed project. The proposed project would include a 93-unit senior living facility that could accommodate 109 residents and include a total of approximately 45-60 employees. The proposed project could result in a modest incremental increase in the need for fire protection services due to number of units being constructed on the proposed project site. The Placer County Fire Protection District is proposing to create a Community Facilities District (CFD) in order to have a mechanism for a special tax that could be levied on the property to fund fire services provided by the South Placer Fire District. The project would be the first project to be assessed pursuant to the CFD. The proposed project would comply with the California Building Code and would not require provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. Therefore, the impact to the provision of fire protection services would be less than significant. No mitigation measures are required.

Discussion Item XV-2:
The Placer County Sheriff's Department provides law enforcement services to the area. The proposed project would include a 93-unit senior living facility that could accommodate 109 residents and include a total of approximately 45-60 employees. Although it is anticipated that some of these residents and employees would be local residents, the proposed project would result in a small increase to population growth in the area. However, the proposed project would not result in an adverse effect to Sheriff protection facilities because the increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Granite Bay Community Plan. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XV-3, 4, 5, 6:
The proposed project could indirectly result in a modest incremental increase in the need for schools, roads, parks, and other governmental services. This increase would not result in a substantial adverse physical impact from the provision of new or expanded facilities or services. Additionally, the provision of these services would be offset by existing fee programs that are regulated by ordinance (such as the countywide traffic fee program, park fee program, school fees, etc.) that are integrated into the commercial Building Permit process. The proposed project does not generate the need for significantly more maintenance of public facilities than what was expected with the build out of the General Plan/Community Plan. Therefore, these impacts would be less than significant. No mitigation measures are required.

XVI. RECREATION:

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

		Measures		
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 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 includes recreational amenities onsite for the residents, which have been included and analyzed as part of the proposed project. The project would not construct recreational facilities beyond what has already been analyzed in this MND. Impacts would be less than significant

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:
The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. A Local Transportation Assessment prepared by EPD Solutions, Inc. dated September 5, 2024, analyzed the proposed project's impacts to the circulation system. The project would construct frontage improvements that would allow for future buffered bike lanes consistent with the Placer County Bikeway Master Plan. Thus, the proposed design/improvements would not significantly impact the construction of transit, 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 $106,539.43 based on 109 beds of assisted living in the Granite Bay Fee Area) to the Placer County Department of Public Works prior to Building Permit issuance.

The traffic fees represent the proposed project's fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:
The proposed project would include improvements for an encroachment onto Douglas Boulevard and would be required to obtain an encroachment permit to construct the improvements. The encroachment onto Douglas Boulevard would serve as the main project access and would be constructed to the County standard. The resultant encroachment would decrease hazards to vehicle safety.

A Condition of Approval would also be included requiring that the main project access from Douglas Boulevard be restricted as a right-in right-out only movement and that the existing left turn pocket into the site across Douglas Boulevard be lengthened to the maximum extent feasible based on the existing median layout. Figure 12 below is the Preliminary Frontage Improvement Plan prepared by BKF Engineers dated July 25, 2024, demonstrating the encroachment and turn restriction that would be required with this project.

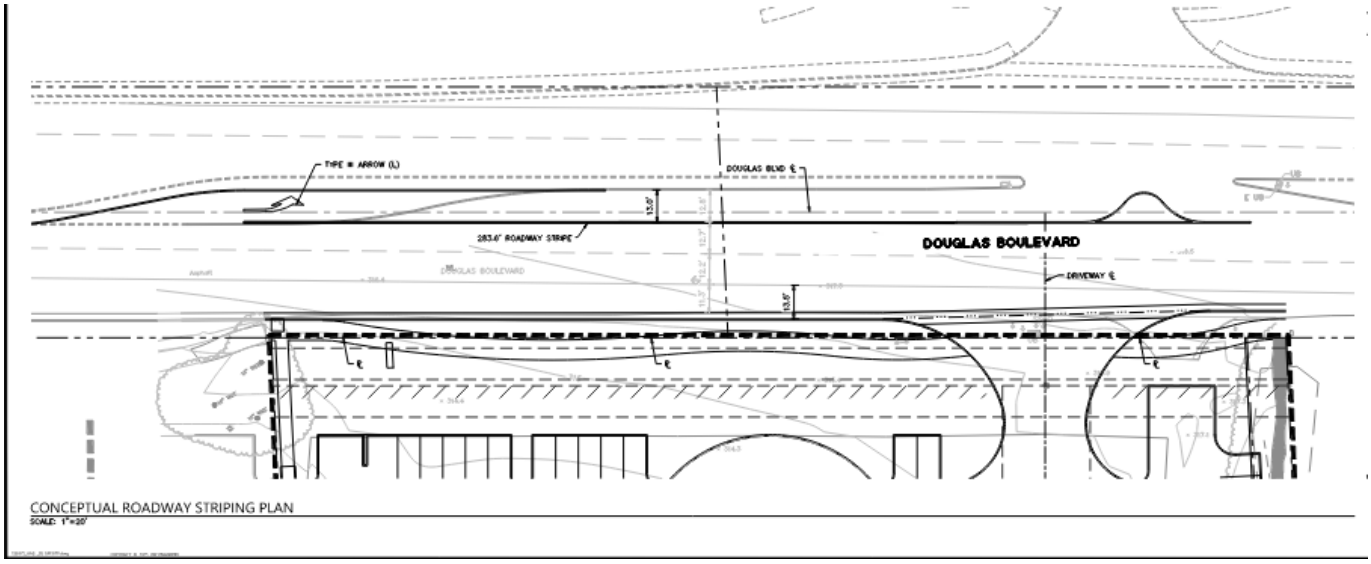

Figure 12. Preliminary Frontage Improvement Plan

Therefore, impacts to vehicle safety would be 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 circulation system (driveway size, drive aisles, etc.) would provide adequate access for emergency vehicles. The proposed project does not significantly impact the access to any nearby use. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XVII-4
The Placer County Zoning Ordinance Section 17.54.060 requires one parking space for every two residents. The proposed project currently meets this parking space requirement by providing a total of 56 parking spaces. Therefore, this impact would be less than significant. No mitigation measures are required.

Discussion Item XVII-5:
In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." As of July 1, 2020, the requirement to analyze

transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect. On December 1, 2020, the Placer County Board of Supervisors adopted thresholds, screening criteria, and associated Transportation Study Guidelines for VMT.

The proposed project would include a 93-unit senior living facility that could accommodate 109 residents, include a total of approximately 45-60 employees, and 1,565 square feet of office space. According to the Trip Generation and Vehicle Miles Traveled (VMT) Screening Analysis prepared by Environment Planning Development Solutions, Inc. (April 16, 2024), the proposed project is located in a Low VMT-Generating area and would generate a rate of 18.79 VMT for residential land use (below the 26.12 VMT threshold) and a rate of 21.16 for employment land use (below the 21.32 VMT threshold). Therefore, impacts associated with VMT 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 to tribes traditionally and culturally affiliated with the proposed project area on December 28, 2023. No responses were received. A records search was requested from the Native American Heritage Commission (NAHC) of the Sacred Lands File (SLF) by BFSA Environmental Services. A letter from NAHC, dated August 29, 2023, was received indicating the results were negative.

The identification of Tribal Cultural Resources (TCR) for the 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 composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data. No Tribal Cultural Resources were identified within the project site.

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. Thus, 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.

Mitigation Measures Item XVIII-1:
MM XVIII.1
If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe (the United Auburn Indian Community, UAIC) 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 UAIC, and/or returning objects to a location within the project area where they will not be subject to future impacts. The UAIC does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

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

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

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			**X**	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			**X**	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, 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, 3:
A Preliminary Drainage Report was prepared for the proposed project which analyzed a drainage system that would convey runoff from the proposed project site by way of storm drains, a proposed underground detention facility, and an underground water quality facility before discharging into Quarry Pond. The drainage analysis concluded that the detention facility would reduce the 100-year post-project peak flows and volumes to less than the pre-project peak flows. No downstream drainage facility or property owner would be significantly impacted by any surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

The proposed project is within Placer County Sewer Maintenance District 2. Placer County Environmental Engineering has reviewed the proposed project and has not identified any significant environmental impacts. The proposed project would be required to upsize an existing 18" sanitary sewer pipe within Douglas Boulevard to 21", however this would not create any additional environmental impacts beyond those analyzed in this MND. San Juan Water District has provided comments in a Letter of Water Availability dated July 10, 2023, indicating that the District has available sufficient treated water supplies and has no significant concerns with the proposed project. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

The proposed project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects and would be served by existing facilities.

Therefore, these impacts 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 (availability letter from the water agency date July 10, 2023). 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-4, 5:
The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) in which solid waste is brought to a landfill with sufficient permitted capacity. Residential uses are not expected to generate excess solid waste. Therefore, these impacts would be less than significant. No mitigation measures are required.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				**X**
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			**X**	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)			**X**	
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)			**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. The Placer County 2021 Local Hazard Mitigation Plan Update provides goals for multiple jurisdictions in the County to address evacuation planning. However, the Plan does not officially designate any evacuation routes in the County. Therefore, there would be no impact.

Discussion Item XX-2, 3:
According to the County General Plan, the proposed project is not located in a very high fire hazard severity zone. The project site is located within the State Responsibility Area (SRA), is designated Local Responsibility Area Moderate, and is surrounded by properties with the same designation. The proposed project would comply with PRC 4290 and 4291 which include 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. Therefore, with full compliance with these regulations, these impacts would be less than significant. No mitigation measures are required.

Discussion Item XX-4:
Site access to the property is proposed to occur directly from Douglas Boulevard. The topography of the proposed project site is relatively flat, ranging in elevation from 303 feet to 312 feet above sea level. Therefore, the property does not present unique or unusual challenges to preventing or suppressing wildland fires and 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 10/16/24
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 – PLN23-00389
The Ivy at Granite Bay Minor Use Permit and Design Review

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:

Mitigation #	Text	Date Satisfied
MM IV.1	*PCCP Species Condition 6, Western Pond Turtle* There are no species-specific avoidance and minimization measures required by the PCCP for western pond turtle. Instead, PCCP General Conditions 1 and 3, Community Conditions 1.2, 2.2 and 2.3, and Stream System Condition 1 are applicable to the project. In particular, implementation of General Condition 3, Land Conversion, provides a process for accounting for loss of natural and semi-natural habitat that is more encompassing than standard practice. The Land Conversion approach better addresses the piecemeal loss of high-quality, contiguous habitat that would occur without the HCP/NCCP that are a part of the Conservation Program. If individual western pond turtle or their nests are identified on-site during construction, the project proponent shall consult with the Placer Conservation Authority (PCA) before relocating or otherwise impacting the species.	
MM IV.2	Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to the Tricolored Blackbird:	

	PCCP Species Condition 4, Tricolored Blackbird General Survey Requirements: Prior to initiation of Covered Activities, the qualified biologist(s) shall conduct pre-construction surveys to evaluate the presence of tricolored blackbird nesting colonies. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all potential nest colony site(s) from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird nesting activity. Surveys shall be conducted at least twice, with at least one month between surveys, during the nesting season one year prior to initial ground disturbance for the Covered Activity (if feasible), and the year of ground disturbance for the Covered Activity (required). If Covered Activities will occur in the project work area during the nesting season, three surveys shall be conducted within 15 days prior to the Covered Activity, with one of the surveys occurring within five days prior to the start of the Covered Activity. The survey methods will be based on Kelsey (2008) or a similar protocol approved by the PCA and the Wildlife Agencies based on site-specific conditions. If the first survey indicates that suitable nesting habitat is not present on the project site or within 1,300 feet of the project work area, additional surveys for nest colonies are not required. Survey Requirements when an active tricolored blackbird colony occurs within 3 miles of the project site: If an active colony site is known to occur within 3 miles of the project site, a qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate foraging habitat that will be surveyed. The surveys shall be conducted approximately one week apart, with the second survey occurring no more than 5 calendar days prior to ground-disturbing activities. Each survey shall last four hours, and begin no later than 8:00 a.m. The qualified biologist shall survey the entire project site and a 1,300-foot radius around the project site by observing and listening from accessible vantage points that provide views of the entire survey area. If such vantage points are not available, the qualified biologist shall survey from multiple vantage points to ensure that the entire survey area is surveyed. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all foraging habitat from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird foraging activity. The qualified biologist shall map the locations on the site and within a 1,300-foot	

	radius around the project site where tricolored blackbirds are observed and record an estimate of the numbers of tricolored blackbirds observed (estimated by 10s, 100s, or 1,000s), the frequency of visits (e.g., if individuals or a flock makes repeated foraging visits to the site during the survey period), whether tricolored blackbirds are leaving the site with food in their bills, and the direction they fly to/from. <u>If an active tricolored blackbird nesting colony is found:</u> Construction activity or other covered activities that may disturb an occupied nest colony site, as determined by a qualified biologist, is prohibited during the nesting season (March 15 through July 31) or until the chicks have fledged or the colony has been abandoned on its own) within a 1,300-foot buffer zone around the nest colony, to the extent practicable. The intent of this condition is to prevent disturbance to occupied nest colony sites on or near project sites so they can complete their nesting cycle. This condition is not intended to preserve suitable breeding habitat on project sites but to ensure impacts to active colony sites only take place once the site is no longer occupied by the nesting colony. The buffer will be applied to extend beyond the nest colony site as follows: 1) if the colony is nesting in a wetland, the buffer must be established from the outer edge of all hydric vegetation associated with the colony, or 2) if the colony is nesting in non-wetland vegetation (e.g., Himalayan blackberry), the buffer must be established from the edge of the colony substrate. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the occupied active nest colony; where there is sufficient topographic relief to protect the colony from excessive noise or visual disturbance; where sound curtains have been installed; or other methods developed in consultation with the Wildlife Agencies where conditions warrant reduction of the buffer distance. If tricolored blackbirds colonize habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. <u>If tricolored blackbird are found to be actively using foraging habitat on-site:</u> Construction activity or other covered activities that may disturb foraging tricolored blackbirds, as determined by a qualified biologist, will be prohibited within 1,300-feet of the foraging site to the extent feasible during the nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) if the foraging habitat was found to be actively used by foraging tricolored blackbirds during at least one of the two foraging habitat surveys conducted above. If survey results indicate that the area provides marginal foraging habitat (e.g., tricolored blackbirds were observed foraging, but only briefly, and most were not successfully capturing prey), or site-specific conditions may warrant a reduced buffer, the PCA technical staff will consult with the Wildlife Agencies to evaluate whether the	

	project needs to avoid the foraging habitat or whether a reduced buffer may be appropriate. In such cases, additional surveys may be needed to assess site conditions and the value of the foraging habitat. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the actively used foraging habitat; where there is sufficient topographic relief to protect foraging birds from excessive noise or visual disturbance; or in consultation with the Wildlife Agencies if other conditions warrant reduction of the buffer distance. If tricolored blackbird begins using foraging habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA. The intent of this measure is to allow actively nesting colonies on or near project sites to complete their nesting cycle prior to the loss of the foraging habitat on site. Protecting actively used-foraging habitat during the nesting season will help to enable the tricolored blackbird nesting colony to complete its nesting cycle, as loss of valuable foraging habitat could cause the nesting colony to fail. This condition is not intended to preserve suitable foraging habitat on project sites in the long term. <u>If active nesting colonies occur within the no-disturbance buffer for tricolored blackbirds:</u> Active nesting colonies that occur within the no-disturbance buffer shall be monitored by the qualified biologist(s) to verify the Covered Activity is not disrupting the nesting behavior of the colony. The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones. If the qualified biologist(s) determines that the Covered Activity is disrupting nesting and/or foraging behavior, the qualified biologist(s) shall notify the project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and nesting behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of	

	the buffer (within the constraints of the project site), delaying Covered Activities (or the portion of Covered Activities causing the disruption) until the colony is finished breeding and chicks have left the nest site, temporarily relocating staging areas, or temporarily rerouting access to the project work area. The project proponent shall notify the PCA and Wildlife Agencies within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work with the Wildlife Agencies to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and Wildlife Agencies shall be via telephone or email, followed by a written incident report. Notification shall include the date, time, location, and circumstances of the incident. <u>If actively used foraging habitat occurs within the no-disturbance buffer for tricolored blackbirds:</u> Foraging habitat within the buffer shall be monitored by the qualified biologist(s) to verify that the Covered Activity is not disrupting tricolored blackbird foraging behavior. The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of foraging tricolored blackbirds. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that effects on tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones. If the qualified biologist(s) determines that the Covered Activity is disrupting foraging behavior, the qualified biologist(s) shall notify project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and foraging behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), temporarily relocating staging areas, or temporarily rerouting access to the project work area.	
<u>MM IV.3</u>	Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to the California Black Rail: <u>*PCCP Species Condition 2: California Black Rail*</u> <u>General Survey Requirements</u>: If a Covered Activity is located within 500 feet of the perimeter of a fresh emergent wetland greater than 0.2 acre in size, presence/absence surveys for California black rail shall be	

	conducted. Surveys shall be initiated between March 15 and May 31, and preferably before May 15. A minimum of four surveys shall be conducted. The survey dates shall be spaced at least 10 days apart and shall cover the time period from the date of the first survey through the end of June to early July. Projects must conduct surveys during this time period, regardless of when the project is scheduled to begin, and shall be conducted the year in which ground disturbance activities commence. This survey requirement also applies to Covered Activities that will alter the supply of water feeding potential breeding habitat for California black rails (e.g., fixing a leak in an irrigation canal). Some wetlands supported by leaks from water conveyance structures such as irrigation canals may also be supported hydrologically by other sources of water. Fixing a leak in an irrigation canal may therefore not substantially alter the extent and/or quality of the wetland habitat for California black rail. In such cases, the project proponent may provide the results of a hydrological study of the affected wetland to the PCA and Wildlife Agencies to determine whether altering the source of water would result in take of a wetland occupied by California black rail. Surveys shall be conducted using survey protocols based on the methods used in Richmond et al. (2008) or guidance agreed upon by the Permittees and Wildlife Agencies. Surveys shall also be conducted if a fresh emergent wetland greater than 0.2 acre in size occurs on an adjacent parcel that is within 500 feet of the project site (as determined by aerial photographs), using survey methods that rely on call playback to elicit response from California black rails (e.g., those used by Richmond et al. 2008). Calls will be played from edge of the adjacent parcel, or where most appropriate to elicit a response, without trespassing. If a California black rail is determined to be present, no project activities are permitted within 500 feet of the outside perimeter of the occupied wetland. Project proponents may conduct activities within 500 feet of an occupied wetland based on site-specific conditions (e.g., noise barriers) and if approved by the PCA and the Wildlife Agencies and if a qualified biologist monitors construction activities within 500 feet to ensure that California black rail nests are not disturbed. <u>If project activities occur within or near a wetland occupied by California black rail and the PCA does not grant take coverage:</u> If a project occurs within or near a wetland and the PCA does not grant take coverage, a buffer around the avoided wetland shall be demarcated 500 feet from the outside perimeter of the occupied wetland with an exclusion fence to prevent construction activities from encroaching into the buffer zone and to identify the occupied wetland and buffer zone as a no-work area within the covered project. If the work would dewater occupied habitat and the PCA does not grant coverage, the activity cannot take place under the Plan. <u>If project activities occur within a wetland occupied by California black rail and the PCA grants take coverage:</u>	

	Clearing of the habitat (or dewatering) shall occur between September 15 and February 1 (i.e., outside the breeding season). For ground disturbing activities, if the project will not convert all the wetland habitat present, a buffer around the avoided wetland shall be demarcated with exclusion fencing to prevent construction activities from encroaching into California black rail habitat and to identify the occupied wetland and buffer zone as a no-work area. If California black rail are identified on the project site or within 500 feet of the project site, a qualified biologist shall monitor on-site during construction to ensure that adverse effects are minimized and/or no work occurs within the buffer zone established around the occupied wetland. The frequency of monitoring shall be approved by the PCA based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases daily monitoring may be appropriate to ensure that direct effects on California black rail are minimized. The qualified biologist may increase the buffer size if s/he determines that activities are particularly disruptive (e.g., use of dynamite, or other explosives). Prior to the start of construction, the qualified biologist shall train construction personnel on the avoidance procedures and buffer zones.	
MM IV.4	Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to Swainson's Hawk: *PCCP Species Condition 1, Swainson's Hawk* General Survey Requirements: Surveys for Swainson's hawk nests are required within 0.25 mile (1,320 feet) of the project site. In addition, a CNDDB record search is required to determine whether any active nests are present within 1,320 feet of the project site. A nest is assumed active if it has been used within the previous 5 years. Swainson's hawk surveys and CNDDB record searches are required well in advance of project construction to determine whether Swainson's hawk is nesting on or within 1,320 feet of the project site. If the project cannot be designed to avoid active Swainson's hawk nest trees and the construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey must be conducted no more than 15 days prior to ground disturbance. Surveys will be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000), with the following exceptions: Surveys will be required within a 1,320-foot radius around the project site. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist will scan all potential nest tree(s) from the adjacent property, road sides, or other safe, publicly accessible viewpoints, without trespassing, using	

	binoculars and/or a spotting scope to look for Swainson's hawk nesting activity; Surveys will be required from February 1 to September 15 (or sooner if it is found that birds are nesting earlier in the year); and If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required (to avoid disturbance of the nest due to repeated visits). <u>If the project cannot avoid an active nest tree:</u> If the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest and construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, the qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required. <u>If there is an occupied or under-construction nest within 1,320 feet of the project:</u> During the nesting season (approximately February 1 to September 15 or sooner if it is determined that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nests under construction shall be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided they do not stress the breeding pair. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the PCA for a reduction in the buffer distance or waiver. A qualified biologist shall be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally. Construction monitoring shall be conducted by a qualified biologist and shall focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by a qualified biologist). The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases,	

	daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The qualified biologist shall train construction personnel on the avoidance procedures and buffer zones. Active (within the last 5 years) nest trees on a project site shall not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.	
MM IV.5	Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to nesting birds and raptors: *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 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 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. 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. *Nesting Raptors* A qualified biologist shall conduct a preconstruction survey for nesting season 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 no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and Placer Conservation Authority (PCA) staff, if possible, and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.	
MM IV.6	Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the following mitigation measures shall be implemented to avoid and reduce impacts to Special Status Plants (Bogg's lake hedge-hyssop and Orcutt Grass): Project applicants under the PCCP must comply with applicable laws and regulations related to species protection including California Fish and Game Code Section 1900 et seq. regarding rare plants, which are not covered by the PCCP. As such, it may	

	be necessary to set aside and protect areas that contain rare plants. Monk & Associates conducted surveys on the project site during March and April in 2023. Neither of the species of concern were observed on the project site, however, since the blooming periods for these species occur through June or August, an additional two surveys shall be conducted in appropriate habitats. Once survey shall be conducted in May and one survey shall be conducted in June. Project grading/construction shall not be initiated until special-status plant surveys are completed and subsequent mitigation, if necessary, is implemented. If special-status plant species are found during surveys, those individuals or populations shall be avoided to the maximum degree possible. If avoidance is not possible while otherwise obtaining the project's objectives, then other suitable measures and mitigation shall be developed in consultation with the agencies that are responsible for protection of that plant species based on its protection status [i.e., Placer County (protected by CEQA), CDFW (protected by California law/regulation), or USFWS (protected by federal law/regulation)]. Appropriate mitigation prescriptions for impacts on special-status plants shall be included as conditions of project approval as detailed below. Special-status plant surveys shall be completed as described above prior to breaking ground on the project site. A special-status plant survey report that includes the methods used, survey participants, and findings shall then be prepared and submitted to Placer County demonstrating absence of special-status plants at least 10 days prior to breaking ground. If the report documents that there are no special-status plants on the project site, then there would be no further mitigation required and the project may proceed, provided all other applicable permits and authorizations are obtained for the project. However, if a special-status plant is found on the project site, the following mitigation measures shall also be implemented as a condition of project approval. If special-status plant species are found during surveys, project development plans shall consider avoidance to the extent practicable. If avoidance is not practicable while otherwise obtaining the project's objectives, then other suitable measures and mitigation shall be implemented as detailed below. If the plant is federally listed (i.e., protected pursuant to the FESA), the project sponsor shall formally notify the USFWS within five days of the finding and this agency's permitting instructions shall be incorporated into the project conditions of approval. As required in-practice by the USFWS, an "incidental take" permit may be necessary from the USFWS for any proposed impacts on any federally listed plants found within the project site. A copy of this permit or a letter from the USFWS that otherwise states this agency is satisfied with the avoidance and/or mitigation measures shall also be provided to Placer County prior to the time the project site can be graded.	

	If a State-listed plant species (that is, a plant protected pursuant to the CESA) is identified, the mitigation must be developed in consultation with CDFW personnel. If the plant is State listed, an ITP (i.e., a 2081 Agreement) shall be acquired for the project from the CDFW prior to any work within the project area. Any conditions for the project established by the CDFW in the SBAA shall become conditions of the project also enforceable by the County. If a plant is found on the project site that is a CNPS Rank 1B or 2 species, and the species is not otherwise protected pursuant to State or federal regulations, prior to construction within the project area, a qualified botanist shall collect the seeds, propagules, and topsoils, or other part of the plant that would ensure successful replanting of the population elsewhere. The seeds, propagules, or other plantable portion of all plants shall be collected at the appropriate time of the year. Half of the seeds and topsoils collected shall be appropriately stored in long-term storage at a botanic garden or museum_(for example, Rancho Santa Ana Botanic Garden). The other half of the seeds, propagules, or other plantable portion of all plants shall be planted at the appropriate time of year (late-fall months) in an area of the subject property or off-site, protected property that will not be impacted by the project (if the project has a designated off-site mitigation site for impacts on other special-status species, the plants can be seeded on the mitigation site). This area shall be fenced with permanent fencing (for example, chain link fencing) to ensure protection of the species. The applicant shall hire a qualified biologist to conduct annual monitoring surveys of the transplanted plant population for a five-year period and shall prepare annual monitoring reports reporting the success or failure of the transplanting effort. These reports shall be submitted to Placer County and appropriate resource agency (CDFW and/or USFWS) no later than December 1st each monitoring year. These steps shall be implemented prior to site disturbance. If the seeding/transplanting effort fails, the stored seeds and topsoils can be taken out of long-term storage and sown in another location (either onsite or offsite) deemed suitable by the CDFW. This seeding effort shall then be monitored for an additional three-year period to ensure survivorship of the new population. Annual monitoring reports shall be submitted to Placer County for the three-year period. A CNDDB form shall be filled out and submitted to the CDFW for any special-status plant species identified within the project site. Any mitigation plan developed in consultation with the CDFW shall be implemented prior to the initiation of grading or issuance of a development permit. In lieu of the above prescribed mitigation, mitigation requirements may be satisfied via the purchase of qualified mitigation credits or the preservation of offsite habitat. If the species in question is federally listed, then the USFWS would also have to agree in writing typically through issuance of a Biological Opinion that the	

	purchase of qualified mitigation credits or the preservation of offsite habitat would constitute satisfactory mitigation compensation.	
MM IV.7	Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, the project applicant shall obtain a Section 404 Clean Water Act Permit and a Section 401 Water Quality Certification for any project-related fill of waters of the U.S./State. To complete the PCCP/CARP application and obtain 404/401 authorization, the project applicant shall provide a copy of the Notice of Authorization from the RWQCB and proof of SHPO/Section 106 determination from the USACE. The project applicant shall mitigate for any impacts to waters of the U.S. or State and riparian vegetation that would be lost or impacted through participation in the PCCP/CARP's in-lieu fee program on a no-net-loss basis. This shall be accomplished through payment of applicable PCCP habitat mitigation fees for aquatic resources in accordance with the CARP or as otherwise required by the Corps and/or the RWQCB. Documentation of completion of any mitigation requirements shall be provided to the County and the Corps and the RWQCB prior to fill of jurisdictional aquatic features.	
MM IV.8	Impacts to the eastern and western linear wetlands that are functioning as drainages and impacts to riparian vegetation will require a CDFW Section 1602 Lake and Streambed Alteration Agreement (LSAA). Projects approved under the PCCP and the CARP must contact CDFW. The CDFW can, in most circumstances, use the CARP in issuing LSAAs to entities using the CARP by agreeing to the same avoidance, minimization, and mitigation measures as required under the CARP. The PCCP and the CARP can serve as the framework for determining the avoidance and minimization measures and compensatory mitigation requirements to offset impacts from activities approved under the PCCP. The applicant shall participate in the PCCP's in-lieu fee program to mitigate for impacts to aquatic features. The CARP's In Lieu Fee (ILF) Program is available for use as compensatory mitigation for LSAAs, subject to CDFW approval. The project proponent shall implement appropriate BMPs to prevent construction-related impacts that could introduce de minimis fill or other pollutants into the preserved wetlands on the proposed project site. These measures include the installation of wildlife-friendly hay wattles and/or silt fence that will prevent unintended de minimis fill impacts to the wetlands while the proposed project is being constructed. In addition, orange silt fencing should be installed at the top-of-bank of the wetlands to prevent unintended human and equipment traffic adjacent to the preserved wetlands. Finally, the dripline of all protected trees within the drainages on the proposed project site, if near work areas, shall be protected via the installation of orange construction fencing. The project proponent may satisfy this mitigation by providing the PCCP with a fully executed copy of an LSAA with the CDFW that	

	includes these, or other functionally equivalent, measures.	
MM IV.9	Prior to issuance of a PCCP Certificate of Authorization, 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 final PCCP Application and fee payment.	
MM IV.10	*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 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 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 will 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.	
MM IV.11	*General Condition 3, Land Conversion:* The project shall pay fees according to the PCCP Land Conversion Fee Schedule. An application for PCCP Authorization shall accompany the permit application for each project step. The fees to be paid shall be those in effect at the time of ground disturbance authorization and shall be the per acre fee based on the amount of land disturbance resulting from the activity. In addition to land conversion, the project would result in permanent and/or temporary direct effects to Special Habitats, therefore, the special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization by the PCA that allows ground disturbance to special habitats.	
MM IV.12	Refer to Mitigation Measure IV.10	
MM IV.13	Prior to initiation of construction activities, all project construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work.	
MM IV.14	*Community Condition 1.2 Avoidance of Aquatic/Wetland Complex Habitat* Community Condition 1.2 requires projects to first evaluate whether avoidance of effects on aquatic/wetland complex constituent habitat (also termed non-vernal pool wetlands) is advisable and feasible, as described below, and then mitigate for unavoidable effects to non-vernal pool wetlands, generally through payment of fees. Non-vernal pool wetlands include fresh emergent marsh, lacustrine, and non-vernal pool seasonal wetlands. This category includes flowing springs and long-duration seeps (associated with groundwater seepage) not located inside the Stream System. Applicant must identify AMMs specific to the project.	
MM IV.15	*Community Condition 1.3 Aquatic/Wetland Complex Impact Minimization Measures* Community Condition 1.3 requires projects with temporary effects on non-vernal pool wetlands or their buffers to implement Community Condition 1.3. If the project results in impacts on non-vernal pool wetlands or their buffers and the applicant cannot comply with Community Condition 1.3, then the impacts will be treated as permanent and addressed under Community Conditions 1.1 or 1.2. Applicant must identify Wetland Impact Minimization Criteria to qualify for temporary effects.	

MM IV.16	*Community Condition 2.1 Riverine and Riparian Avoidance and Minimization* Community Condition 2.1, focusing specifically on riverine and riparian constituent habitat components and the 50-foot buffer off the edge of riparian vegetation associated with the Riverine/Riparian Complex community, is supplemental to Stream System Condition 1, Stream System Avoidance and Minimization.	
MM IV.17	*Community Condition 2.2 Minimize Riverine and Riparian Effects* Community Condition 2.2 requires projects that cannot avoid riverine/riparian effects to minimize these effects. Projects with unavoidable impacts to riverine/riparian habitat will be required to adhere to minimization measures described in PCCP Table 6-1. In-stream and Stream System BMPs. Applicant must identify BMPs/AMMs specific to the project.	
MM IV.18	*Community Condition 2.3 Riverine and Riparian Restoration* Community Condition 2.3 requires projects to contribute to restoration as mitigation to compensate for loss of riverine or riparian constituent habitat either by onsite replacement and restoration and/or payment of additional fees to the PCA so that the restoration actions are undertaken by PCA offsite.	
MM IV.19	*PCCP General Condition 1: Watershed Hydrology and Water Quality* Prior to ground disturbance, rough grade plan approval, or improvement plan approval, whichever comes first, 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.	
<u>MM V.1</u>	If potential tribal cultural resources (TCRs), historic, 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. Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the traditionally and culturally affiliated Native American Tribe (the United Auburn Indian Community (UAIC)) 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 UAIC, and/or returning objects to a location within the project area where they will not be subject to future impacts. The UAIC does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the UAIC. 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.	
MM VII.1	The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the proposed project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the proposed project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or County review is required as a condition of approval for the proposed project, said review process shall be completed prior to submittal of Improvement Plans.	

	Conceptual landscape plans submitted prior to proposed project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. Any Building Permits associated with this proposed project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division. Prior to the County's final acceptance of the proposed project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(ESD)**	
MM VII.2	The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD). The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds $100,000, a minimum of $100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.	

	If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(ESD)**	
MM VII.3	Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. **(ESD)**	
MM VII.1, MM VII.2	See Items VII-1, 6, and 7 for the text of these mitigation measures.	
MM VII.4	Geotechnical Report: The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following: A) Road, pavement, and parking area design; B) Structural foundations, including retaining wall design (if applicable); C) Grading practices; D) Erosion/winterization; E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.); F) Slope stability Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans. **(ESD)**	
MM VII.5	The geotechnical engineering report addendum performed by Blackburn Consulting, dated June 30, 2023, indicated the presence of critically expansive soils or other soil problems which,	

	if not corrected, would lead to structural defects. Prior to Building Permit Issuance, the applicant shall submit to the Engineering and Surveying Division (ESD) for review and approval, a soil investigation produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). Once approved by the ESD, two copies of the final soil investigation and certification shall be provided to the ESD and one copy to the Building Services Division for its use. The soil investigation shall include recommended corrective action that is likely to prevent structural damage. A note shall be included on the Improvement Plans which indicates the requirements of this condition. **(ESD)**	
MM VII.1, MMVII.2	See Items VII-1, 6, and 7 for the text of these mitigation measures.	
MM X.1	As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. **(ESD)**	
MM X.2	The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified	

	wetlands area, floodplain, right-of-way, or Multi-Purpose Easement, except as authorized by project approvals. **(ESD)**	
MM VII.1, MM X.1	See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures.	
MM X.3	The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)). Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, except as authorized by project approvals. All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(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)). Project-related storm water discharges are subject to all applicable requirements of said permit. The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality	

	Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans. The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. **(ESD)**	
MM X.5	Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. 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. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the two year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. **(ESD)**	
MM X.6	The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as “No Dumping! Flows to Creek.” or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owners’ association is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**	
MM X.7	The Improvement Plans shall show that all storm water runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. **(ESD)**	
MM VII.1, MM X.1	See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures.	
MM X.8	On the Improvement Plans show the limits of the future, unmitigated, fully developed, 100-year floodplain (after grading) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(ESD)**	
MM X.9	On the Improvement Plans show that finished building pad elevations shall be a minimum of two feet above the 100-year floodplain line (or finished floor -three feet above the 100-year	

	floodplain line). The final pad elevation shall be certified by a California Registered Civil Engineer or Licensed Land Surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans to the satisfaction of the County. **(ESD)**	
MM XI.1	Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way, unless otherwise approved as part of this project. All work shall conform to the provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans. **(ESD/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.	
MM XIII.2	The following best construction practices shall be applied to minimize construction noise impacts: a. The project construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained noise mufflers consistent with manufacturers' standards. b. The project construction contractor shall locate staging areas away from off-site sensitive uses during the later phases of project development. c. The project construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site whenever feasible.	
MM XVIII.1	If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone. Following discovery, a qualified cultural resources specialist, archaeologist, and Native American Representative from the	

	traditionally and culturally affiliated Native American Tribe (the United Auburn Indian Community, UAIC) 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 UAIC, and/or returning objects to a location within the project area where they will not be subject to future impacts. The UAIC does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.	

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

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