

## **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:** Grace Park Minor Use Permit (PLN23-00217)

**PROJECT DESCRIPTION:** The applicant requests approval of a Minor Use Permit to construct a 15 Acre Community Park as an extension of the Auburn Grace Church. The subject property, Assessor's Parcel Number 051-120-058-000 comprises approximately 3.2 acres, is currently zoned RM-Dc-AO PD = 5; RS-AG-B-43-AO and is located at 3126 Olympic Way in the Auburn area.

**PROJECT LOCATION:** 3120 Deseret Drive & 3126 Olympic Way, Auburn, Placer County

**APPLICANT:** Kevin Ziegenmeyer

The comment period for this document closes on April 14, 2025. 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](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on March 13, 2025

## 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: Auburn Grace Minor Use Permit	Project # PLN23-00217
Description: Minor Use Permit to construct a 15 Acre Community Park as an extension of the Auburn Grace Church	
Location: 3120 Deseret Drive and 3126 Olympic Way, Auburn, Placer County	
Project Owner: Kevin Ziegenmeyer	
Project Applicant: Bob Eynck	
County Contact Person: Meghan Schwartz	530-745-3132

### PUBLIC NOTICE

The comment period for this document closes on **April 14, 2025**. 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.

## 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: Grace Park	Project # PLN23-00217
Entitlement(s): Minor Use Permit (MUP)	
Site Area: 9.1 acres / 396,396 square feet	APN: 051-120-058-000 and 051-120-068-000
Location: 3120 Deseret Drive and 3126 Olympic Way, Auburn, CA 95603	

### A. BACKGROUND:

#### **Project Description:**

The proposed project (Grace Park) would develop and maintain a community park adjacent to the existing Auburn Grace Church campus. Park improvements would be located on two adjacent parcels in the North Auburn area with the majority of the proposed park facilities located at 3120 Deseret Drive (APN:051-120-058-000) which is currently vacant, and some of the park facilities located at 3126 Olympic Way (APN: 051-120-068-000) which is developed with the existing church. The park would include outdoor recreational and social facilities including: children's play apparatuses; sports fields for soccer, little league baseball, bocce ball, and pickleball; an events stage for social or musical events; walking paths; picnic areas; community garden; restrooms; outdoor lighting; and 41 onsite parking spaces (Figure 1, Site Plan). Vehicle ingress and egress would be provided via a new gated driveway and parking lot from Bell Road. Attendees would also be able to access the park and overflow parking via a new sidewalk connection from the existing church parking lot located on Olympic Way. A gated emergency vehicle access (EVA) would be located off Deseret Drive, however, there would be no public parking nor public access from Deseret Drive.

Construction activities include mass grading of the site, road widening along the Bell Road frontage, and infrastructure improvements including encasing and undergrounding the onsite portion of Nevada Irrigation District's (NID) Combie Ophir Canal, as well as municipal sewer and water connections.

The park would be closed from sunset to sunrise. All activities at the park would be conducted during daylight hours with organized activities beginning no earlier than 9:00 a.m., except on Saturdays where activities could begin at 8:00

a.m. Approval of a special events permit for any activities outside of these parameters would require County approval of either a Temporary Conditional Use Permit or Temporary Outdoor Events Permit.

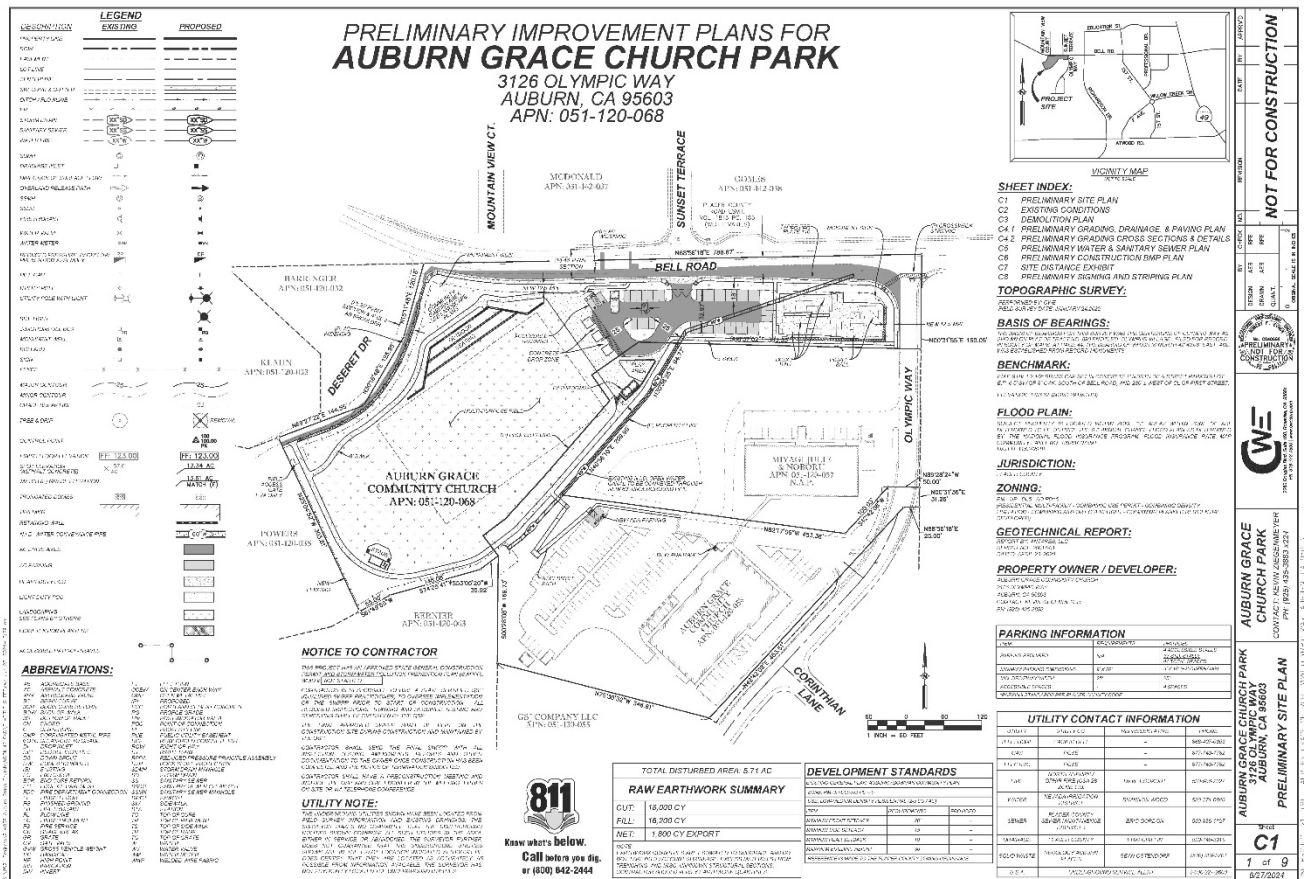


Figure 1: Site Plan

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

The proposed project site is located in the unincorporated North Auburn area on the south side of Bell Road approximately 0.7 mile west of the intersection of Bell Road and Highway 49. Both of the subject parcels are owned by the Auburn Grace Community Church. The parcel with the majority of the proposed community park improvements (APN 051-120-058-000) which includes frontage along Deseret Drive and Bell Road is currently undeveloped except for a small gravel parking lot accessed from Deseret Drive. APN 051-120-068-000 is located adjacent and to the southwest of the park parcel (APN 051-120-058-000) and is developed with the existing Auburn Grace Church campus which includes paved parking and vehicle access from Olympic Way. The two parcels recently completed and recorded a Minor Boundary Line Adjustment (PLN23-00256). The proposed project requires annexation into the Placer County Sewer District SMD 1. The boundary line adjustment isolates the portion of the proposed project area that would be utilizing sewer services to more efficiently complete the sewer annexation.

Surrounding development includes single family residential to the north (across Bell Rd.), west (across Deseret Dr.), east (across Olympic Way) and immediately to southwest. There are assisted living facilities to the northeast, a commercial gymnastics facility immediately east, and the Auburn Grace Community Church to the southeast.

The project area is at an elevation of approximately 1,400 to 1,450 feet above mean sea level. Vegetation within the proposed project area consists primarily of annual grasses, star thistle, blackberry bushes, and approximately ten oak trees. A portion of the Nevada Irrigation District's (NID) Combie Ophir Canal flows from north to south across the proposed project parcels (Figure 2, Aerial Photograph).





Figure 2: Aerial Photograph (with Auburn Grace Church in the foreground and the proposed Grace Park project area in the background across the NID canal)

## B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RM-Dc-AO PD=5 (Residential Multi-Family, combining Design Scenic Corridor, combining Aircraft overflight, and a Planned Development of 5 dwelling units per acre) and RS-AG-B-43-AO (Residential Single Family, combining Agriculture, combining minimum building site of 43,560 square feet, combining Aircraft Overflight)	Low Medium Density Residential 2 – 5 DU/Ac.	Undeveloped
North	RM-Dc-AO (Residential Multi-Family, combining Design Scenic Corridor, combining Aircraft overflight)	Low Medium Density Residential 2 – 5 DU/Ac.	Medium Density Single Family Residential
South	RM-Dc-AO PD=5 (Residential Multi-Family, combining Design	Low Medium Density Residential 2 – 5 DU/Ac.	Auburn Grace Church

	Scenic Corridor, combining Aircraft overflight, and a Planned Development of 5 dwelling units per acre)		
East	RS-AO (Residential Single Family, combining Aircraft Overflight)	Low Medium Density Residential 2 – 5 DU/Ac.	Miyagi Gymnastics Academy

**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 27, 2023, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation – UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this project.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The primary scenic vistas in the Auburn area are of the Sierra Nevada Mountains to the east, visible on clear days. These views of the mountainside are generally obstructed by trees, utility poles, and other buildings throughout North Auburn. The proposed project is located in an area that generally consists of single family residential and assisted living uses.

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

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines, and steep slopes (see General Plan Policy 1.K.1). The proposed project site is undeveloped and surrounded by developed properties including single family residential, church, commercial, and assisted living land uses, and does not provide access to scenic vistas. Furthermore, the site is not located within a state scenic highway. Therefore, there is a less than significant impact. No mitigation measures are required.

**Discussion Item I-3:**

The proposed project would change the visual character of the site from a vacant parcel into a community park. The park includes few structures and would be surrounded with perimeter landscaping and would not substantially degrade the visual character or public view of the site. Therefore, there is a less than significant impact. No mitigation measures are required.

**Discussion Item I-4:**

The proposed project includes minimal exterior lighting including Dark Sky compliant pole-mounted full cutoff LED parking lights, low-light signage, and solar lighting for the walking path. All development on the proposed project site would be required to comply with General Plan Policy 1.0.9 which discourages the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky. Proposed project lighting would be the minimum necessary to protect public health and safety and would not create a new source of substantial light or glare that

would adversely affect day and nighttime views of the area. As a result, impacts are considered less than significant. No mitigation measures are required.

## II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

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

The proposed project site is not considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. The proposed project site is mapped as “Urban and Built-Up Land” on the 2018 California Resources Agency Farmland Mapping and Monitoring Program. Urban and Built-Up Land is classified as “occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures”. The proposed project area is not under a Williamson Act Contract or within a Timberland Production Zone (TPZ). The proposed project does not conflict with existing zoning for agricultural use or forest land and would not result in the loss of agricultural or forest land uses. 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)			<b>X</b>	
-----------------------------------------------------------------------------------------------------------------------	--	--	----------	--

**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<sub>x</sub>), and nonattainment for the state particulate matter standard (PM<sub>10</sub>). The proposed project requests approval of a Minor Use Permit to develop a community park adjacent to the existing Auburn Grace Church campus. Construction activities include mass grading of the site, road widening along the Bell Road frontage, and infrastructure improvements including encasing and undergrounding the onsite portion of Nevada Irrigation District's (NID) Combie Ophir Canal.

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

**PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS**

- 1) Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NO<sub>x</sub>), and particulate matter smaller than 10 microns (PM<sub>10</sub>);
- 2) Operational Threshold of 55 pounds per day for ROG, NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub>; and
- 3) Cumulative Threshold of 55 pounds per day for ROG, NO<sub>x</sub> and 82 pounds per day for PM<sub>10</sub>.

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

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The 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, NO<sub>x</sub>, and PM<sub>10</sub>.

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

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

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

**Discussion Item III-3:**

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

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. The nearest sensitive receptor, a residential dwelling located on Deseret Drive, is located approximately 50-feet from the project site.

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

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

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

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

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposure to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma.

A project located in an area mapped as "Moderately Likely" to contain NOA, is subject to the requirements of Placer County Air Pollution Control District's Rule 228: Fugitive Dust as well as the California Air Resources Board (ARB) Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations.

For projects with a disturbed area of greater than one acre, and in an area "Moderately Likely" to contain NOA, an Asbestos Dust Mitigation Plan (ADMP) must be prepared and submitted to the District for review and approval before a grading permit will be issued. Once approved, the ADMP must be implemented at the start and maintained throughout the duration of activities. The requirement for an ADMP also applies when NOA, ultramafic rock, or serpentine rock is discovered after the initiation of earth-disturbing activities, and must be submitted to the District within 14 days of discovery. Impacts associated with airborne asbestos would be reduced to a less-than-significant level with implementation of the following mitigation measures.

**Mitigation Measure Item III-3:**

**MM III.1**

During construction activity, if NOA, serpentine, or ultramafic rock is discovered by the owner/operator the following measures shall be implemented. For additional information, visit the PCAPCD's website at <https://www.placer.ca.gov/1621/NOA-Construction-Grading>.

- a. When the construction area is equal to or greater than one acre, the applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 ("Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations") and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD.
- b. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 ("Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine"). The material with naturally-occurring asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material
- c. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre.
- d. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled ["Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know," or other similar fact sheet, which may be found on the PCAPCD's website \(Placer County Air Pollution Control District 2020c\).](#)

**MM III.2**

The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):

- a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolofform>.
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
- i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control

- dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
- j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
  - k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)
  - l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
  - m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
  - n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
  - o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

#### Discussion Item III-4:

Community park uses are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. There are no significant operational emissions attributable to the park. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, 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

**Discussion Item IV-1:**

On September 1, 2020, the Placer County Board of Supervisors adopted the Placer County Conservation Program (PCCP). The PCCP is designed to ensure that land would be managed to continue to support the survival and well-being of the covered species, as well as the survival of other (non-covered) species that are dependent on the same habitat. The PCCP is a multi-component program comprised of:

- Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act
- County Aquatic Resources Program (CARP)
- In-Lieu Fee Program to fulfill Clean Water Act Section 401/404 compensatory mitigation requirements for impacts to aquatic resources

The proposed project is a covered activity under the PCCP and requires PCCP/CARP Authorization prior to proposed project Improvement Plans being issued. The proposed project must comply with all applicable PCCP Conditions on Covered Activities. A Biological Resources Assessment (BRA) was prepared for the proposed project by ECORP Consulting, Inc. The Biological Resources Assessment is the result of a field study and records searches through the California Department of Fish and Wildlife Natural Diversity Database, (CNDDB) the U.S. Fish and Wildlife Service's iPac Database of federally-listed special status species in Placer County, and the California Native Plant Society's Inventory of Rare & Endangered Plants in California.

Based upon a reconnaissance-level field survey conducted on August 25, 2022, the area studied includes potential habitat for the special-status plant, invertebrate, amphibian, and reptile species discussed below.

The annual grassland within the study area is considered potential habitat for special-status plant species. No special-status plants were found during field surveys; however, protocol-level surveys have not been conducted. A total of twenty-eight (28) special-status plants have potential to occur within the vicinity of the study area. Of those, 26 species are considered to be absent from the study area due to the lack of suitable habitat or because the study area is outside the known geographical range for those species. Implementation of mitigation measure MM IV.1 listed below would mitigate potential impacts to special-status plants. Note that the PCCP does not cover sensitive plants.

A total of five special-status invertebrate species were identified as having potential to occur in the vicinity of the Study Area based on the literature review. Of those, four species are considered to be absent from the Study Area due to the lack of suitable habitat or because the Study Area is outside the known geographical range for those species. The Monarch butterfly was identified as having potential to occur within the proposed project area and an individual Monarch was observed on milkweeds during the biologist field review. The proposed project may result in loss of a few individual milkweed plants, which is not expected to significantly impact the Monarch population. Thus, no mitigation measures are required for the Monarch butterfly.

A total of two special-status amphibian species were identified as having potential to occur in the vicinity of the Study Area based on the literature review. The Combie Ophir Canal and the unnamed intermittent stream is PCCP Modeled



Habitat for two special-status amphibian species, the Foothill Yellow-Legged Frog (FYLF) and California Red-Legged Frog (CRLF). However, based on literature review and the biologist field survey the onsite portions of the canal and stream do not provide suitable habitat for the FYLF and CRLF. Therefore, the project would have no potential impact to individual FYLF and CRLF or PCCP Modeled Habitat for these amphibians or their habitat, and no mitigation for these species is required.

One special-status reptile species was identified as having potential to occur in the vicinity of the proposed project area. The Combie Ophir Canal, and all upland habitat within 150 feet of those features is PCCP Modeled Habitat for northwestern pond turtle and based on literature review and the biologist field survey the potential impact to the turtles or their habitat is low. However, implementation of mitigation measure MM IV.2 listed below would minimize potential impacts to the northwestern pond turtle. Implementation of Mitigation Measures to demarcate areas approved for disturbance and install erosion control measures (MM IV.5 - PCCP General Condition 1), require qualified biologist pre-construction surveys (MM IV.2), and PCCP avoidance measures (MM IV.4 - PCCP Species Condition 6), would avoid potential effects for individual northwestern pond turtles and PCCP Modeled Habitat for northwestern pond turtle.

A total of 20 special-status bird species were identified as having potential to occur in the vicinity of the project area based on the literature review. Of those, 14 species are considered to be absent from the project area due to the lack of suitable habitat. Although there are no California Natural Diversity Database documented occurrences of the White-Tailed Kite, Nuttall's Woodpecker, Yellow-Billed Magpie, Oak Titmouse, Wrentit, or Bullock's Oriole, there is low potential or potential for these bird species to occur within the project area. Implementation of Mitigation Measure IV.3, requiring pre-construction surveys for nesting raptors and passerines, would mitigate potential impacts to special-status birds.

With implementation of the following biological resource Mitigation Measures, impacts to special status species would be less than significant.

#### **Mitigation Measures Item IV-1:**

##### MM IV.1 (Plants)

- Perform focused special-status plant surveys of the Project site according to CDFW, CNPS, and USFWS protocols (CDFG 2009; CNPS 2001; USFWS 1996). Surveys will be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur.
- No further measures pertaining to special-status plants are necessary if no special-status plants are found.
- Avoidance zones may be established around plant populations to clearly demarcate areas for avoidance if special-status plant species are found within the Project Site. Avoidance measures and buffer distances may vary between species; the specific avoidance zone distance will be determined in coordination with CDFW.
- Additional measures such as seed collection and/or transplantation may be developed in consultation with CDFW and the Placer County CDRA if special-status plant species are found within the Project Site and avoidance of the species is not possible.

##### MM IV.2 (Northwestern pond turtle)

- A qualified biologist shall conduct a preconstruction survey for all life stages of northwestern pond turtle between March 1 to October 30 within 5 days prior to ground or vegetation disturbance within 150 feet of riverine habitat. The preconstruction survey will be conducted after 10:00 a.m. The preconstruction survey will not be conducted during inclement weather (rainstorms or unseasonably cold weather). A preconstruction survey report will be prepared including methods, results, and recommendations sections.
- If northwestern pond turtle at any life stage is observed during the preconstruction survey or during the course of construction, then a Capture and Relocation Plan will be prepared and submitted to CDFW for approval. CDFW approval of the Capture and Relocation Plan and relocation activities will occur prior to initiation of Project activities within 150 feet of riparian habitat. The Capture and Relocation Plan will include equipment decontamination methods, capture and relocation methods, and details of the location where individuals will be relocated to.

##### MM IV.3 (nesting raptors and passerines)

- A qualified biologist shall conduct a preconstruction survey for nesting raptors, within the Project Area and a 500-foot buffer, within three days of commencement of Project activities (can be conducted concurrently with nesting passerine surveys, as appropriate). If an active nest is located, a 500-foot no-disturbance buffer shall be

established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and/or Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.

- A qualified biologist shall conduct a preconstruction nesting passerine 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 100-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and/or PCA staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.

#### MM IV.4

##### *PCCP Species Condition 6: California Red-legged Frog, Foothill Yellow-legged Frog, Western Pond Turtle*

Impacts to these species are addressed through implementation of General Condition 1; Community Conditions 1.2, 2.1 and 2.2; and Stream System Condition 2. In addition, General Condition 3 (Land Conversion) provides the process for accounting for loss of natural and semi-natural land cover that is more encompassing than standard practice. No additional avoidance and minimization measures specific to these species are required by the PCCP.

#### **Discussion Item IV-2:**

An Aquatic Resources Delineation was performed in accordance with the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (USACE 2008a). Based on the preliminary aquatic resources assessment three (3) aquatic resources were identified: Combie Ophir Canal, an intermittent stream, and one seasonal wetland swale. The riverine/riparian complex is made up of two constituent habitats: the riverine habitat and the riparian habitat. The intermittent stream is part of the PCCP Stream System as it is shown as a blue line stream on USGS quadrangle maps. Ophir Canal flows through the proposed project area; however, the PCA has analyzed Combie Ophir Canal for its connectivity between upstream and downstream natural channels and determined that Combie Ophir Canal is not a part of the PCCP Stream System.

A preliminary jurisdictional determination request has been submitted to the USACE to verify that the three aquatic resources are jurisdictional. The Central Valley RWQCB has not verified the jurisdictional status of the three aquatic resources. Verification will need to occur in order to obtain PCCP authorization.

The Proposed project would permanently convert 0.08 acre of riverine/riparian complex aquatic habitat and 0.08 acre of riparian buffer attributed to the intermittent stream. Implementation of the following Mitigation Measures: PCCP General Conditions 1, 3, and 5; Community Conditions 1.2, 2.1, 2.2; Stream System Condition 2, Species Condition 6, and applicable CARP Master Conditions of Approval, would mitigate impacts to protected riparian habitat and other sensitive natural communities.

The project will result in a permanent land cover conversion from a natural condition to an urban park land cover type and is subject to PCCP General Condition 3 (MM IV.6 – PCCP Land Conversion).

In addition to land conversion, the project would result in permanent direct effects to approximately 0.45 acre of Special Habitat Type including: <0.01 acre of Wetland Swale; 0.06 acre of Intermittent Stream; 0.08 acre of Riparian Habitat; 0.08 acre of Riparian Buffer; and 0.22 acre of Stream System. Additionally, there would be offsite infrastructure impacts to the riparian buffer (0.00056 acre) and stream system (0.00094 acre), however, each of the offsite impacts are less than 0.01 acre which does not change the special habitat acreage impacts listed above. The project shall pay special habitat fee 4c (Aquatic/Wetland), 4d (Riparian), 4e (Riparian Buffer), and 4f (Stream System Encroachment) for the permanent impacts to approximately 0.45 acre of Special Habitat. The total special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat.

Proposed impacts on the main project parcel (APN 051-120-068-000) are considered part of the "Project Area" and impacts off the main Project parcel are associated with "Offsite Infrastructure." All PCCP land cover on the project parcel is considered impacted (even if it is outside of the proposed development footprint and is not planned for

impact during construction). PCCP land cover in the offsite infrastructure areas and PCCP special habitats are considered impacted if they are within the proposed development footprint.

#### **Mitigation Measures Item IV-2:**

##### MM IV.5

##### *PCCP General Condition 1, Watershed Hydrology and Water Quality*

Prior to Improvement Plan approval, 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 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 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, *General Condition 4, Temporary Effects*, for the process to demonstrate temporary effects).
2. Trash generated by Covered Activities will be promptly and properly removed from the site.
3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.
  - a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.
  - b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.
  - c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.
  - d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (<http://www.cal-ipc.org/paf/>) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.
4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.

##### MM IV.6

##### *PCCP General Condition 3, Land Conversion*

The project will result in a permanent land cover conversion from a natural condition to an urban park land cover type. The project shall pay land conversion fee 2e for the permanent conversion of approximately 5.4 acres of natural land cover including Annual Grassland and Riverine/Riparian Complex. The fees to be paid shall be those in effect at the time of ground disturbance authorization.



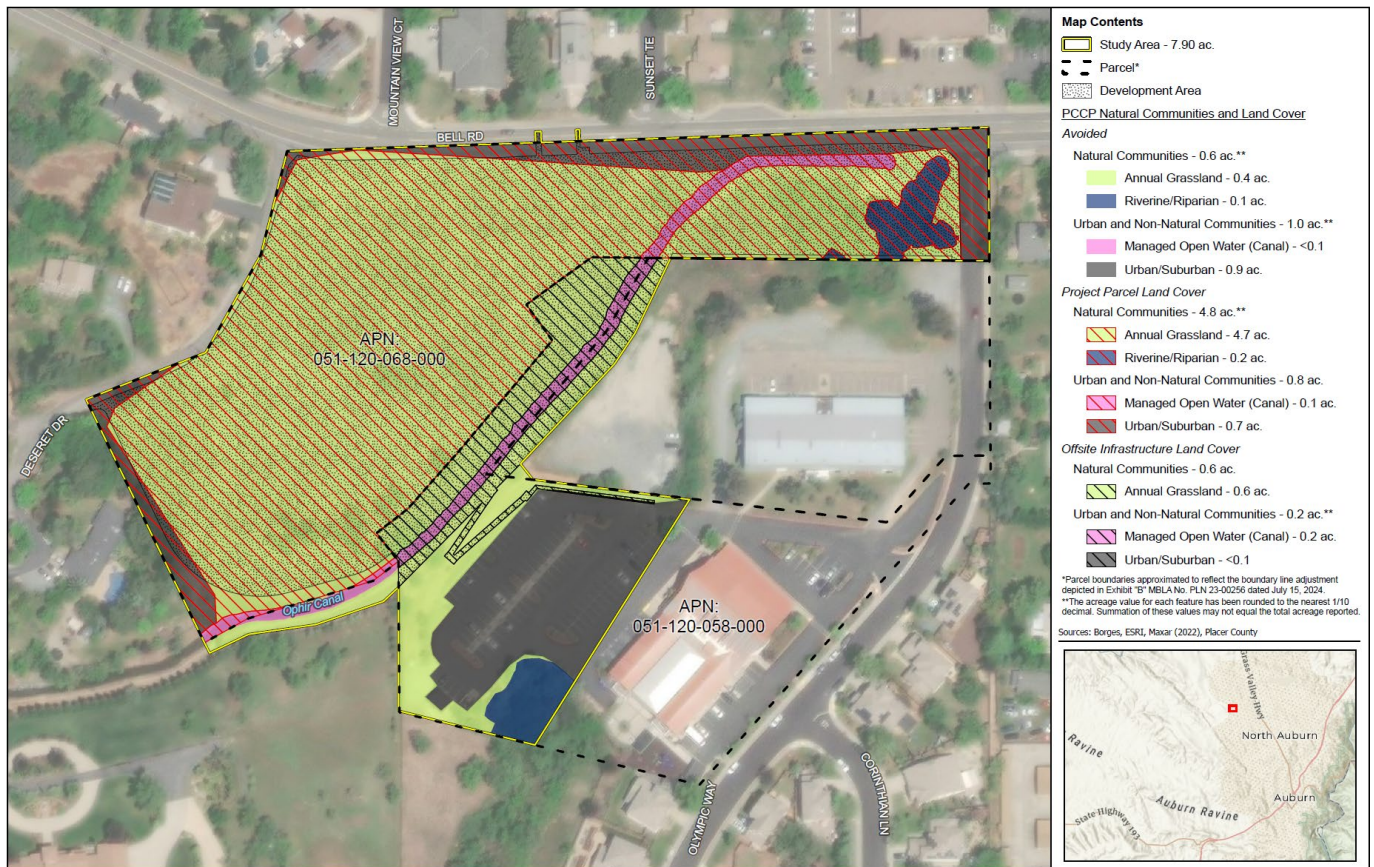


Figure 3 – PCCP Natural Communities and Land Cover

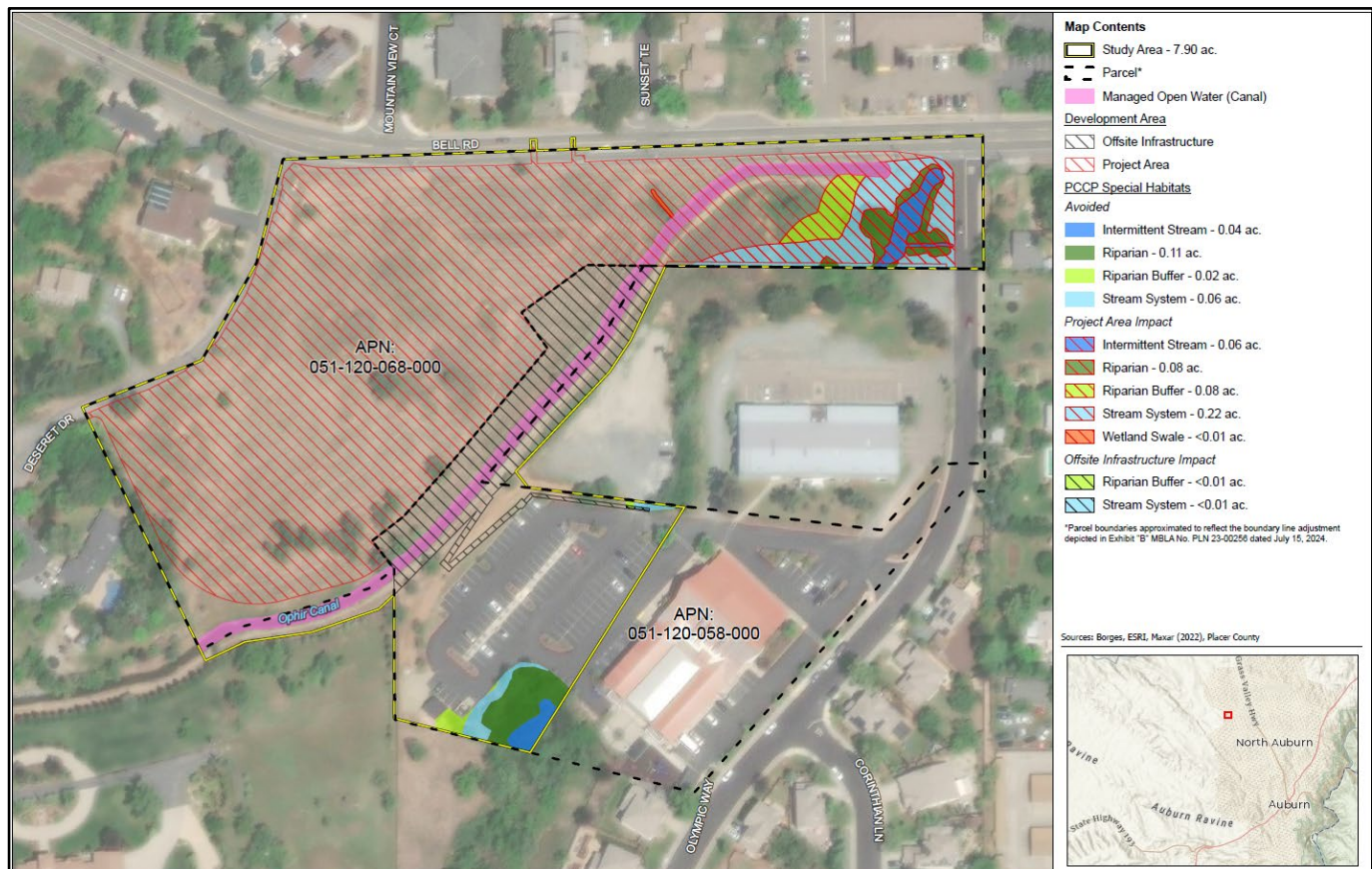


Figure 4 – PCCP Special Habitats

MM IV.7

*PCCP 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.8

*PCCP Community Condition 1.2, Avoidance of Aquatic/Wetland Complex Habitat*

Prior to land conversion authorization approval, the unavoidable effects to 0.01 acre of non-vernal pool wetlands (wetland swale) or their buffers shall be mitigated through payment of PCCP Special Habitat Fee 4c. The fees to be paid shall be that in effect at the time of land conversion authorization issuance.

MM IV.9

*PCCP Community Condition 2.1, Riverine and Riparian Avoidance and Minimization*

The project shall minimize impacts to any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The (improvement or grading plans) shall show the location of the riverine/riparian buffer. The unavoidable impacts to 0.08 acre of riparian buffer shall be mitigated through payment of PCCP Special Habitat Fee 4e.

MM IV.10

*PCCP Community Condition 2.2, Minimize Riverine and Riparian Effects*

Prior to land conversion authorization approval, the unavoidable effects to 0.14 acre riverine and riparian habitat shall be mitigated through payment of special habitat fee 4d. The fees to be paid shall be those in effect at the time of land conversion authorization.

MM IV.11

*PCCP Stream System Condition 2, Stream System Mitigation and Restoration*

The project's development footprint is directly impacting the Stream System. The area of encroachment (0.22 acre) is subject to the Stream System encroachment special habitats fee 4f as described in Chapter 5 of the PCCP User's Guide. Fees must be paid prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System.

MM IV.12

*CARP Condition 1a*

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

*CARP Condition 1b*

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

*CARP Condition 2*

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

*CARP Condition 3*

Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season and shall remain in place until the end of the season. 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 8***

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

***CARP Condition 10***

No vehicles other than 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 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***

Placer County CDRA shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. 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 are completed.

**Discussion Item IV-3:**

Based on the proposed project's Aquatic Resources Delineation there is a single seasonal wetland swale located in the northeastern portion of the Study Area that flows into the west side of the Combie Ophir Canal. The potentially jurisdictional wetland aquatic resource is within the development footprint and would require mitigation through payment of special habitat fees.

The proposed project would permanently convert <0.01 acre of aquatic/wetland complex attributed to the non-vernal seasonal wetland swale. Implementation of the following Mitigation Measures: PCCP General Conditions 1 and 3; and Community Condition 1.2 would mitigate impacts to protected wetland aquatic resources. Therefore, the proposed project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.

Despite the Combie Ophir Canal being a manmade canal, it may still be considered potentially jurisdictional by the USACE and RWQCB, therefore, a jurisdictional determination request shall be submitted to the USACE and RWQCB with information pertaining to its manmade construction in support of the PCCP application. Prior to approval of Improvement Plans for the park a Placer County Authority (PCA) Certificate of Authorization will be required for the PCCP covered activities. A final jurisdictional determination is required prior to approval of the Certificate of Authorization. Mitigation for the canal impacts from the USACE and RWQCB, if any, would be covered under the PCA's Certificate of Authorization.

**Mitigation Measures Item IV-3:**

MM IV.13

Impacts to wetlands will be mitigated through implementation of PCCP General Conditions 1 (MM IV.5) and 3 (MM IV.6) and PCCP Community Condition 1.2 (MM IV.8).

**Discussion Item IV-4:**

The Study Area is a rural undeveloped property that is surrounded by rural residential properties, public/commercial land uses, and paved roads. The undeveloped areas would support local movement of wildlife, but the proposed project area is not expected to support significant wildlife movement corridors or potential nursery sites due to the proximity of public/commercial land use and rural residences. The proposed project area does not fall within an Essential Habitat Connectivity area mapped by the CDFW (CDFW 2022b). While site development would result in a reduction in wildlife habitat, these activities would not eliminate a plant or animal community, would not cause a fish or wildlife population to drop below sustaining levels and would not restrict the range of endangered, rare or threatened species. Therefore, this impact would be less than significant. No mitigation measures are required.

**Discussion Item IV-5:**

The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The PCCP regulates activities that result in *land conversion*, defined as the permanent conversion of a natural or semi-natural land cover to an urban, suburban, rural residential, or other artificial, built-up, or otherwise nonnatural condition (Placer County 2020). PCCP authorization for land conversion for this proposed project would mitigate for the loss of protected oak trees located within the proposed project area.

The proposed project area's PCCP land cover type is Annual Grassland, although there are some scattered oak trees located onsite. Proposed project development would take place within the Annual Grassland land cover type and would result in permanent impacts to the annual grassland land cover type.

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

MM IV.14

Implementation of PCCP General Condition 3 (MM IV.6), Land Conversion would compensate for conversion of annual grassland land cover, including individual oak tree removal.

**Discussion Item IV-6:**

The Study Area occurs within the PCCP Plan Area which is the equivalent of an adopted habitat conservation plan. The proposed project must comply with all applicable requirements of the PCCP. Implementation of the following Mitigation Measures PCCP General Conditions 1, 3, and 5; Stream System Condition 2, and Community Conditions 1.2, 2.1, and 2.2, and CARP Conditions 1 through 6, 8, and 10 through 23 would mitigate impacts to protected biological resources and habitat conservation. Therefore, the proposed project is not expected to conflict with local policies or ordinances for habitat conservation subject to implementation of applicable PCCP Mitigation Measures listed above.

**Mitigation Measures Item IV-6:**

MM IV.15

Impacts to an adopted Habitat Conservation Plan will be mitigated through implementation of PCCP General Conditions 1 (MM IV.6), 3 (MM IV.7), 5 (MM IV.8), Community Condition 1.2 (MM IV.9), 2.1 (MM IV.10), and 2.2 (MM IV.11), Stream System Condition 2 (MM IV.12), and CARP Conditions 1 through 6, 8, and 10 through 23 (MM IV.13).

**Discussion Item IV-7:**

The site has the potential to support a variety of wildlife due to the availability of nesting sites, escape and thermal cover, and food sources that the site provides. In addition, the drainage in the northeastern portion of the site and the NID canal provides water for wildlife. While site development would result in a reduction in wildlife habitat, these activities would not eliminate a plant or animal community, would not cause a fish or wildlife population to drop below sustaining levels and would not restrict the range of endangered, rare or threatened species. This impact is less than significant. No mitigation measures are required.

**Discussion Item IV-8:**

The proposed project area does not include oak woodlands. Therefore, there is no impact.

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

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

In May 2023, ECORP Consultants prepared an Archaeological Resources Inventory and Architectural History Evaluation for the proposed project. The inventory included a records search, literature review, and field survey. The records search results indicated that 13 previous cultural resources studies have been conducted within the proposed project Area. As a result of those studies, one site has previously been recorded within the proposed project Area, a historic-era homestead or ranch. Mitigation for the previously recorded site, through data recovery efforts, was completed in 1991.

As a result of the field survey, ECORP recorded two built environment resources inside the proposed project Area: a segment of Bell Road, and a segment of Ophir Canal. However, based on evaluation criteria these resources were determined to be ineligible for the National Register of Historic Places and are not considered a Historical Resource under CEQA, nor a Historic Property under Section 106 of the National Historic Preservation Act (NHPA, and no historic resources or properties would be affected by the proposed project).

Although no prehistoric sites were found during the survey of the proposed project area, there is a slight possibility that a site may exist and be totally obscured by vegetation, fill, or other historic activities, leaving no surface evidence. Should artifacts or unusual amounts of stone, bone, or shell be uncovered during future construction activities, an archeologist should be consulted for on-the-spot evaluation of the finding. If the bone appears to be human, state law requires that the Placer County Coroner be contacted. If the Coroner determines that the bone is human and is most likely Native American in origin, the property owner must contact the Native American Heritage Commission (916-322-7791). With implementation of the mitigation identified below, impacts to historical and archaeological resources would be reduced to a less-than-significant level.

**Mitigation Measure Item V-1, 2, 3:****MM V.1**

The improvement plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

**MM V.2**

In accordance with CEQA Guidelines Section 15064.5(f), should any previously unknown historic-age or prehistoric resources, including but not limited to charcoal, lithic flakes, groundstone, shell fragments, bone, midden deposits, glass, metal, ceramics, wood, privies, trash deposits or similar debris, be discovered during ground disturbing

activities, work within 100 feet of these materials should be stopped until a qualified professional archaeologist and a representative from the culturally affiliated Native American tribe has an opportunity to evaluate the potential significance of the find and to consult with the lead agency to develop and implement the appropriate measures to avoid or mitigate potential impacts to the resource.

### MM V.3

Although unlikely, it's possible that during site preparation human remains could be found. Implementation of Tribal Cultural Resources Mitigation Measures Item XVIII-1, 2, would reduce potential impacts to discovery of human remains to less than significant.

### **Discussion Item V-4, 5:**

There is no evidence that the proposed project site has unique ethnic cultural values or was used for religious or sacred gatherings. Therefore, there is no impact.

### **VI. ENERGY – Would the project:**

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

### **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 park. The park is not an energy-intensive land use and includes one small public restroom structure. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

Energy use associated with operation of the proposed project would be minimal and typical of community park uses, requiring electricity for interior and exterior building lighting. The only building proposed is a small park restroom. 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, as discussed above the park is not an energy-intensive land use, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.



**Discussion Item VI-2:**

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

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

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

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

The proposed project site consists of an approximately 5.9 acre parcel which is primarily undeveloped with an existing canal running across a portion of the site continuing along the southern project boundary. The site generally slopes northwest to southeast toward the existing canal. The Figure below is the Preliminary Grading, Drainage, and Paving Plan sheet.

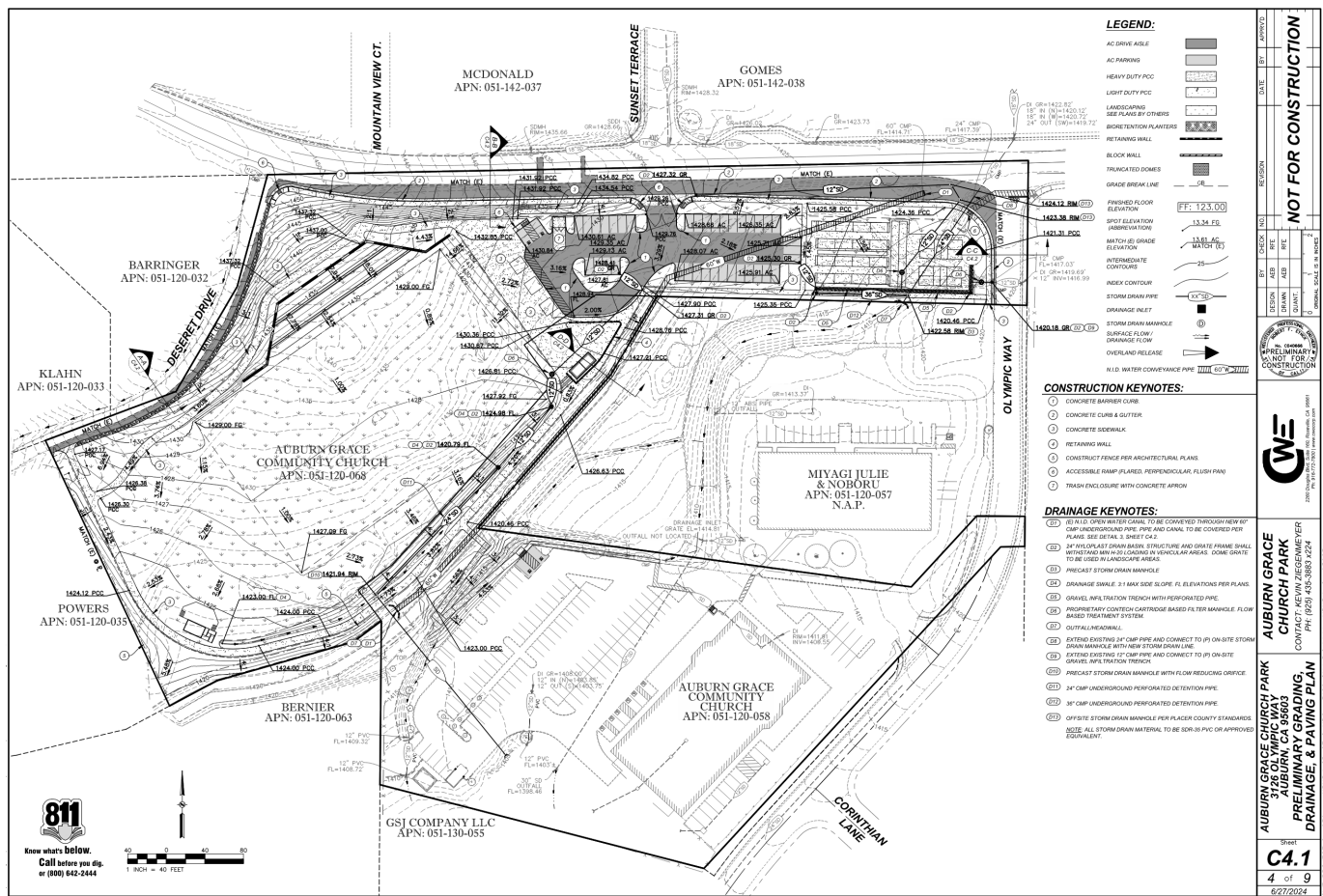


Figure 5: Site Plan Preliminary Grading, Drainage, and Paving Plan sheet

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as Auburn silt loam (2 to 15 percent slopes) over the entirety of the project site.

The Auburn silt loam (2 to 15 percent slopes) is a shallow, undulating to rolling, well-drained soil underlain by vertically tilted metamorphic rock. Typically, the surface layer of this Auburn soil is strong brown silt loam about four inches thick. The subsoil is yellowish red silt loam. At a depth of about 20 inches is basic schist. In a few places the surface layer is loam. The permeability is moderate, the surface runoff is medium, and the erosion hazard is slight to moderate. The major limitation to urban use is the depth to rock.

The project as proposed would be constructing a community park including a multi-use field, bocce ball courts, pickle ball courts, and a stage adjacent to the field. The project would also include a parking lot, required existing street improvements as well as a bathroom including all sewer and water improvements. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the Preliminary Civil Plans is approximated at 246,500 square feet (5.7 acres) which is approximately 97 percent of the approximately 5.9 acre proposed project area. The proposed project site is gradually sloped so cuts and fills would be relatively minor. Due to the size of the proposed improvements and the existing topography, any potential erosion changes would only occur during the short time of the construction of the improvements.

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

### Mitigation Measures Item 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 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 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 and Placer County Fire Department Improvement Plan review 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 is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

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

Any Building Permits associated with this 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 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.

#### 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 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.

#### **Discussion Item VII-3:**

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

Therefore, the impacts of expansive soils are less than significant. No mitigation measures are required.

**Discussion Item VII-4:**

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

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

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

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

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

**Discussion Item VII-5:**

The proposed project site is not located in an area of the County known for unique paleontological, geologic, or physical features. A paleontological record search was conducted by ECORP. There were no records of previous finds within 10 miles of the proposed project site. In addition to the record search results, ECORP conducted reviews of published and unpublished literature. No fossils have been recovered due to the complexity of the geology in the study area. This holds true for most regions where volcanic rocks dominate. Volcanic rocks are generally void of fossils, unless preserved in ash deposits. Given that the proposed project site is in a well-developed area, a pedestrian survey is not recommended. Therefore, the impact would be less than significant to paleontological resources. No mitigation measures are required.

**Discussion Item VII-8:**

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. The proposed project is a community park and the only building is a small restroom. There is a potential for the site to be subjected to at least moderate earthquake shaking during the life of the park. The proposed project would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, this impact is less than significant. No mitigation measures are required.

**VIII. GREENHOUSE GAS EMISSIONS – Would the project:**

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

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

Greenhouse gas (GHG) emissions of primary concern from land use proposed projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material

delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in grading, subsequent paving and the construction of a residential unit, accessory buildings and potential agricultural buildings, along with the construction of associated utilities and roadways. The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

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

The De Minimis Level for the operational phases of 1,100 MT CO<sub>2</sub>e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

#### PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1. Bright-line Threshold of 10,000 MT CO<sub>2</sub>e/yr 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 MT of CO<sub>2</sub>e/yr.

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

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

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

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 the proposed use as a park is expected to be limited in nature and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

**Discussion Item IX-2:**

Placer County Environmental Health has reviewed the "Phase I Environmental Site Assessment" dated April 5, 2023 by Universal Engineering Sciences which reviewed and evaluated the past and present land uses on and near the subject property. Environmental Health concurs with the consultant's findings that there is no evidence of any recognized environmental conditions at the proposed project site and therefore no further investigation relating to past land uses is necessary. As stated above, the uses of hazardous materials are expected to be minimal and therefore, the impact is considered less than significant. No mitigation measures are required.

**Discussion Item IX-3:**

There are no existing or proposed school sites within one-quarter mile of the project site. Rock Creek elementary school is located approximately 0.50 mile to the east of the project area. Further, operation of the proposed park does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people. Therefore, there would be no impact.

**Discussion Item IX-4:**

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

**Discussion Item IX-5:**

The proposed project is located within Compatibility Zone D of the Auburn Airport Land Use Compatibility Plan (ALCUP). The Community Park would include an event stage for various social and music events. Of potential concern relative to the ALUCP is whether event attendance exceeds 1,000 people. ALUCP Table AUB-4A Basic Compatibility Criteria notes that for major outdoor assembly facilities with capacity for over 1,000 people such as stadiums, amphitheaters, fairgrounds, racetracks, waterparks, and zoos, such events should only be allowed if an alternate site outside Compatibility Zone D would not serve the intended purpose. The Church will operate a reservation program to manage league sports activities and management of the park, and the Minor Use Permit will restrict attendance at lower than the attendance triggers in the ALUCP. Therefore, this impact is less than significant and no mitigation measures are required.

**Discussion Item IX-6:**

Development of the proposed project site would not physically block any existing roadways and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. In addition to existing access from the Church on Olympic Valley Way, there will be new access provided from Bell Rd., and gated emergency vehicle access to the park parcel from Deseret Dr., therefore, there is no impact.

**Discussion Item IX-7:**

The proposed project site is located within State Responsibility Area - Moderate risk for wildland fires. The proposed project site contains some tree cover. The proposed project would create a community park in an area of moderate wildfire risk, potentially exposing structures and customers to some risk of loss, injury, or death. Standard fire regulations and conditions shall apply to the proposed project, including standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.



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

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

**Discussion Item X-1:**

The proposed project would utilize treated water as the domestic water supply from Nevada Irrigation District. The proposed project would not violate water quality standards with respect to potable water. Therefore, there are no impacts.

**Discussion Item X-2:**

The proposed project would rely on treated water from Nevada Irrigation District whose source is primarily surface water. 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 & Storm Water Quality Report was prepared by CWE dated August 2024. The existing site is generally undeveloped except for an aggregate base (AB) turnaround and path located off Deseret Drive. The existing site generally slopes from northwest to southeast. Rainwater currently falls on the site and sheet flows to the existing canal that runs through a portion of the site. The existing canal continues to flow west offsite. The Figure below is from the Preliminary Drainage Report showing the existing site conditions.

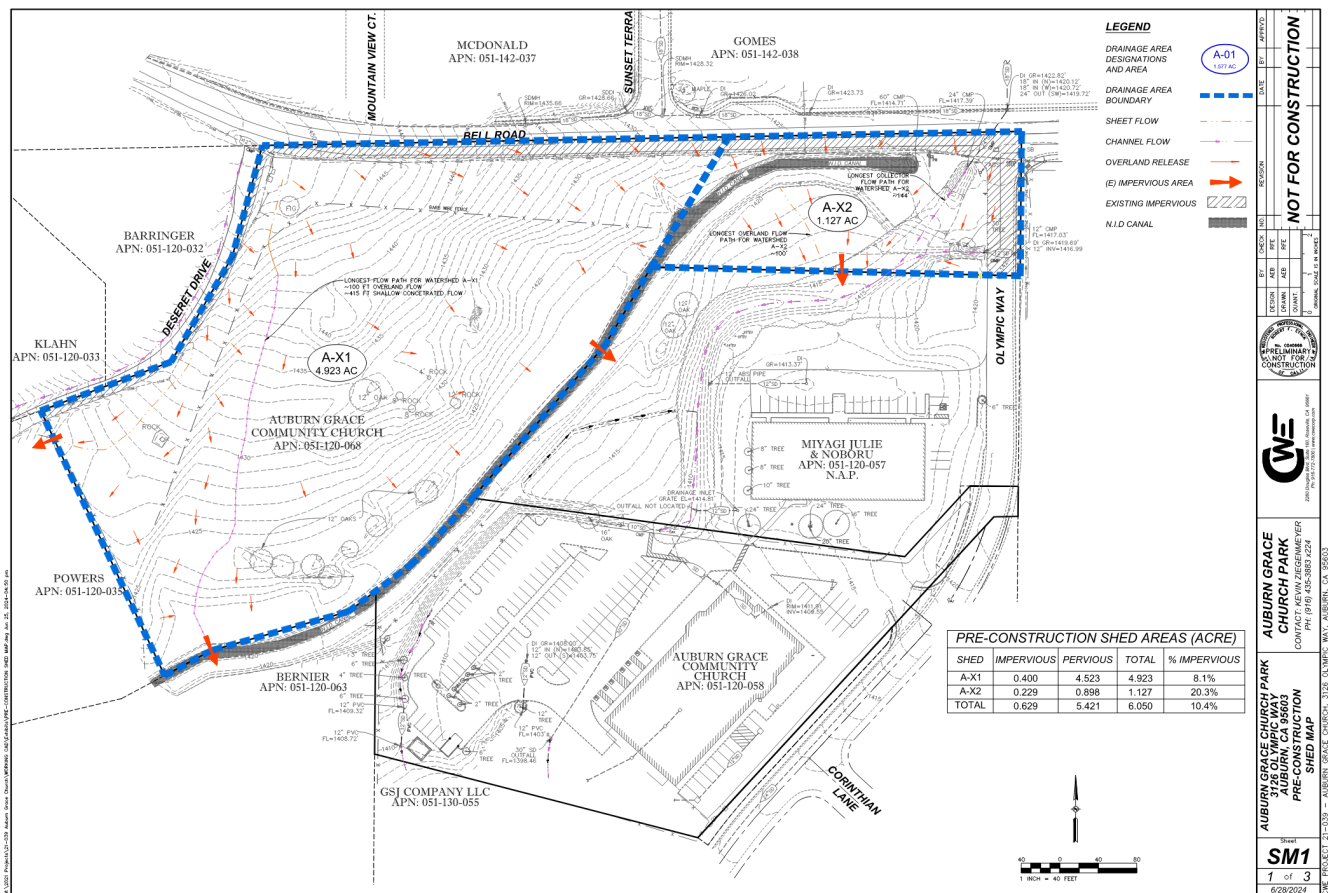


Figure 6 – Existing Site Conditions

The project as proposed would be constructing a multipurpose field, parking lot, trail, outdoor sports courts (bocce ball and pickle ball), a play area, and a stage in the lawn area adjacent to the field. In addition, the proposed project would also be constructing the widening of existing Bell Road. The proposed project would also redirect and replace an open water canal with a closed culvert along a portion of the property ultimately discharging into the existing canal.

The proposed project would construct approximately 78,000 square feet (1.79 acres) of impervious surfaces resulting in an increase to 30.3 percent as compared to the entire proposed project area, approximately 5.9 acres. The increase in impervious surfaces has the potential to increase flows into the existing canal that could result in downstream impacts. Per the Auburn Bowman Community Plan, this proposed project is in an area that requires detention, and the Preliminary Drainage Report demonstrates that the postconstruction flows would be returned back to the preconstruction levels by way of infiltration trenches and native soil as well as detention storage. The project proposes two perforated corrugated metal pipe (CMP) systems, one 24" and one 36" with orifices designed to decrease postconstruction flows.

Therefore, the impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, or exceeding the capacity of drainage systems can be mitigated to a less than significant level by implementing the following mitigation measures:

### Mitigation Measures Item X-3:

MMVII.1 and MMVII.2 See Items VII-1, 6 and 7 for the text of these mitigation measures as well as the following.

### MMX.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 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.

**MMX.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.

**MMX.3**

The Improvement Plans shall show the location, size, and ownership of any canals on the property and the canals shall be described in the final Drainage Report. Provide the Engineering and Surveying Division (ESD) with a letter from the agency controlling the canal describing any restrictions, requirements, easements, etc. relative to construction of the project. Said letter shall be provided to the ESD prior to the approval of the Improvement Plans.

**Discussion Item X-4:**

Approximately 5.7 acres of the 5.9 acre site would be disturbed during construction activities. After construction, an estimated 30.3 percent of the 5.9 acre site would be covered with impervious surfaces including road improvements, parking lot/stalls, bathrooms, walkways, and outdoor sports courts (bocci ball and pickle ball). 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. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels.

In the post-development condition, the proposed project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and parking lot runoff, outdoor storage, landscape fertilizing and maintenance. Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This proposed project would be required to reduce pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction. A Preliminary Drainage Report was submitted with the proposed project that analyzed a drainage system that would treat onsite stormwater with the use of interceptor trees, drainage swales, cartridge filtration, and gravel infiltration trenches. Interceptor Trees are new or existing trees that are planted or preserved with the project. Trees naturally "intercept" precipitation by collecting rainfall on their leaves and branches allowing the water to evaporate prior to hitting impervious surfaces below, or running down the trunk of the tree and infiltrating into the soil. The Figure below is from the Preliminary Drainage Report, showing the Preliminary Post-Construction Shed Map.

In addition, the proposed project is located in an area subject to the Placer County Phase II Municipal Separate Storm Sewer Systems (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. A Post-Construction Storm Water Quality Plan would be required for the road improvements and the park improvements. The proposed project would be required to include site design low impact development features such as tree planting and preservation, porous pavement, soil amendment, or rain barrels/cisterns. LID strategies infiltrate, evapotranspire or biotreat stormwater runoff, which provides protection to downstream receiving waters from adverse impacts.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. Included with the Preliminary Improvement Plans was a Preliminary Construction BMP Plan that shows the location of applicable BMPs and erosion and sediment control techniques used. To reduce any additional sediments from entering the storm system, the use of gravel bags with inlet filters would be used at existing and proposed inlets. Fiber rolls would be used in sloped areas as well as around the existing canal. The figure below is the Preliminary Construction BMP Plan.



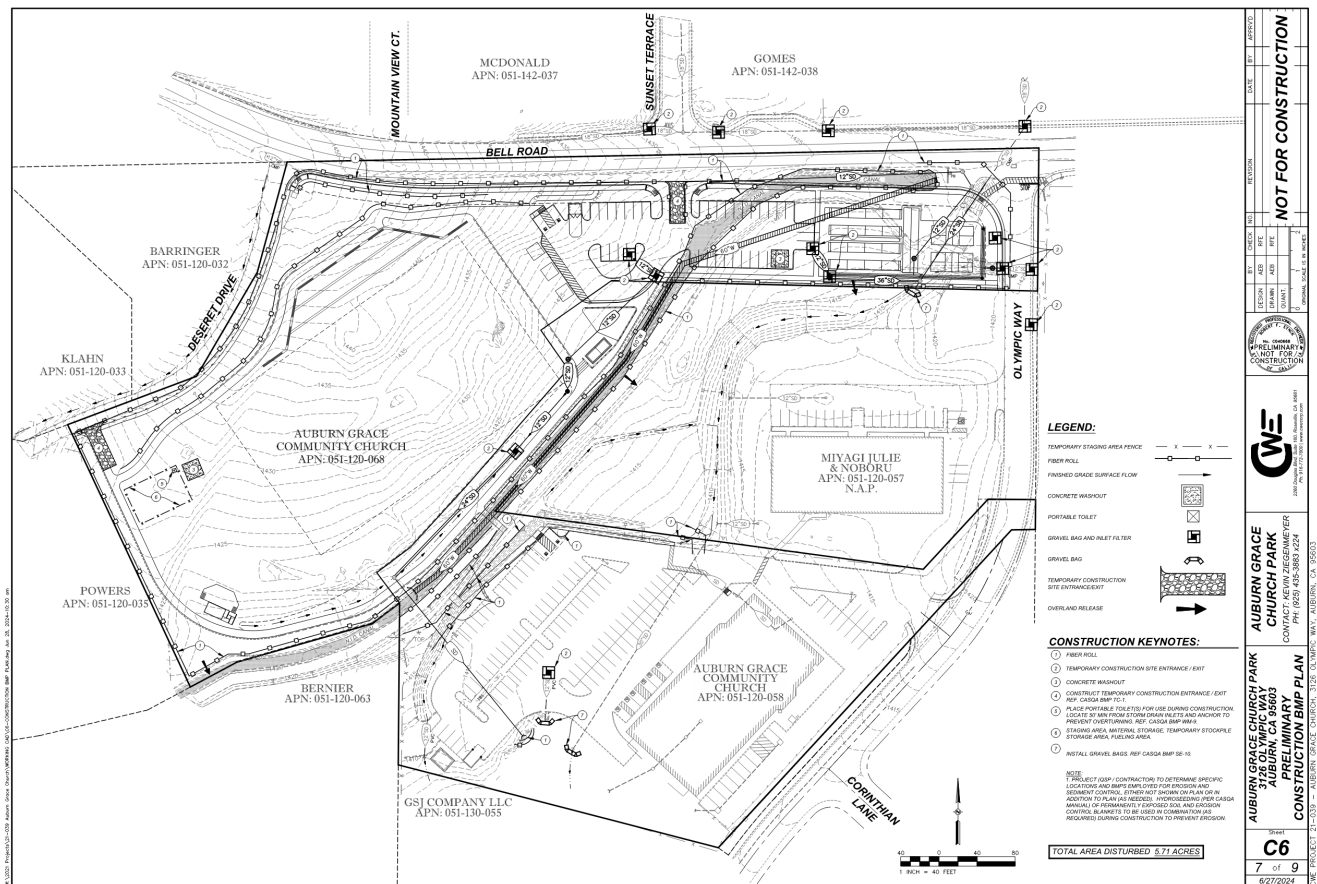


Figure 8 - Preliminary Construction BMP Plan

**Mitigation Measures Item X-4:**

**MMVII.1, MMVII.2 and MMX.1** See Items VII-1, 6 and 7 and X-3 for the text of these mitigation measures as well as the following.

**MMX.5**

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, or 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 or Final Subdivision Map recordation, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

**MMX.6**

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.

**MMX.7**

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 2 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.

**Discussion Item X-5:**

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

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

**Discussion Item X-6:**

This proposed project would utilize treated water from Nevada Irrigation District which relies mostly on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. Therefore, there is no impact.

**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:**

The project area is surrounded by a mix of low and medium density residential, supportive living facilities, a commercial martial arts gym and church. The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community or between a community and outlying area. The proposed project does not involve any such features and would not remove any means of access in the surrounding area. The proposed project area has been planned for development including adequate roads, pedestrian pathways and sidewalks, and bicycle facilities to provide connections within the area. Approval of the proposed project would allow for a community park to bring people together for social and recreation activities and would not divide the community. Therefore, there is no impact.

**Discussion Item XI-2:**

The Auburn/Bowman Community Plan land use designation for the proposed project site is Low Medium Density Residential, 2-5 Dwelling Units Per Acre and the site zoning is RM-Dc-AO PD=5 (Residential Multi-Family, combining Design Scenic Corridor, combining Aircraft Overflight, and a Planned Development of 5 dwelling units per acre) and RS-AG-B-43-AO (Residential Single Family, combining Agriculture, combining minimum building site of 43,560 square feet, combining Aircraft Overflight). Parks and playgrounds are a permissible use within the RM and RS zone districts with approval of a Minor Use Permit.

The established community is residential. While parks are not residences, they are commonly located in residential areas as a meeting place for local residents. The proposed park is an extension of the existing church and would provide neighbors and community sporting teams/clubs with a facility in which they can recreate, socialize, and hold events. Therefore, the proposed project would become an integral part of this community and would not result in an incompatible use within the neighborhood.

The proposed project design does not conflict with General Plan/Community Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. For these reasons, the proposed project would not result in impacts related to land use and planning. Therefore, there is no impact.

**Discussion Item XI-3:**

The proposed project site is designated for residential development, however, other non-residential uses are permissible subject to County approvals. The proposed project site would be developed consistent with the applicable zoning and land use designation policies and would provide a community park as a benefit to the community, and an extension of the Auburn Grace Church campus. As indicated in sections X-1 and 2, the proposed project would be compatible with adjacent land uses and subject to implementation of Conditions of Approval and Mitigation Measures such as limited public hours, and maximum park capacity, any land use conflicts would be less than significant. No mitigation measures are required.

**Discussion Item XI-4:**

The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration. It would be constructed in an area of the County that is characterized by residential development. The proposed project would not involve the construction of new residences that would draw residents away from other residential areas resulting in the abandonment and subsequent urban decay of existing residential areas.

The proposed project involves the construction of community park. The proposed project has been designed to provide needed recreation and open spaces for the community area residents and would not result in the development of commercial uses that would result in increased vacancy rates or abandonment of commercial spaces in the proposed project vicinity, resulting in urban decay. Therefore, there is no impact.

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

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

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

No valuable, locally important mineral resources have been identified on the proposed project site. Implementation of the proposed project, therefore, would not result in impacts to mineral resources.

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

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

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

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

**Discussion Item XIII-1:**

The proposed park would contain a variety of amenities, such as a community garden, picnic area, playground, sports fields, walking trails, outdoor stage for social and musical events, restroom facilities, and several sports courts. ECORP prepared a Noise Impact Assessment as a comparison of predicted Project noise levels to noise standards in the Placer County General Plan Noise Element and Code of Ordinances. The ambient recorded noise level on the proposed project Site was 53.9 CNEL dBA over the course the 24-hour measurement. The most common noise in the proposed project vicinity is produced by automotive vehicles (e.g., cars, trucks, buses, motorcycles) on Bell Road.

The nearest existing noise-sensitive land use to the proposed project site is single-family residence located approximately 298 feet directly adjacent along the southwestern boundary of the project Site, along Deseret Drive.

Construction activities associated with the proposed project would require the use of numerous pieces of noise-generating equipment, such as excavating machinery (e.g., backhoes, bulldozers, excavators, front loaders) and other construction equipment (e.g., compactors, scrapers, graders). Construction worker traffic and construction-related material haul trips would raise ambient noise levels along local haul routes, depending on the number of haul trips made and types of vehicles used. However, according to the proposed project's Noise Impact Assessment construction activities would not exceed the 85 dBA NIOSH construction noise threshold during any phase of construction at the nearby noise-sensitive receptors. Additionally, it is noted that construction is temporary, and these trips would cease upon completion of the proposed project. With implementation of Mitigation Measure XIII.1, temporary noise impacts from construction would be reduced to less than significant.

The primary permanent sources of noise associated with the proposed project would be traffic noise on local roadways, as well as operational noise associated with park patrons and activities. On-site noise associated with the proposed project has been calculated using the SoundPLAN 3D noise model using site plans provided by the proposed project proponent. The modeling scenario includes the features of the Proposed Project, namely the parking lots, soccer field, raised stage, and recreational play/game areas. Reference noise measurements representing similar uses including the parking lot, raised stage, and recreational play areas were previously taken by ECORP Consulting for comparison purposes. Based on those noise measurements, ECORP Consulting concluded that proposed project operational noise would not exceed the daytime exterior noise standards at any location. Additionally, proposed project operational noise would not exceed nighttime noise standards since it would not be operational during the nighttime hours as the Minor Use Permit restricts park hours of operation to daylight hours with organized activities allowed to begin at 8:00 a.m. on Saturdays and 9:00 a.m. all other days of the week, until sunset.

In addition to typical noises generated in parks such as voices and whistles associated with sports, this particular park will also have church related services and includes a stage for social and musical events. The proposed stage location in the southwestern portion of the park would face towards Bell Rd., and away from the nearest residential uses. The project's Minor Use Permit will include the following noise-related Condition of Approvals:

- The project shall conform to the Noise Element of the Placer County General Plan. Amplified event music and sound shall not exceed Placer County Noise Standards of 50 dB Leq at nearby receptor lines. Noise standards shall be posted on the site. Unless authorized by a Temporary Outdoor Event Permit or Temporary Conditional Use Permit the park shall remain closed from sunset to sunrise, and no sound from the park shall be audible at property lines of adjacent developed residential lots between sunset and sunrise.
- Amplified sound, meaning sound whose volume is increase by any electric, electronic, mechanical, or motor-powered means, shall not exceed Placer County Noise Standards.

With implementation of Mitigation Measure XIII.2 and recommended noise-related Minor Use Permit Conditions of Approval, permanent noise impacts from operations and sports activities, including the use of the stage with potential for low-level amplified music that does not violate the County's noise thresholds, and other Church related facilities, would be reduced to less than significant.

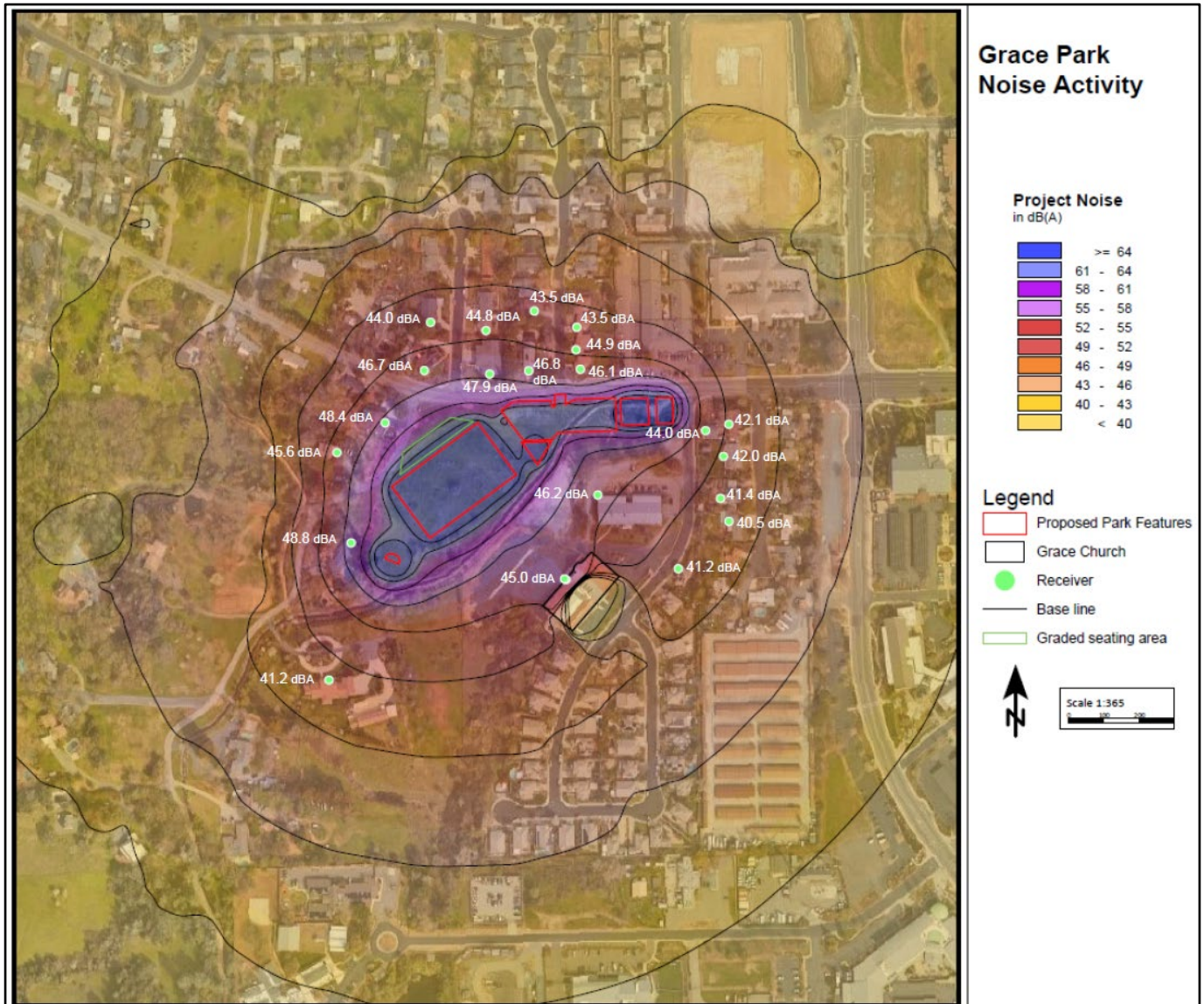


Figure 8- Noise Activity

### Mitigation Measures Item XIII-1: MM XIII.1

In order to avoid a potential exceedance of applicable Placer County noise level limits at the nearest residential uses, all project construction activities shall comply with the hours and equipment noise attenuating criteria contained in Section 9.36.030(7) of the Placer County Code. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- C) Saturdays, 8:00 am to 6:00 pm

All construction equipment must be fitted with factory installed muffling devices and shall be maintained in good working order.

Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

This note shall be included on the Improvement Plans.

**MM XIII.2**

In order to avoid a potential exceedance of applicable Placer County noise level limits at the nearest residential uses, all project operational activities shall comply with the hours identified Section 9.36.030.A.2 (Table 1) of the Placer County Code, as modified to coincide with the park hours of operation restricted to daylight hours.

Daytime (7:00 a.m. to Sunset)

Hourly Leq. 55 dB

Maximum level (Lmax) 70 dB

Nighttime (Sunset to 7:00 a.m.)

Hourly Leq. 45 dB

Maximum level (Lmax) 65 dB

It is the permittee's responsibility to ensure all park and sports related activities, including any amplified noise, complies with the project's established noise limits.

This note shall be included on the Improvement Plans.

**Discussion Item XIII-2:**

Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. It is not anticipated that pile drivers would be necessary during proposed project construction. Vibration decreases rapidly with distance, and it is acknowledged that construction activities would occur throughout the proposed project area and would not be concentrated at the point closest to sensitive receptors. The nearest structure of concern to the construction site, with regard to groundborne vibrations, is a residential home fronting Deseret Drive, located south of the proposed project area, approximately 298 feet from the center of the Site. Proposed project construction would not exceed the recommended vibration threshold standard. Therefore, this impact is considered less than significant. No mitigation measures are required.

**Discussion Item XIII-3:**

The proposed project Site is located approximately 1.79 miles west of the Auburn Municipal Airport. According to the Placer County Airport Land Use Compatibility Plan, the proposed project Site is located in Compatibility Zone D of the Compatibility Policy Map. Although this confirms that the proposed project Site is located within the airport's area of influence, it is categorized as "Normally Compatible" for a local park to be located within Compatibility Zone D. Therefore, the Proposed Project's uses are in compliance with County's Airport Land Use Compatibility Plan. Thus, the proposed project would not expose those visiting or working on the proposed Project Site to excessive airport noise. Therefore, this impact is considered less than significant. No mitigation measures are required.

**XIV. POPULATION & HOUSING – Would the project:**

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

**Discussion Item XIV-1:**

The proposed project does not have a residential component and would result in the construction community park. The proposed park is a permissible use, subject to approval of a Minor Use Permit, and is consistent with the land use designation in Auburn/Bowman Community Plan. The proposed project would not induce direct or indirect substantial unplanned population growth impact of the proposed project is less than significant, therefore, no mitigation measures are required.

**Discussion Item XIV-2:**

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

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

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

**Discussion Item XV-1:**

The proposed project site is located within the Placer County Fire District. The District operates through a Cooperative Fire Protection Agreement with the California Department of Forestry and Fire Protection (CAL FIRE). The nearest CAL FIRE station to the proposed project site is the Atwood Fire Station (Station 180), located approximately 1.4 miles northwest of the proposed project site. Station 180 is staffed full-time and would provide fire protection services to the proposed project.

CAL FIRE/Placer County Fire Department has reviewed the application and has determined that the property has appropriate access for fire and rescue vehicles. The proposed project would result in additional demand for fire protection services. The additional demand generated by the proposed park use would result in an incremental increase in demand for these services, and as such, would create a less-than-significant impact. No mitigation measures are required.

**Discussion Item XV-2:**

The proposed project would not increase the amount of sheriff protection services needed to serve this site. Therefore, there is no impact.

**Discussion Item XV-3:**

The proposed project would not result in an increased demand for construction of new schools or related administrative facilities. Therefore, there is no impact.

**Discussion Item XV-4:**

The proposed project would not result in an increased demand for parks or requirements for improvements to park facilities as the project is a proposed park. The proposed project does not generate the need for more maintenance of public facilities than what was expected with the build out of the Community Plan. Therefore, this is a less than significant impact. No mitigation measures are required.

**Discussion Item XV-5:**

The proposed project would not result in increased demand for other governmental services creating the need to physically alter or construct facilities. Therefore, there is no impact.



**Discussion Item XV-6:**

There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. The proposed project would not result in increased maintenance of public facilities necessitating physical improvements. Impacts are considered less than significant. No mitigation measures are required.

**XVI. RECREATION:**

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

**Discussion Item XVI-1:**

A portion of the proposed project area is currently developed with the Auburn Grace Church. The proposed project would include development of a community park as an extension of the church campus. The proposed park would not be expected to substantially increase the population within the proposed project area. Therefore, the proposed project would not generate any additional demand on existing recreational facilities in the proposed project vicinity or increase use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. The proposed project would reduce pressure on other County and City recreational facilities by providing an alternative privately funded community park. Thus, the proposed project would result in a less-than-significant impact related to recreation. No mitigation measures are required.

**Discussion Item XVI-2:**

This proposed project is consistent with the Recreation Elements of the Placer County General Plan and Auburn Bowman Community Plan regarding development of active and passive recreation consistent with environmental values and protection of natural resources. No additional recreational facilities are required to be constructed as part of the proposed project nor would the proposed project require expansion of existing recreational facilities. This impact would be less-than-significant. No mitigation measures are required.

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

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

5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (PLN)			X	
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	---	--

**Discussion Item XVII-1:**

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

This proposed project would be subject to the payment of traffic fees that are in effect in this area (Auburn/Bowman District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic fee(s) would be required and shall be paid to Placer County Department of Public Works prior to Improvement Plan approval:

- (A) Countywide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current fee estimate is \$69,524.91 based on the proposed Park & Soccer Field use. If either the use or the square footage changes, then the fees may change. The actual fees would be those in effect at the time payment occurs.

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

**Discussion Item XVII-2:**

The proposed project would include the widening of the existing project frontage of Bell Road along the northern boundary of the parcel, the widening of the minimal frontage on Olympic Way at the northeastern corner of the proposed project, and the widening of Deseret Drive to a minimum of 20' wide pavement along the western boundary. The eastern portion of the encroachment from Deseret Drive onto Bell Road and the western side of the encroachment from Olympic Way onto Bell Road would be constructed to Standard Detail ST-16. The proposed project would also include constructing an encroachment into the proposed parking lot from Bell Road to County Detail ST-21. To prevent unwarranted parking along existing Deseret Drive, a 4' wide aggregate base shoulder shall be provided as well as a landscape berm along the proposed project frontage. Therefore, the impacts of vehicle safety are less than significant. No mitigation measures are required.

**Discussion Item XVII-3:**

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

**Discussion Item XVII-4:**

The Placer County Zoning Ordinance establishes the minimum number of on-site parking spaces required for various land uses in the County. Parks have a parking requirement of 1 space per 10,000 square feet of use area. Based on the County's Zoning Ordinance parking standards, the proposed project is required to provide a total of 24 parking spaces based on 5.5 acres of park use area. The proposed project proposes a total of 41 parking spaces (37 standard parking spaces plus 4 accessible spaces), in addition to overflow parking available within the church parking lot. As a result, the proposed project would have a less than significant impact. No mitigation measures are required.

**Discussion Item XVII-5:**

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

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

The project proposal would result in the construction of a small local community park in North Auburn located near goods and services. The Placer County Transportation Study Guidelines present direction for assessing VMT impacts

for land development projects within Placer County in compliance with CEQA Guidelines Section 15064.3, including the use of screening criteria. Screening criteria are intended to quickly identify when a project would be expected to cause a less-than-significant VMT impact without conducting a detailed study. Pursuant to the Transportation Study Guidelines, a project that meets at least one of several screening criteria can be presumed to have a less-than-significant VMT impact:

- Small Projects;
- Affordable Housing;
- Local-Serving Non-Residential Development;
- Projects in Low VMT-Generating Area;
- Recreational Amenities;
- Seasonal Recreation; and
- Active Transportation and Transit.

Local-serving non-residential development is defined in the Transportation Study Guidelines as projects consisting of local-serving non-residential uses, unless substantial evidence indicates the project would generate a potentially significant level of VMT. Such development projects in Western Placer County are generally less than 50,000 sf. The proposed project can be considered local serving and a recreational amenity located in a low VMT-generating area. 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 project area. The Tribe possess the expertise concerning tribal cultural resources in the area and are contemporary stewards of their culture and the landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe's goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

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

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

The proposed project is not expected to result in any adverse change in the significance of historical resources, archaeological resources, or tribal cultural resources as no resources are not known to occur on the proposed project

site, however, the possibility for discovery of previously unknown/unidentified TCRs could occur from grading activities for development of the park. In the event of an unanticipated discovery potential impacts to TCRs would be reduced to less than significant with implementation of the following mitigation measure.

#### **Mitigation Measures Item XVIII-1, 2:**

##### MM XVIII.1

If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

##### Treatment:

The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.

The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.

The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.

Work at the TCR discovery location shall not resume until authorization is granted by the Placer County Community Development Resource Agency in coordination with the culturally affiliated Tribe.

If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

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

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. 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)			<b>X</b>	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			<b>X</b>	

3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

**Discussion Item XIX-1:**

The proposed project would marginally contribute additional wastewater flows to the existing conveyance system. The proposed project is located within the Placer County Sewer Maintenance District 1 (SMD-1). The Placer County Department of Public Works Environmental Engineering Division has provided comments that the proposed project is eligible for sewer service and would have to construct sewer improvements to County standards. The project proposes to connect the park restroom to the existing sewer lines along Bell Road. A portion of the proposed project area is outside the existing SMD-1 service area boundaries and would need to be annexed into SMD-11 prior to improvement plan approval.

The proposed project would slightly increase wastewater flows to the treatment plant and existing collection system. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist.

The major utility infrastructure to serve this area is already installed. Typical project Conditions of Approval require submission of a "will-serve" letter from the agencies. The proposed project would not 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.

Storm water would be collected and conveyed to existing drainage facilities. No increase in peak flow is proposed to be conveyed to the existing discharge locations. Existing drainage facilities are located within existing roadway improvements. Any improvements to the existing drainage facilities would not cause a significant environmental effect.

The Nevada Irrigation District (NID) has provided comments that the proposed project is eligible for water service as well as requirements for encasement and undergrounding of the onsite portion of the Combie Ophir Canal. The existing church development is served by the existing PCWA water line in Olympic Way. The project proposes to construct a new water line connection to the existing PCWA water line within Bell Road. There would be no significant environmental effect from the construction of the new water systems.

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

**Discussion Item XIX-2:**

Nevada Irrigation District has indicated their availability to provide water service to the proposed project. The proposed project would not result in the construction of any new or expanded water treatment plants and therefore the impacts are considered to be less than significant. No mitigation measures are required.

**Discussion Item XIX-3:**

A Preliminary Drainage Report was submitted with the proposed project that analyzed a drainage system that would treat onsite stormwater with the use of interceptor trees, drainage swales, cartridge filtration, and gravel infiltration trenches. After treatment, areas that require additional modifications to achieve pre-construction runoff flows would be detained in underground pipe storage and released into existing drainage patterns ensuring that the post-construction drainage would drain to a location and intensity that is consistent with the pre-construction condition.

Nevada Irrigation District has provided a will serve letter dated April 4, 2023 stating that there is adequate capacity

to serve the parcel. The proposed project does not generate the need for the construction or relocation of new or expanded water facilities as part of this proposed project that would cause significant environmental effects.

Placer County Sewer Maintenance District 1 (SMD 1) has provided a will-serve letter with minor comments and concerns. SMD 1 would require the annexation of the portion of the proposed project with the restrooms to be recorded before the issuance of a sewer permit. The addition of the park restroom would contribute a negligible increase to the current sewer system, therefore the impacts of said restroom can be determined to be a less than significant impact.

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

Therefore, these impacts are less than significant. No mitigation measures are required.

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

The proposed project is located in an area of the County that is served by the local franchised refuse hauler (Recology) and solid waste is transported to a landfill with sufficient permitted capacity. The residential and storage use are not expected to generate excess solid waste. The impacts are less than significant. No mitigation measures are required.

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

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

Placer County Fire provides fire prevention, fire suppression, and life safety services to the North Auburn area. The proposed project site is located in an area that is classified as State Responsibility Area – Moderate risk for wildland fires. The proposed project site is located on a neighborhood infill site, an environment not typically associated with wildland fires. The area's topography, type, and amount of fuel, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. Direct fire vehicle access to the site would be available via Deseret Drive and Bell Road.

**Discussion Item XX-1:**

Construction of the proposed park would not substantially impair an adopted emergency response or evacuation plan. All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes of the public roads surrounding and serving the site. The proposed project would not involve the closure of any roadways that would be an important evacuation route in the event of a wildfire. Therefore, there is no impact.



**Discussion Item XX-2:**

Properties to the north, south and west of the proposed project site are developed with residential uses and properties to the east are developed with the Auburn Grace Church and Miyagi's martial arts gym. Surrounding development primarily includes parking, buildings and ornamental landscaping. The proposed project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors due to the proposed project's suburban location away from forested areas that are more susceptible to wildfire risk. The proposed project site is not located within an area of high, or very high Fire Hazard Severity for the State Responsibility Area. There is a less than significant impact. No mitigation measures are required.

**Discussion Item XX-3:**

The proposed project requires improvements along Bell Road including construction of a tapered driveway encroachment, bicycle lane, curb and gutter, and six foot-wide sidewalks in accordance with Caltrans standards. The construction of these improvements would not exacerbate fire risk nor result in temporary or ongoing impacts to the environment. Therefore, there is no impact.

**Discussion Item XX-4:**

Due to the location of the proposed project site's distance from a Very High Fire Hazard Severity Zone, it does not appear that it would exacerbate wildfire risks; it does not require installation or maintenance of associated infrastructure that could exacerbate fire risks; and it would not expose people or structures to significant risks from downstream flooding, landslides, slope instability or drainage changes. Therefore, there is no impact.

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

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

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


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

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

<input type="checkbox"/>	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 <b>ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	The proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	The proposed project <b>MAY</b> 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 <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	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 <b>ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR</b> will be prepared.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Other _____

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

Planning Services Division, Patrick Dobbs, Chairperson  
 Planning Services Division-Air Quality, Patrick Dobbs  
 Engineering and Surveying Division, Jeffrey Krumdieck, 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 3/13/25  
 Leigh Chavez, Environmental Coordinator

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

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

Documents		
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Sight Distance Plan and Profile Exhibit
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring and Reporting Program

**MITIGATION MONITORING PROGRAM**  
**Mitigated Negative Declaration – PLN23-00217**  
**Grace Park MUP**

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:

<b>Mitigation #</b>	<b>Text</b>	<b>Date Satisfied</b>
<u>MM III.1</u>	<p>During construction activity, if NOA, serpentine, or ultramafic rock is discovered by the owner/operator the following measures shall be implemented. For additional information, visit the PCAPCD's website at <a href="https://www.placer.ca.gov/1621/NOA-Construction-Grading">https://www.placer.ca.gov/1621/NOA-Construction-Grading</a>.</p> <p class="list-item-l1">a. When the construction area is equal to or greater than one acre, the applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 ("Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations") and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD.</p> <p class="list-item-l1">b. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 ("Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine"). The material with naturally-occurring</p>	

	<p>asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material</p> <p>c. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre.</p> <p>d. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled <a href="#">“ Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know,” or other similar fact sheet, which may be found on the PCAPCD’s website (Placer County Air Pollution Control District 2020c).</a></p>	
<u>MM III.2</u>	<p>The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):</p> <p>a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <a href="http://www.placerair.org/dustcontrolrequirements/dustcontrolform">http://www.placerair.org/dustcontrolrequirements/dustcontrolform</a>.</p> <p>b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.</p> <p>c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).</p> <p>d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)</p> <p>e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)</p> <p>f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 &amp; 401.4)</p> <p>g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the</p>	

	<p>individual jurisdiction. (Based on APCD Rule 228 / section 401.5)</p> <ul style="list-style-type: none"> <li>h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)</li> <li>i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)</li> <li>j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.</li> <li>k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)</li> <li>l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)</li> <li>m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</li> <li>n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).</li> <li>o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).</li> </ul>	
<u>MM IV.1</u>	<p><u>(Plants)</u></p> <ul style="list-style-type: none"> <li>• Perform focused special-status plant surveys of the Project site according to CDFW, CNPS, and USFWS protocols (CDFG 2009; CNPS 2001; USFWS 1996). Surveys will be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur.</li> <li>• No further measures pertaining to special-status plants are necessary if no</li> </ul>	

	<p>special-status plants are found.</p> <ul style="list-style-type: none"> <li>• Avoidance zones may be established around plant populations to clearly demarcate areas for avoidance if special-status plant species are found within the Project Site. Avoidance measures and buffer distances may vary between species; the specific avoidance zone distance will be determined in coordination with CDFW.</li> <li>• Additional measures such as seed collection and/or transplantation may be developed in consultation with CDFW and the Placer County CDRA if special-status plant species are found within the Project Site and avoidance of the species is not possible.</li> </ul>	
<u>MM IV.2</u>	<p><u>(Northwestern pond turtle)</u></p> <ul style="list-style-type: none"> <li>• A qualified biologist shall conduct a preconstruction survey for all life stages of northwestern pond turtle between March 1 to October 30 within 5 days prior to ground or vegetation disturbance within 150 feet of riverine habitat. The preconstruction survey will be conducted after 10:00 a.m. The preconstruction survey will not be conducted during inclement weather (rainstorms or unseasonably cold weather). A preconstruction survey report will be prepared including methods, results, and recommendations sections.</li> <li>• If northwestern pond turtle at any life stage is observed during the preconstruction survey or during the course of construction, then a Capture and Relocation Plan will be prepared and submitted to CDFW for approval. CDFW approval of the Capture and Relocation Plan and relocation activities will occur prior to initiation of Project activities within 150 feet of riparian habitat. The Capture and Relocation Plan will include equipment decontamination methods, capture and relocation methods, and details of the location where individuals will be relocated to.</li> </ul>	
<u>MM IV.3</u>	<p><u>(nesting raptors and passerines)</u></p> <ul style="list-style-type: none"> <li>• A qualified biologist shall conduct a preconstruction survey for nesting raptors, within the Project Area and a 500-foot buffer, within three days of commencement of Project activities (can be conducted concurrently with nesting passerine surveys, as appropriate). If an active nest is located, a 500-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW and/or Placer Conservation Authority (PCA) staff. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.</li> <li>• A qualified biologist shall conduct a preconstruction nesting passerine 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 100-foot no-disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the CDFW and/or PCA staff. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined</li> </ul>	



	by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.	
<u>MM IV.4</u>	<p><i>PCCP Species Condition 6: California Red-legged Frog, Foothill Yellow-legged Frog, Western Pond Turtle</i></p> <p>Impacts to these species are addressed through implementation of General Condition 1; Community Conditions 1.2, 2.1 and 2.2; and Stream System Condition 2. In addition, General Condition 3 (Land Conversion) provides the process for accounting for loss of natural and semi-natural land cover that is more encompassing than standard practice. No additional avoidance and minimization measures specific to these species are required by the PCCP.</p>	
<u>MM IV.5</u>	<p><i>PCCP General Condition 1, Watershed Hydrology and Water Quality</i></p> <p>Prior to Improvement Plan approval, the project shall obtain coverage under the <i>General Permit for Discharges of Storm Water Associated with Construction Activity</i> (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.</p> <p>The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual).</p> <p>The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:</p> <ol style="list-style-type: none"> <li>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 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, <i>General Condition 4, Temporary Effects</i>, for the process to demonstrate temporary effects).</li> <li>2. Trash generated by Covered Activities will be promptly and properly removed from the site.</li> <li>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. <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol> </li> </ol>	

	<p>d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (<a href="http://www.cal-ipc.org/paf/">http://www.cal-ipc.org/paf/</a>) 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.</p> <p>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.</p>	
<u>MM IV.6</u>	<p><i>PCCP General Condition 3, Land Conversion</i></p> <p>The project will result in a permanent land cover conversion from a natural condition to an urban park land cover type. The project shall pay land conversion fee 2e for the permanent conversion of approximately 5.4 acres of natural land cover including Annual Grassland and Riverine/Riparian Complex. The fees to be paid shall be those in effect at the time of ground disturbance authorization.</p>	
<u>MM IV.7</u>	<p><i>PCCP General Condition 5, Conduct Worker Training</i></p> <p>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.</p>	
<u>MM IV.8</u>	<p><i>PCCP Community Condition 1.2, Avoidance of Aquatic/Wetland Complex Habitat</i></p> <p>Prior to land conversion authorization approval, the unavoidable effects to 0.01 acre of non-vernal pool wetlands (wetland swale) or their buffers shall be mitigated through payment of PCCP Special Habitat Fee 4c. The fees to be paid shall be that in effect at the time of land conversion authorization issuance.</p>	
<u>MM IV.9</u>	<p><i>PCCP Community Condition 2.1, Riverine and Riparian Avoidance and Minimization</i></p> <p>The project shall minimize impacts to any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The (improvement or grading plans) shall show the location of the riverine/riparian buffer. The unavoidable impacts to 0.08 acre of riparian buffer shall be mitigated through payment of PCCP Special Habitat Fee 4e.</p>	
<u>MM IV.10</u>	<p><i>PCCP Community Condition 2.2, Minimize Riverine and Riparian Effects</i></p> <p>Prior to land conversion authorization approval, the unavoidable effects to 0.14 acre riverine and riparian habitat shall be mitigated through payment of special habitat fee 4d. The fees to be paid shall be those in effect at the time of land conversion authorization.</p>	

<p><u>MM IV.11</u></p>	<p><i>PCCP Stream System Condition 2, Stream System Mitigation and Restoration</i></p> <p>The project's development footprint is directly impacting the Stream System. The area of encroachment (0.22 acre) is subject to the Stream System encroachment special habitats fee 4f as described in Chapter 5 of the PCCP User's Guide. Fees must be paid prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System.</p>	
<p><u>MM IV.12</u></p>	<p><i>CARP Condition 1a</i></p> <p>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.</p> <p><i>CARP Condition 1b</i></p> <p>All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately.</p> <p><i>CARP Condition 2</i></p> <p>Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project.</p> <p><i>CARP Condition 3</i></p> <p>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 and shall remain in place until the end of the season. 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.</p> <p><i>CARP Condition 4</i></p> <p>All required setbacks shall be implemented according to the HCP/NCCP Condition 4 (HCP/NCCP Section 6.1.2).</p> <p><i>CARP Condition 5</i></p> <p>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.</p>	

*CARP Condition 6*

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

*CARP Condition 8*

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

*CARP Condition 10*

No vehicles other than 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 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.

	<p><i><b>CARP Condition 16</b></i> 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.</p> <p><i><b>CARP Condition 17</b></i> 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.</p> <p><i><b>CARP Condition 18</b></i> 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.</p> <p><i><b>CARP Condition 19</b></i> Placer County CDRA shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. Placer County CDRA shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.</p> <p><i><b>CARP Condition 20</b></i> 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.</p> <p><i><b>CARP Condition 21</b></i> 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.</p> <p><i><b>CARP Condition 22</b></i> 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.</p> <p><i><b>CARP Condition 23</b></i> 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 are completed.</p>	
<u>MM IV.13</u>	Impacts to wetlands will be mitigated through implementation of PCCP General Conditions 1 (MM IV.5) and 3 (MM IV.6) and PCCP Community Condition 1.2 (MM IV.8).	
<u>MM IV.14</u>	Implementation of PCCP General Condition 3 (MM IV.6), Land Conversion would compensate for conversion of annual grassland land cover, including	

	individual oak tree removal.	
<u>MM IV.15</u>	Impacts to an adopted Habitat Conservation Plan will be mitigated through implementation of PCCP General Conditions 1 (MM IV.6), 3 (MM IV.7), 5 (MM IV.8), Community Condition 1.2 (MM IV.9), 2.1 (MM IV.10), and 2.2 (MM IV.11), Stream System Condition 2 (MM IV.12), and CARP Conditions 1 through 6, 8, and 10 through 23 (MM IV.13).	
<u>MM V.1</u>	The improvement plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.	
<u>MM V.2</u>	In accordance with CEQA Guidelines Section 15064.5(f), should any previously unknown historic-age or prehistoric resources, including but not limited to charcoal, lithic flakes, groundstone, shell fragments, bone, midden deposits, glass, metal, ceramics, wood, privies, trash deposits or similar debris, be discovered during ground disturbing activities, work within 100 feet of these materials should be stopped until a qualified professional archaeologist and a representative from the culturally affiliated Native American tribe has an opportunity to evaluate the potential significance of the find and to consult with the lead agency to develop and implement the appropriate measures to avoid or mitigate potential impacts to the resource.	
<u>MM V.3</u>	Although unlikely, it's possible that during site preparation human remains could be found. Implementation of Tribal Cultural Resources Mitigation Measures Item XVIII-1, 2, would reduce potential impacts to discovery of human remains to less than significant.	
<u>MM VII.1</u>	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 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 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 and Placer County Fire Department Improvement Plan review 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	

	<p>to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.</p> <p>Prior to the County's final acceptance of the 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.</p>	
<u>MM VII.2</u>	<p>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 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.</p> <p>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).</p> <p>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.</p> <p>If, at any time during construction, a field review by County personnel indicates</p>	



	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.	
<u>MMVII.1</u> <u>MMVII.2</u>	See Items VII-1, 6 and 7 for the text of these mitigation measures as well as the following.	
<u>MMX.1</u>	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 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.	
<u>MMX.2</u>	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.	
<u>MMX.3</u>	The Improvement Plans shall show the location, size, and ownership of any canals on the property and the canals shall be described in the final Drainage Report. Provide the Engineering and Surveying Division (ESD) with a letter from the agency controlling the canal describing any restrictions, requirements, easements, etc. relative to construction of the project. Said letter shall be provided to the ESD prior to the approval of the Improvement Plans.	
<u>MMVII.1</u> <u>MMVII.2</u> <u>MMX.1</u>	See Items VII-1, 6 and 7 and X-3 for the text of these mitigation measures as well as the following.	
<u>MMX.5</u>	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,	

	<p>and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).</p> <p>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, or right-of-way, or Multi-Purpose easement, except as authorized by project approvals.</p> <p>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 or Final Subdivision Map recordation, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.</p>	
<u>MMX.6</u>	<p>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.</p> <p>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.</p> <p>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.</p>	
<u>MMX.7</u>	<p>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</p>	

	<p>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 2 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.</p>	
<u>MM XIII.1</u>	<p>In order to avoid a potential exceedance of applicable Placer County noise level limits at the nearest residential uses, all project construction activities shall comply with the hours and equipment noise attenuating criteria contained in Section 9.36.030(7) of the Placer County Code. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:</p> <ul style="list-style-type: none"> <li>A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)</li> <li>B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)</li> <li>C) Saturdays, 8:00 am to 6:00 pm</li> </ul> <p>All construction equipment must be fitted with factory installed muffling devices and shall be maintained in good working order.</p> <p>Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.</p> <p>This note shall be included on the Improvement Plans.</p>	
<u>MM XIII.2</u>	<p>In order to avoid a potential exceedance of applicable Placer County noise level limits at the nearest residential uses, all project operational activities shall comply with the hours identified Section 9.36.030.A.2 (Table 1) of the Placer County Code, as modified to coincide with the park hours of operation restricted to daylight hours.</p> <p>Daytime (7:00 a.m. to Sunset)  Hourly Leq. 55 dB  Maximum level (Lmax) 70 dB</p> <p>Nighttime (Sunset to 7:00 a.m.)  Hourly Leq. 45 dB  Maximum level (Lmax) 65 dB</p> <p>It is the permittee's responsibility to ensure all park and sports related activities, including any amplified noise, complies with the project's established noise limits.</p> <p>This note shall be included on the Improvement Plans.</p>	
<u>MM XVIII.1</u>	<p>If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the</p>	

	<p>immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.</p> <p>A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the County shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</p> <p><u>Treatment:</u></p> <p>The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.</p> <p>The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.</p> <p>The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.</p> <p>Work at the TCR discovery location shall not resume until authorization is granted by the Placer County Community Development Resource Agency in coordination with the culturally affiliated Tribe.</p> <p>If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.</p>	
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

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

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